



PLANNING COMMISSION

Wednesday, March 19, 2025

SPECIAL MEETING – 6:00 PM

City Hall – City Council Chambers
425 Webster Street, Colusa, CA 95932

AGENDA

The public may address the Commission on any agenda item during the Commission's discussion of that item, not to exceed three (3) minutes. We ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and be limited to one comment, per item.

Chair – John Martin
Vice Chair – Jean-Pierre Cativiela
Commissioner – Sara Andreatii
Commissioner – Amy Schmidt
Commissioner – Thomas Roach

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

CONSENT CALENDAR - *Items on the Consent Calendar may be removed and discussed at the request of a Commission member.*

None.

PUBLIC COMMENTS *The Planning Commission may read / address comments on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.*

PUBLIC HEARING

Consideration of a Use Permit – Rancho Colusa Phase II at 1717 Highway 20 (APN 002-120-029 to construct 49 residential units on 3.66 acres.

The applicant requested the above item be rescheduled for a future Public Hearing to be held on May 7, 2025.

PUBLIC HEARINGS

1. Colusa Municipal Zone Article 49 - Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulations.

Recommendation: Open the Public Hearing and;

Commission to adopt the Resolution recommending the Colusa City Council approve Zone Article 49 – Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulations and determine the Zone Article is exempt from review under the California Environmental Quality Act pursuant to 15061(d).

2. Colusa Municipal Zone Articles 4, 5, and 29 – Language Amendment

Recommendation: Open the Public Hearing and;

Commission to adopt the Resolution recommending the Colusa City Council approve updates to Articles 4, 5, and 29 in which the term “single-dwelling unit” is replaced with ADU/JADU and the Definitions Glossary is updated to reflect terminology that is in line with the adoption of Article 49.

PUBLIC COMMISSION MATTERS *Discussion of current Planning Department projects.*

FUTURE AGENDA ITEMS

ADJOURNMENT



SHELLY KITTLE, CITY CLERK

Americans with Disabilities Act

In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk at least 48 hours prior to the meeting at 530-458-4941 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

“This institution is an equal opportunity employer and provider”



City of Colusa California

STAFF REPORT

DATE: March 19, 2025
TO: Planning Commission
FROM: Sadie Boggs Ash, Grants
Jake Morley, Planning Consultant

AGENDA ITEM: Colusa Municipal Zone Article 49 - Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulations.

Recommendation: Open the Public Hearing and recommend that Colusa City Council approve Zone Article 49 – Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulations and determine the Zone Article is exempt from review under the California Environmental Quality Act pursuant to 15061(d).

BACKGROUND:

Pursuant to Government Code Section 65852.150, the California Legislature has found and declared that California faces a severe housing crisis, and that ADUs and JADUs serve as valuable housing options for a wide variety of residents, including family members, students, seniors, in-home health care providers, and people with disabilities.

In response to the ongoing statewide housing crisis, rising housing costs, and shortage of affordable housing, the Legislature has adopted numerous statutory amendments governing ADUs and JADUs. Since 2016, approximately 31 bills have been passed that streamline and expand ADU regulations. These legislative and regulations changes are intended to remove barriers, accelerate approvals and increase the overall production of ADUs and JADUs across California and address the following topics:

- Setbacks
- Height limits
- Parking requirements
- Occupancy standards
- Types of ADUs (attached, detached, and JADUs)
- Fire sprinkler and solar panel requirements
- Limited local authority in denying building permits
- Allowance for ADUs in multi-family and coastal zones

- Required permitting of unpermitted ADUs
- Restrictions on Homeowners Associations' ability to prohibit ADUs

ANALYSIS:

The Colusa Municipal Code (CMC) currently includes ADU regulations but requires updates to comply with recent state mandates. Specifically, the land use table for mixed-use zones (Bridge Street, Downtown, Main Street, and Residential Mixed Use) allows ADUs by right in all areas except Bridge Street, where a Use Permit is still required. This requirement must be removed to ensure compliance with state law.

Given the historic frequency of ADU legislative updates staff recommends adopting an ADU ordinance that aligns with state standards, ensuring ongoing compliance without the need for repeated municipal code revisions.

The adoption of new CMC standards will aid in the creation of additional housing units, particularly in portions of the city that have alley access. As lots with alley access opens up the lot to additional development from the rear yard, while not burdening the street frontage. Further by allowing ADUs existing infrastructure and utilities can be utilized without the need to expand city limits and associate infrastructure.

GENERAL PLAN

Amending the Colusa Municipal Code to align with state ADU regulations supports the City's Housing Element and broader General Plan objectives. The following policies apply:

- **Goal HSG-1:** Provide a continuous supply of affordable housing for all income levels.
- **Policy HSG 1.1:** Ensure a variety of housing types at diverse densities.
- **Policy HSG 1.4:** Maintain an adequate supply of land for housing development.
- **Policy HSG 1.5:** Encourage the development of both for-sale and rental housing.
- **Policy HSG 5.1 & 5.2:** Maintain sufficient zoning capacity to accommodate regional housing needs.
- **Policy HSG 7.4:** Promote innovative housing types and mixed-use developments.
- **Policy LU 6.3:** Ensure adequate public facilities and services accompany growth.

Further, by adoption of the new ordinance the city will also be in compliance with the 2020-2028 Housing Element which was adopted on December 1, 2020. Specifically, policies and objectives in the Element discuss ADUs such as Program H-2(b) which states:

"Allow for accessory and junior accessory units in accordance with California Government Code Section 65852 and replace with accessory unit requirements."

PUBLIC CONTACT and ENVIRONMENTAL REVIEW

A 20-day public hearing notice was published in the *Pioneer Review* on February 21, 2025, and posted at the Planning Counter. The proposed ordinance amendment qualifies for a CEQA

exemption under Section 15061(b)(3), as it is evident that the amendment will not result in any significant environmental impacts.

BUDGET IMPACT: Not to exceed \$65,000. Staff Time, Legal Review, purchase of pre-approved plans and streamlining of ADU and JADU process is funded by the LEAP Grant, awarded to the City in November 2024.

ATTACHMENTS:

1. Article 49 - Uncodified

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF COLUSA PLANNING COMMISSION
RECOMMENDING CITY COUNCIL ADOPT ZONE ARTICLE 49 – ACCESSORY
DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS.

WHEREAS, the State of California has enacted multiple laws (including but not limited to Government Code Sections 65852.2 and 65852.22) to encourage the production of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to address the housing crisis and increase housing availability; and

WHEREAS, the proposed **Zone Article 49** establishes standards and procedures for the development of ADUs and JADUs in compliance with state law while preserving the character of residential neighborhoods in the City of Colusa; and

WHEREAS, the City of Colusa is required to amend its zoning regulations to comply with state mandates regarding the permitting, design, and regulation of ADUs and JADUs; and

WHEREAS, the proposed ordinance provides clarity regarding development standards, including but not limited to size, height, setbacks, parking requirements, owner-occupancy regulations, and streamlined ministerial approval processes for ADUs and JADUs; and

WHEREAS, the Planning Commission has determined that the proposed **Zone Article 49** is consistent with the **City of Colusa General Plan**, the **Housing Element**, and applicable state law; and

WHEREAS, the adoption of **Zone Article 49** is exempt from the California Environmental Quality Act (CEQA) pursuant to **Public Resources Code Section 21080.17** and **CEQA Guidelines Section 15282(h)**, which exempt ordinances implementing Government Code Sections 65852.2 and 65852.22 regarding ADUs and JADUs.

WHEREAS, the Planning Commission has duly called, advertised and conducted a Public Hearing required by law concerning proposed, said municipal code and zoning adoption; and

WHEREAS, the City of Colusa Planning Commission has considered public and staff input.

WHEREAS, The City of Colusa Planning Commission recommends to the City of Colusa City Council to adopt zoning article 49 in the Colusa zoning code.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Colusa as follows:

1. The Planning Commission finds that the adoption of **Zone Article 49** is consistent with state law and the goals and policies of the **City of Colusa General Plan**.

2. The Planning Commission recommends that the **City Council adopt Zone Article 49**, thereby amending the City of Colusa Zoning Ordinance to establish clear and effective regulations for the development of ADUs and JADUs.
3. The Planning Commission directs staff to transmit this resolution and all necessary documentation to the City Council for its consideration and final adoption.

PASSED AND ADOPTED by the Planning Commission of the City of Colusa on this 19th of March 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair

Planning Commission Secretary

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ARTICLE 49 - Accessory dwelling units and Junior accessory dwelling units.

Purpose.

The provisions of this section are intended to set standards, in compliance with California Government Code Sections 65852.2, and 65852.22, for the development of accessory dwelling units so as to increase the supply of smaller and affordable housing while ensuring that such housing remains compatible with the existing neighborhood.

SEC 49.01 - General requirements.

An accessory dwelling unit:

- (a) May be located on any lot that allows a single-family or multifamily residential use and includes a proposed or existing dwelling.
- (b) Is not subject to the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.
- (c) Shall not be used for rentals with terms of less than 30 days.

SEC 49.02 - Reserved

SEC 49.03 - Permit requirements.

An application for an accessory dwelling unit or junior accessory dwelling unit that complies with all applicable requirements of this Section shall be approved ministerially.

- (a) If the Department, together with utility providers and County Environmental Health when a septic system is utilized, has not approved or denied the completed application within 60 days, the application shall be deemed approved. If the Department denies an application for an accessory dwelling unit or junior accessory dwelling unit, it shall provide in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
- (b) A permit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present

a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

- (c) A permit shall not be denied for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, because, among other conditions, the unit is in violation of building standards or state or local standards applicable to accessory dwelling units, unless the Department finds that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure.
- (d) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time. The applicant is not required to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit.

SEC 49.04 - Accessory Dwelling Units—Application and processing requirements.

- (a) Step one—Submittal. The application for an accessory dwelling unit permit shall be submitted to the Department concurrent with an application for a building permit. In addition to the standard submittal requirements for a building permit, an application for an accessory dwelling unit permit shall include all of the following (except as noted below):
 - a. Plot plan. A plot plan, drawn to scale, showing the dimensions of the perimeter of the parcel proposed for the accessory dwelling unit; the location and dimensioned setbacks of all existing and proposed structures on the site and structures located within 50 feet of the site; all easements, building envelopes, and special requirements of the subdivision as shown on the Final Map and improvement plans, if any; and average slope calculations for the site.
 - b. Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, and the resulting floor area. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown.
 - c. Elevations. Architectural elevations of each side of the proposed structure showing all wall height dimensions, openings, exterior finishes (including

siding and window materials), original and finish grades, paint color, and roof pitch. The color of the existing or proposed primary residence shall be included if necessary to demonstrate compliance with Section 40.09.a, below. Applications for accessory dwelling units which do not modify a building's exterior are not required to submit elevations per this Subsection C.

- (b) Step two—Decision. The Department shall approve or deny an application for an accessory dwelling unit permit within 60 days of submittal of a complete application. The accessory dwelling unit permit shall be issued only if the proposed accessory dwelling unit complies with all applicable standards in this Section.

SEC 40.05 - Utility connections and fees.

- (a) Except as provided in Subsection 40.04.b, a separate new utility connection and payment of a connection fee or capacity charge pursuant to State law and City fee schedule will be required for any new accessory dwelling unit.
- (b) No new or separate utility connection or related connection fee or capacity charge will be required for accessory dwelling units that are internal conversions of existing space within a single-family residence or an accessory structure, or for accessory dwelling units that are 750 square feet or smaller. Any fee charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to square footage of the primary dwelling unit.

SEC 49.06 - Accessory Development standards.

An accessory dwelling unit permit shall be issued only if the unit complies with the following development standards:

- (a) General.
 - a. No development standards shall be applied that would prohibit up to an 800 square foot accessory dwelling unit that is no more than 16 feet in height with four-foot side and four-foot rear setbacks to be constructed in compliance with all other local development standards.
- (b) Setbacks.
 - a. Single-family residential districts including single-family PD districts. An accessory dwelling unit shall comply with the following setback requirements:

- i. A new attached or detached 800 square foot accessory dwelling unit shall provide a minimum four-foot side and four-foot rear setback, and a front setback consistent with that of the primary dwelling unit in a standard zoning district, or the most similar zoning district in the case of a PD. An 800 square foot accessory dwelling unit that complies with all other development standards may be built within the front yard setback of a lot if it is otherwise physically infeasible to build an accessory dwelling unit on other areas of the lot while maintaining the minimum rear and side yard setbacks outlined in this Subsection. Side-corner setbacks shall be a minimum of eight feet.
- b. Multifamily districts including multifamily PD districts. An accessory dwelling unit shall comply with the following setback requirements.
 - i. A new attached or detached accessory dwelling unit shall provide a minimum four-foot side and four-foot rear setback, except when abutting an **R-3 zoning district**, in which case no minimum side or rear setback is required. The front setback shall be consistent with a primary dwelling unit in the applicable standard zoning district, or the most similar standard zoning district in the case of a PD. Side-corner setbacks shall be a minimum of eight feet.
 - c. If the existing multifamily dwelling exceeds height requirements or has a rear or side setback of less than four feet, the Department shall not require modification of the existing multifamily dwelling as a condition of approving the application to construct an accessory dwelling unit.
- (c) No setback shall be required for an existing legally constructed living area, garage, or other accessory structure that is converted to an accessory dwelling unit with independent exterior access from an existing or proposed residence. A setback of five feet from the side and rear property lines is required for an accessory dwelling unit constructed above an existing legally constructed or proposed garage.
- (d) Any new attached accessory dwelling unit, detached accessory dwelling unit or expansion of the single-family dwelling to support the internal conversion for an accessory dwelling shall be designed to maintain appropriate setbacks, as described in Subsection B.2.a and b above, from the future width of any abutting

public streets. Future street configurations shall be based on the widths, standards and right-of-way lines in the circulation element of the City of Colusa General Plan or specifically addressed in a resolution adopted by the City Council.

SEC 49.07 - Maximum floor area.

- (a) New detached unit. No newly constructed detached accessory dwelling unit may contain habitable space in excess of 1,200 square feet.
- (b) New attached unit. No newly constructed attached accessory dwelling unit may contain habitable space in excess of 50 percent of the existing residential square footage except that 850 square feet total floor area must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total floor area must be allowed for more than one-bedroom ADUs.
 - a. An automatic fire sprinkler system shall be installed throughout all buildings that undergo any combination of substantial remodel, addition or both that exceed 50 percent of the existing total floor area.
- (c) Internal conversion. An accessory dwelling unit created entirely by the internal conversion of an existing single-family dwelling shall not occupy more than 45 percent of the existing habitable space of the residence, excluding the garage, nor shall it exceed 1,200 square feet except that 850 square feet total floor area must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total floor area must be allowed for more than one-bedroom ADUs. An accessory dwelling unit created entirely by the internal conversion of a detached accessory structure shall not exceed a maximum of 1,200 square feet.
 - a. An automatic fire sprinkler system shall be installed throughout all buildings that undergo any combination of substantial remodel, addition or both that exceed 50 percent of the existing total floor area.

SEC 49.08 - Height limit.

- (a) A one-story accessory dwelling unit shall not exceed a maximum height of 16 feet, except as follows:
 - a. The Department shall allow an additional two feet in height (up to 18 feet) to accommodate a roof pitch on an accessory dwelling unit that is aligned with the roof pitch on the primary dwelling unit.

- b. A detached accessory dwelling unit on a lot with an existing or proposed single family or multi-family dwelling unit that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor shall not exceed a height of 18 feet.
 - c. A height of 18 feet is also permitted for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling. A height of 25 feet applies to an accessory dwelling unit that is attached to a primary dwelling. This provision does not require the Department to allow an accessory dwelling unit to exceed two stories.
- (b) A two-story accessory dwelling unit shall not exceed a maximum height of 27 feet. No accessory dwelling unit shall exceed 27 feet in height.
- (c) When an accessory dwelling unit is located above an existing or proposed garage, carport or other accessory structure, the entire combined structure shall not exceed 27 feet in height. No accessory dwelling unit shall exceed 27 feet in height.

SEC 49.09 - Lot coverage.

An accessory dwelling unit shall comply with the lot coverage requirements of the applicable zoning district or the most similar zoning district in the case of a PD, except as referenced in Subsection E. 1, above.

SEC 49.10 - Architectural Objective

- (a) Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by matching one or more of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:
 - a. Color;
 - b. Siding material and style; or
 - c. Architectural features.
- (b) Exterior entrance. An accessory dwelling unit must include a separate exterior entrance.
- (c) Privacy. A balcony, window or door of a second story accessory dwelling unit shall be designed to lessen privacy impacts to adjacent properties. Appropriate

design techniques include obscured glazing, window placement above eye level, screening treatments, or locating balconies, windows and doors toward the existing on-site residence.

- (d) Residential development. A residential dwelling must already exist on the lot or shall be constructed on the lot in conjunction with the construction of the accessory dwelling unit.

SEC 49.11 - Number per lot.

Number of Units. No more than the number of ADUs allowed by state law may be constructed on any lot.

SEC 49.12 - Parking.

(a) One off-street parking space is required for an accessory dwelling unit, except as set forth below. The off-street parking shall be permitted uncovered, compact, tandem and in setback areas, unless the review authority determines that tandem parking or parking within a setback is not feasible due to specific site or topographical or fire and life safety conditions. No off-street parking shall be required if one or more of the following circumstances exist:

- a. The accessory dwelling unit is 750 square feet or less in area, or a studio unit.
- b. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- c. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multi-family dwelling on the same lot.
- d. No replacement off-street parking spaces are required when an accessory dwelling unit is created through the conversion or demolition of a garage, carport or covered parking structure.
- e. A detached accessory dwelling unit is permitted to include an attached garage.

SEC 49.13 - Standards for proposed accessory structures attached to an existing or proposed accessory dwelling unit.

- (a) A proposed accessory structure with a floor area less than 50 percent of the accessory dwelling unit floor area:

- a. Shall be processed ministerially in conjunction with the accessory dwelling unit.
 - b. Shall comply with the lot coverage and setback requirements of this section.
- (b) A proposed accessory structure with a floor area that exceeds 50 percent of the total floor area of the accessory dwelling unit:
- a. Is subject to any discretionary review required by this Zoning Code.
 - b. Shall comply with lot coverage, height, and setback requirements for an accessory structure in the applicable standard zoning district or the most similar standard zoning district in the case of a PD.
 - i. Fire sprinkler system. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing primary dwelling or an existing multifamily dwelling.

Junior accessory dwelling unit.

The following provisions are intended to set standards, in compliance with California Government Code Section 65852.22, for the development of junior accessory dwelling units so as to increase the supply of smaller and affordable housing while ensuring that such housing remains compatible with the existing neighborhood. This section does not intend to override lawful use restrictions as set forth in Conditions, Covenants and Restrictions.

SEC 49.14 - General requirements.

A junior accessory dwelling unit:

- (a) May be located on any lot that allows single-family or multifamily dwellings and that contains only one existing or proposed single-family detached dwelling. Only one junior accessory dwelling unit shall be permitted per parcel.
- (b) Is not subject to the density requirements of the General Plan but shall otherwise be consistent with the General Plan text and diagrams.
- (c) Shall not be used for rentals with terms of less than 30 days.

SEC 49.15 - Reserved

SEC 49.16 - Permit requirements.

An application for a junior accessory dwelling unit that complies with all applicable requirements of this section shall be approved ministerially.

SEC 49.17 - Application and processing requirements.

- (a) Step one—Submittal. The application for a junior accessory dwelling unit permit shall be submitted to the Department concurrent with an application for a building permit. In addition to the standard submittal requirements for a building permit, an application for a junior accessory dwelling unit permit shall include all the following:
- a. Plot plan. If any expansion of the foundation is required for a junior accessory dwelling unit, a plot plan, drawn to scale, showing the dimensions of the perimeter of the parcel proposed for the junior accessory dwelling unit; the location and dimensioned setbacks of all existing and proposed structures on the site and structures located within 50 feet of the site; all easements, building envelopes, and special requirements of the subdivision as shown on the Final Map and improvement plans, if any; and average slope calculations for the site.
 - b. Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, the area devoted to the junior accessory dwelling unit, and the resulting floor areas of the junior accessory dwelling unit and of the primary residence. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown. The plan shall identify whether separate or shared sanitation facilities are proposed.
 - c. Deed restrictions. Deed restrictions completed, signed and ready for recordation in compliance with Subsection G.
- (b) Step two—Decision. The Department shall approve or deny an application for a junior accessory dwelling unit permit within 60 days of submittal of a complete application. A junior accessory dwelling unit permit shall be issued only if the proposed junior accessory dwelling unit complies with all applicable standards in this Section. A permit for a junior accessory dwelling unit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the junior accessory dwelling unit.

SEC 49.18 - Utility connection fees.

No new or separate utility connection and no connection fee for water, sewer, or power is required for a junior accessory dwelling unit.

SEC. 49.19 - Development standards.

A junior accessory dwelling unit permit shall be issued only if the unit complies with the following development standards:

- (a) Maximum floor area. The junior accessory dwelling unit shall not exceed 500 square feet in total floor area.
- (b) Existing development. The junior accessory dwelling unit shall be contained entirely within the existing walls of an existing or proposed single-family dwelling, which includes the walls of an attached garage. However, an additional 150 square feet is permitted to allow for a separate entrance into the unit.
- (c) Kitchen. The junior accessory dwelling unit must contain an efficiency kitchen as defined by the Government Code Section 66333 (f)(1) and (f)(2)
- (d) Sanitation. Bathroom facilities may be separate from or shared with the single-family dwelling. A separate bathroom facility shall be provided if the junior accessory dwelling unit does not include an interior entry into the primary residence.
- (e) Entrance. The junior accessory dwelling unit shall include an exterior entrance separate from the main entrance to the single-family dwelling. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(f) Parking. Off-street parking shall not be required for junior accessory dwelling units. No replacement off-street parking spaces are required when a junior accessory dwelling unit is created through the conversion or demolition of an attached garage, carport or covered parking structure.

SEC 49.20 - Deed restrictions.

Prior to occupancy of a junior accessory dwelling unit, the property owner shall file with the County Recorder a deed restriction containing a reference to the deed under which the property was acquired by the owner and stating that:

- (a) The junior accessory dwelling unit shall not be sold separately from the single-family residence;
- (b) The junior accessory dwelling unit shall be considered legal only if either the primary residence or junior accessory dwelling unit is occupied by the owner of**

the property's record. Such owner-occupancy, however, shall not be required if the property owner is a governmental agency, land trust or non-profit housing organization;

- (c) The restrictions shall run with the land and be binding upon any successor in ownership of the property. Lack of compliance shall void the approval junior accessory dwelling unit and may result in legal action against the property owner;
- (d) The developer of a subdivision that includes junior accessory dwelling units shall record the deed restrictions required by this subsection before the Final Map or Parcel Map. Each lot with a junior accessory dwelling unit shall remain unoccupied until the property transfers ownership, allowing for compliance with the recorded owner-occupancy restriction;
- (e) A junior accessory dwelling unit shall not exceed 500 square feet of total floor area and shall comply with the development standards in Subsection F.



City of Colusa California

STAFF REPORT

DATE: March 19, 2025
TO: Planning Commission
FROM: Sadie Boggs Ash, Grants
 Jake Morley, Planning Consultant

AGENDA ITEM: Colusa Municipal Zone Articles 4, 5, and 29 – Language Amendment

Recommendation: Open the Public Hearing and recommend that Colusa City Council approve updates to Articles 4, 5, and 29 in which the term “single-dwelling unit” is replaced with ADU/JADU and the Definitions Glossary is updated to reflect terminology that is inline with the adoption of Article 49.

BACKGROUND:

In the creation and process of Article 49 regarding ADU and JADU, planning staff found language in existing articles that needed to be updated and added to for a seamless adoption and flow or article language.

PUBLIC CONTACT and ENVIRONMENTAL REVIEW

A 20-day public hearing notice was published in the *Pioneer Review* on February 21, 2025, and posted at the Planning Counter. The proposed ordinance amendment qualifies for a CEQA exemption under Section 15061(b)(3), as it is evident that the amendment will not result in any significant environmental impacts.

BUDGET IMPACT: Minimal. This change is covered by the LEAP Grant and is under the umbrellas of ADU/JADU article creation and adoption.

ATTACHMENTS:

1. Article 4
2. Article 5
3. Article 29

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF COLUSA PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL ADOPT AMENDMENTS TO ZONE ARTICLES 4,
5, AND 29

WHEREAS, the State of California has enacted multiple laws (including but not limited to Government Code Sections 65852.2 and 65852.22) to encourage the production of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to address the housing crisis and increase housing availability; and

WHEREAS, to maintain consistency and ensure alignment with **Zone Article 49**, amendments to **Zone Articles 4, 5, and 29** are necessary to reflect updated regulations regarding ADUs and JADUs; and

WHEREAS, the Planning Commission has duly called, advertised and conducted a Public Hearing required by law concerning proposed, said municipal code and zoning adoption; and

WHEREAS, the City of Colusa Planning Commission has considered public and staff input.

WHEREAS, The City of Colusa Planning Commission recommends to the City of Colusa City Council to amend zoning article 4,5 and 29 of the zoning code.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Colusa as follows:

1. The Planning Commission finds that the adoption of **amended Zone Articles 4, 5, and 29** is consistent with the adoption of Zone Article 49.
2. The Planning Commission directs staff to transmit this resolution and all necessary documentation to the City Council for its consideration and final adoption.

PASSED AND ADOPTED by the Planning Commission of the City of Colusa on this 19th of March, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair

Planning Commission Secretary

Article 4. Definitions.¹

Interpretation:

Unless the context otherwise requires, the definitions set forth or otherwise provided for in this article shall be used in the interpretation and construction of this ordinance. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the word "building" includes the word "structure", and the word "used" includes arranged, designed, constructed, altered, converted, rented, leased or intended to be used, and the word "shall" is mandatory and not directory.

Governmental Units:

"City" means the City of Colusa, "city council" means the city council of the City of Colusa, "planning commission" means the city planning commission, "administrator" or "director" means the director of the City of Colusa planning department.

Definitions:

A list of definitions, entitled "Definitions of the Zoning Ordinance of the City of Colusa," shall be used in the interpretation and construction of this ordinance. Unless the context requires otherwise, the definitions in this section shall govern the construction of the provisions of this title.

A. Definitions, "A."

Abandonment. The relinquishment of property, or a cessation of the use of the property, by the owner with the intention neither of transferring rights to the property to another owner nor of resuming the use of the property.

Abut. To physically touch or border upon; or to share a common property line. For example, two adjoining lots with a common property line are considered to be abutting.

Access way. The place, means or way by which pedestrians and vehicles have safe, adequate and usable ingress and egress to a property or use as required by this title.

Accessory buildings and structures. Buildings and structures that are incidental or subordinate to the main or principal building on the same lot, including swimming pools, tennis and other sport courts, playground equipment, spas and hot tubs, gazebos, workshops, studios, greenhouses, carports, garages, and similar structures. Includes home satellite dish antennas of 18 inches or less in diameter and other receiving antennas for TV and radio broadcasts.

Accessory use. A use of building incidental or subordinate to the principal use or building on the same lot.

Adjusted gross floor area. When used to calculate off-street parking, gross floor area less the aggregate area devoted to indivisible public access ways (such as corridors, elevators and foyers) and other similar such uses which do not, as a practical matter, result in higher building occupancy.

Adult businesses. As defined within Section 27.02 of this Code.

¹2. Ord. No. 509, adopted Oct. 20, 2015, repealed Art. 4 in its entirety and enacted a new article as set out herein. The former Art. 4, §§ 4.01—4.100, pertained to similar subject matter and derived from Ord. No. 403; Ord. No. 485, § 3, adopted March 5, 2013; and Ord. No. 505, §§ 2—22, adopted Oct. 21, 2014.

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

Alcoholic beverage establishment. Any establishment which sells, offers, or dispenses any alcohol, and/or any establishment which has applied for or intends to apply for, or which has obtained, a liquor license from the California Department of Alcoholic Beverage Control (ABC) for the sale of alcohol. This definition shall not include uses wherein the sale, offer, or dispensing of alcohol is incidental to the conduct of a permitted use.

Alley. A public or permanent private way or lane less than forty feet in width that affords a secondary means of access to abutting property.

Amusement center, indoor. An establishment providing recreation activities in a completely enclosed building. Accessory uses may include the preparation and serving of food or the sale of equipment related to the activities. Included in this definition are bowling alleys, roller-skating or ice-skating rinks, billiards and pool halls, card rooms, and similar amusements.

Amusement center, outdoor. Land or premises used for any combination of outdoor amusement uses, including paintball facilities, outdoor archery, miniature golf, bumper boats, batting cages, go-karts, skateboarding, BMX facilities, golf driving ranges not associated with a golf course, and similar uses.

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

Apartment house. Any building or portion thereof which is designed and built for occupancy by three or more families.

Assisted living facility for the elderly. A residential facility, licensed by the State Department of Social Services, which provides care for seven or more elderly persons having limited ability for self-care, and where medical care is not a major element of the use. Services provided may include assistance with housework, meals, laundry, taking of medication, money management, transportation, bathing, grooming, dressing, and related tasks.

Automated teller machine (ATM). A pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with these regulations. ATMs for use by patrons in vehicles are included under the definition of "drive-in and drive-through services."

Automobile wrecking. The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts.

B. Definitions, "B."

Basement. A space partly or wholly underground, and having more than one-half its height, measured from its floor to its finished floor level directly above a basement that is more than six feet above grade, at any point, such basement shall be considered a story.

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

Billboard. Any sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises if at all.

Boarding house. A dwelling where lodging is provided for compensation to four or more persons living independently from each other. Meals may be included. "Boarding house" does not include a residential care facility.

Building. Any structure having a roof supported by columns and or walls and intended for the housing or shelter of any persons, animal or chattel.

Building coverage. The land area covered by all buildings on a lot, including all projections except eaves.

Building height. The vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge or parapet wall.

Building, main. A building within which is conducted the principal use permitted on the lot, as provided by this title.

Building material stores. Primarily indoor retail establishments selling lumber and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of "retail stores, general merchandise"). Includes selling to the general public, even if contractor sales account for a larger proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "wholesaling and distribution."

Building site. A lot or parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required by the terms of this title and having its principal frontage on a street, road or highway.

C. Definitions, "C."

Cannabis business special use permit. A special use permit issued, submitted directly to, and issued by, the city council after a public hearing.

Cannabis Manufacturing or Cannabis manufacturing operation. All aspects of the extraction process, infusion process, post-processing, remediation, and packaging and labeling processes, including processing, preparing, holding, and storing of cannabis products. Manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

Cannabis manufacturing special use permit. A special use permit issued submitted directly to, and issued by, the city council after a public hearing.

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

Catering services. A business which prepares food and/or beverages to be delivered, served, and consumed in various locations other than the location at which the food and/or beverages were prepared.

Cemetery. Property used for the interring of the deceased.

Church, religious organization. A permanently located building situated on property commonly used for religious worship.

City. The City of Colusa.

Clinic. A place for group medical services not involving overnight housing of patients.

Club, community and fraternal. An association of persons (whether or not incorporated), religious or otherwise, for social purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.

Combining district. Any district in which in addition to the permitted uses and regulations of the underlying or base district there is another permitted or combining use with special regulation attached thereto.

Commission or planning commission. The planning commission of the city appointed by the city council as per resolution and/or state.

Community center/pavilions. Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities that are available for use by various groups for activities including meetings, parties, receptions, and dances.

Community garden. Gardens established and maintained collectively by an organized group of individuals for the purpose of growing plants, vegetables, fruits, or flowers for personal consumption or use, but not for sale.

Conditional use permit. A permit issued stating that the conditional use must meet all conditions set forth in local ordinances and the approval process. Use permits shall be processed as set forth in Article 33.

Condominium. As defined by Section 783 of the California Civil Code, an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an apartment, office or store. A condominium may include in addition a separate interest in other portions of such real property. Such estate may, with respect to the duration of its enjoyment, be either:

- (1) An estate of inheritance or perpetual estate;
- (2) An estate for life;
- (3) An estate for years, such as a leasehold or a sublease-hold.

Construction or contractor's yard. Storage yard operated by or on behalf of a contractor licensed by the State of California for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business, storage of scrap materials used for repair and maintenance of contractor's own equipment, and structures for uses including offices and repair facilities.

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

Convenience store. A small store ($\leq 15,000$ total square feet) that stocks a range of everyday items such as groceries, toiletries, alcoholic and soft drinks, tobacco products, and newspapers. Such stores may also offer money-order and wire-transfer services.

Cottage food operation. Business operations that prepare and/or package certain non-potentially hazardous foods in private-home kitchens to sell directly to the public (from the home where the cottage food operation is located, at a community event, or indirectly to the public via sale to retail food facilities such as restaurants and markets) as defined in Health and Safety Code Section 113758 or as later amended and defined by the State of California.

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

D. Definitions, "D."

Day care center, child. Commercial or non-profit child day care facilities designed and approved to accommodate fifteen (15) or more children, or any number of children in a nonresidential building. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

Day care, adult. A state licensed day care facility providing care and supervision for seven or more adults for periods of less than 24 hours for any client.

Day care, home. Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours.

Family day care home. As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

Large family day care home means a home that provides family day care for 8 to 14 children, inclusive, including children under the age of ten years who reside at the home.

Small family day care home means a home that provides family day care for seven or fewer children, including children under the age of ten years who reside at the home.

Density. The number of dwelling units per gross acre (including public road improvements and dedications).

District. A land area shown or described in the land use zoning map to which uniform regulations apply.

Drive-in. An establishment which provides parking facilities and service to those facilities in order that patrons may utilize on-site goods and/or services without leaving their vehicles. Said drive-in service may be in conjunction with, or exclusive of, any other form of service, including drive-through or conventional seating.

Drive-through. An establishment which offers service via a convenience automobile drive aisle and associated facilities in order that patrons may utilize goods and/or service without leaving their vehicles. Said drive-through service may be in conjunction with, or exclusive of, any other form of service, including drive-in or conventional seating.

Driveway. An access way to a required off-street parking facility, driveway shall be paved to a minimum width of ten feet and shall be open and unencumbered to a height of not less than eight feet. It shall be safe and usable.

Dwelling, or dwelling unit. A room or group of internally connected rooms that have sleeping, cooking, eating and sanitation facilities, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling, Accessory Dwelling Unit. means an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons, is accessory to the primary single-family residential dwelling unit, and includes permanent provisions for living, sleeping, eating, cooking facilities and sanitation on the same parcel as the primary residential dwelling unit.

Dwelling, duplex. A structure containing two dwelling units, including a structure where both units are under single ownership, or a structure where each unit is separately owned (a "half-plex").

Dwelling, Junior Accessory Dwelling Unit. means an additional, independent living unit constructed within the walls of a proposed or legally existing single-family residence, including attached garages.

Dwelling, multiple. A detached building designed and used for occupancy by three or more families, all living independently of each other and having separate kitchen facilities for each family.

Dwelling, single family. A structure containing one dwelling unit.

Dwelling, multifamily. A structure containing three or more other dwelling units. Multi-unit dwellings include: triplexes, fourplexes (building under one ownership with three or four dwelling units, respectively, in the same structure); apartments (five or more dwelling units in a single building), and townhouse development (three or more attached dwellings where no unit is stacked over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats, etc.) See also "dwelling, "duplex".

E. Definitions, "E."

Easement, public. A space on a lot or parcel of land, and so indicated on a subdivision map or in a deed restriction reserved for or used for public utilities or public uses.

Emergency shelter. Housing with minimal supportive services, for homeless persons that is limited to occupancy of six months or less by a homeless person and in which no individual or household is denied emergency shelter because of an inability to pay.

F. Definitions, "F."

Family. An individual or two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities.

Farm equipment and supplies sales. Establishments selling, renting, or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching, including feed stores.

Farmers' market. A physical retail market featuring foods sold directly by farmers to consumers. Farmers' markets typically consist of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats, and sometimes prepared foods and beverages, or other related farm produce.

Farmworker housing. Housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single family or household, and recognized as employee housing pursuant to Health & Safety Code Section 17008. Employee housing for six or fewer persons shall be treated as a single-family structure and residential use.

Financial services. Banks credit unions; financial consulting firms with services for retirement planning; holding companies and other investment companies; security and commodity exchanges; and brokers and dealers in insurance, money lending, pawn, bail bonds, stocks and bonds, securities, commodities, crop and feed, and real estate contracts.

Food production. Manufacturing establishments producing or processing foods for human consumption and certain related products, including:

1. Bakery and confectionery products (except facilities that produce goods for on-site sales with limited distribution beyond on-site sales which are included under "retail stores, general merchandise");
2. Dairy products processing;
3. Fats and oil products (not including rendering plants which are included under "slaughterhouses and rendering plants");
4. Fruit and vegetable canning, preserving, and related processing;
5. Grain mill products and by-products;
6. Meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals).

Beverage production other than dairy products is included under the definition of "beverage production"; beer brewing as part of a brew pub, bar, or restaurant, is included under "alcoholic beverage establishment" (above). See also "cottage food operation" (above).

Frontage, lot. The line where a lot abuts on a dedicated street or highway right-of-way line. Frontage is expressed in linear feet and is measured along such right-of-way line. Where a future street or highway right-of-way line has been established on the general plan or other official plan, frontage shall be measured along that line.

Funeral chapel. A building used primarily for human funeral services in relation to a mortuary or crematory.

G. Definitions, "G."

Garage or carport. An accessible and usable covered space, either completely enclosed (garage) or open (carport) and not less than ten feet by twenty feet per space and used for vehicular and general storage purpose only. Such garage or carport is to be so located on the lot so as to meet the requirements of this title for an accessory building, or if attached to the main building, to meet all the requirements applicable to the main building.

Garage, commercial. A building, other than a private garage, used for the parking, repair or servicing of motor vehicles.

Garage, parking. A public garage designed and/or used on a commercial basis for the storage of vehicles.

Garage/yard sales. The sale of common household goods, primarily owned by the resident, and which use is permitted:

- (a) For a duration of not more than three consecutive days;
- (b) For no more than six times per year per residence; and
- (c) Produces no evidence of its existence upon or beyond the premises such as external alteration creating non-residential or unsightly appearance of a structure, noise, smoke, odors, vibrations, etc.

Gas station. See: "vehicle repair and maintenance" (below).

General plan. The latest adopted General Plan for the city.

Grocery store. A store (>15,000 total square feet) selling foodstuffs and various household supplies.

Gross floor area. The sum of the gross horizontal areas of the several floors of the building excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the exterior faces of walls including walls or other enclosures of enclosed porches. Whenever the term "gross floor area" is used in this title as a basis for requiring off-street parking for any structure, it shall be assumed that, unless otherwise stated, such

floor area applies not only to the ground floor area but also to any additional stories or basement of such structure.

H. Definitions, "H."

Helicopter pad. Land improved and intended to be used for the landing and taking off of helicopters or vehicle flying aircraft.

Home occupation. Any use customarily carried on within a dwelling by the inhabitants thereof which use is incidental to the residential use of the dwelling, and which use:

- (a) Is confined completely within a legal structure and occupies not more than twenty-five percent of the floor space of a dwelling or fifty percent of that of an accessory building.
- (b) Involves no sales of merchandise other than that produced on the premises, or directly related to and incidental to the services offered.
- (c) Is carried on by the members of the family occupying the dwelling with no other persons employed.
- (d) Produces no evidence of its existence upon or beyond the premises such as external alteration creating non-residential or unsightly appearance of a structure, noise, smoke, odors, vibrations, etc. except one sign not to exceed two square feet in area and pertaining directly to the particular home occupation.

Hospital. See "medical services—hospitals" (below).

Hospital, animal or veterinary clinic. A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be only incidental to such hospital use.

Hotel. Any building or portion thereof, containing six or more guest rooms used or intended to be used, let or hired out to be occupied or which are occupied by six or more guests whether the compensation for hire be paid directly or indirectly in money, goods, wares, merchandise, labor or otherwise and shall include hotels, lodging and rooming houses, dormitories, Turkish baths, bachelor hotels, studio hotels, public and private clubs and any such building of any nature whatsoever so occupied, designed or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes and similar buildings where human beings are housed or detained under legal restraint.

I. Definitions, "I."

J. Definitions, "J."

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

K. Definitions, "K."

Kennel. Any lot or premises on which six or more dogs, at least four months of age, are kept, boarded or trained.

L. Definitions, "L."

Live/work unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity and which includes:

- 1. Complete kitchen space and sanitary facilities in compliance with Title 16 (Buildings and Construction) of the Municipal Code; and

2. Working space reserved for and regularly used by one or more occupants of the unit.

Loading space. An off-street space or berth on the same lot with a main building or contiguous to a group of buildings for the temporary parking of commercial vehicles while loading or unloading, and which shall abut a street, alley or other appropriate means of ingress and egress.

Lot. A parcel of land individually assessed and used or capable of being used under the regulations of this ordinance, and including both the building site and all required yards and other open spaces and frontage as defined herein.

Lot, corner. A lot located at the intersection of two or more streets at an angle of not more than one hundred twenty degrees. If the angle is greater than one hundred twenty degrees, it shall be considered an interior lot.

Lot depth. The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines. The depth of a cul-de-sac lot shall be measured at its narrowest point.

Lot, interior. A lot other than a corner lot.

Lot, key. Any lot where the rear lot line abuts the side lot line or one or more other lots, and is not separated by an alley.

Lot, through. A lot having frontage on two parallel or approximately parallel dedicated streets, not including a corner or reversed corner lot. The commission shall determine which frontage or frontages shall be considered as the "lot front" or lot frontages for the purpose of compliance with yard and setback provisions of this title.

Lot width. The horizontal distance between the side lot lines measured at the required building setback line.

M. Definitions, "M."

Manufactured home. As set forth in Health and Safety Code Section 18007, a structure constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes any structure that meets all the requirements of this section, except the size requirements with respect to which the manufacturer files a certification and complies with standards established under the National Manufactured Housing Construction and Safety Act of 1974. The term does not include a recreational vehicle nor a mobile home.

Manufacturing, light. The manufacturing and assembly of finished products or parts, primarily using previously prepared materials. Examples include clothing and fabric product manufacturing, electronics, equipment, and appliance manufacturing; food and beverage product manufacturing, commercial bakeries, laundry, dry-cleaning, and carpet cleaning plants; establishments manufacturing and assembling small products primarily by hand, including jewelry, pottery and other ceramics; woodworking, including cabinet making and furniture manufacturing; metal products fabrication, including machine, sheet metal and welding shops; repair of scientific or professional instruments and electric motors; printing, publishing and lithography; establishments that convert pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, and that coats or glazes pre-manufactured paper; and photo/film processing labs. Businesses primarily engaged in the sale of consumer products produced off-site are excluded from this definition.

Medical marijuana dispensary. Medical marijuana dispensary or dispensary means (1) any facility, building, structure or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical marijuana to three (3) or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with California Health and Safety Code Section

11362.5 et seq.; or (2) any facility, building, structure or location, whether fixed or mobile, where qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively, distribute, sell, dispense, transmit, process, deliver, exchange or give away marijuana for medicinal purposes pursuant in California Health and Safety Code Section 11362.5 et seq. and such group is organized as a medical marijuana cooperative or collective as set forth in the Attorney General Guidelines. The terms "primary caregiver," "qualified patient," and "person with an identification card" shall be as defined in California Health and Safety Code Section 11362.5 et seq.

For purposes of this chapter, a "medical marijuana dispensary" shall not include the following uses, as long as the location of such uses are otherwise regulated by applicable law and complies strictly with applicable law, including but not limited to, California Health and Safety Code Section 11362.5 et seq.:

1. A clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code;
2. A health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code;
3. A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code;
4. A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code a residential hospice, or a home health agency licensed pursuant to Chapter 8 of the California Health and Safety Code.
5. A cannabis manufacturing facility authorized by a cannabis manufacturing special use permit granted by the city council and operating with a valid cannabis manufacturing regulatory permit issued by the city.

Medical services—Clinics and laboratories. Facilities primarily engaged in furnishing outpatient dental, medical, mental health, surgical, therapeutic and other personal health services, and medical and dental laboratories. See also: "Personal services" (below).

Medical services—Extended care. Residential facilities providing nursing and health-related care as a principal use with in-patient beds, including skilled nursing facilities (facilities allowing care for physically or mentally disabled persons, where care is less than that provided by an acute care facility), extended care facilities, convalescent and rest homes, board and care homes. Long-term personal care facilities that do not emphasize medical treatment are classified in "residential care facility, small" and "residential care facility, large" (below).

Medical services—Hospitals. Hospitals and similar establishments primarily engaged in providing diagnostic services and extensive medical treatment including surgical and other hospital services; these establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include accessory retail uses, emergency vehicles, ambulances, and heliports.

Mixed use. Means development in which a combination of residential and commercial uses (e.g., residential-over-retail), or several classifications of commercial uses (e.g., office and retail), are located on the same parcel proposed for development

Mobile home. As set forth in Health and Safety Code Section 18008, a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Mobile home" includes any structure that meets all the requirements of this paragraph and complies

with the state standards for mobile homes in effect at the time of construction. "Mobile home" does not include a manufactured home, recreational vehicle, commercial coach, or camper, as defined by state law.

Mobile home park. As used herein means a "trailer court," or a "travel trailer park," each as defined in Chapter 5, Title 25, of the California Administrative Code.

Motel. A group of two or more detached or semi-detached buildings containing guest rooms or apartments with auto storage space serving such rooms or apartments provided in connection therewith, which group is designed and used primarily for the accommodations of transient automobile travelers.

Motor vehicle. A vehicle that is self-propelled. Motor vehicle includes motor home and camper unit mounted on a truck body.

Multifamily dwellings. A structure that includes three or more single family dwelling units. See also "dwelling unit, multiple."

N. Definitions, "N."

Nonconforming building. A building or portion thereof lawfully existing on the effective date of this title, which was designated, erected or structurally altered for use which does not conform to the uses permitted in the zone in which it is located, or which does not comply with one or more of the property development standards of the zone in which it is located.

Nonconforming use. A use of a building or land existing on the effective date of this title which does not conform to the uses permitted in the zone in which it is located.

O. Definitions, "O."

Offices, governmental. A place of employment occupied by governmental agencies and their employees.

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

Open uses. Those uses which do not have to be associated with buildings or structures for the carrying on of their trade, service or activity, such as, but not limited to, automobile sales, contractor's storage yards, and equipment rental yards.

Outdoor advertising. Any outdoor display of advertising material in any form upon any physical structure or natural object.

P. Definitions, "P."

Parking lot. An area of land, a yard, or other open space on a lot used for or designed for use by standing motor vehicles.

Parking space. Space exclusively of driveways, ramps, columns, loading areas, office or work areas, office or work areas within a building or open parking area for the parking of vehicles. A parking space shall be accessible and usable for the parking and conform to the requirements of this title.

Personal services. Establishments providing various services to individuals as a primary use, including beauty and barber shops, clothing rental, tailor shops, driving schools, martial arts studios, fitness centers, photography studios, small-scale dry cleaners, self-service laundries, tanning salons, psychic readers, day spas, massage (nonsexual) services, body piercing, tattooing, electrolysis, and other similar uses. These uses may also include accessory retail sales of products related to the services provided.

Plant nurseries. Commercial agricultural establishments engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of these products (such as wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "accessory buildings and structures"). The sale of house plants or other nursery products entirely within a structure is also included under "retail stores, general merchandise."

Printing and publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or other common processes, including electrostatic (xerographic) copying and other "quick printing" services, and establishments serving the printing trade including silk screening, bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish and deliver newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices.

Printing and publishing—Computer/electronic. Establishments engaged in printing, production, and publishing through the use of computers, with mail-out distribution or limited delivery.

Public safety facility. A facility operated by a public agency for the purpose of protecting public safety, including but not limited to fire stations and other fire-fighting facilities, police stations and ambulance dispatch facilities.

Q. Definitions, "Q."

R. Definitions, "R."

Recreational vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
2. It contains 400 square feet or less of gross area measured at maximum horizontal projections.
3. It is built on a single chassis.
4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

Recreational vehicle (RV) park. Any area or tract of land, or a separate designated section within a mobile home park where two or more lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision cooperative, condominium, or other form of resident ownership, to accommodate owners or users of recreational vehicles, camping cabins or tents.

Recycling collection facility. A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public.

Recycling processing facility. A center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor is certified by the California Department of Conservation as meeting the requirements of State law (California Beverage Container Recycling and Litter Reduction Act of 1986). A recycling facility does not include the collection of storage containers located on a residential, commercial, or industrially designated parcel used solely for the recycling of material generated on the parcel.

Residential care facility (large). A single family or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical care for more than six unrelated persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. This includes halfway houses, social rehabilitation facilities. This does not include day care facilities, which are separately defined.

Residential care facility (small). A single family or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical care for up to six persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. "Six or fewer persons" does not include the operator, the operator's family or persons employed by staff. This does not include day care facilities, which are separately defined. This use is permitted in any area zoned for residential use.

Restaurant and café. Any retail business that sells cooked or ready-to-eat food or beverages primarily for on-premises consumption.

Retail stores, general merchandise. Retail trade establishments selling many lines of merchandise. These stores and lines of merchandise include but are not limited to:

- Art supplies
- Auto parts (not repair or machine shops)
- Bakeries (retail only)
- Bicycles and mopeds
- Books
- Cameras and photographic supplies
- Clothing and accessories
- Convenience stores
- Drug and discount stores
- Fabrics and sewing supplies
- Farm equipment and supplies
- Feed Stores, prepackaged fuel
- Florists and houseplant stores
- Firearms
- Gifts, novelties and souvenirs
- Handcrafted items (subordinate to sales)
- Hardware
- Hobby materials
- Jewelry
- Luggage and leather goods
- Musical instruments, parts, and accessories
- Orthopedic supplies
- Small wares
- Specialty shops
- Sporting goods and equipment

Stationery

Toys and games

Variety stores

Rezoning. "Rezoning" means the same as "zone, change of."

S. Definitions, "S."

Schools—Public and private. Public and private elementary, middle, junior high, and high schools serving kindergarten through 12th-grade students, including boarding schools and military academies. Also includes community colleges, public or private colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training. Preschools and child day care are included under the definition of "day care centers, child."

Schools—Specialized education and training. Business, secretarial schools, and vocational schools offering specialized trade and commercial courses. Includes specialized schools offering subjects in art, drama, dance, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries, and establishments furnishing educational courses by mail. Further includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development including fitness, martial arts, yoga, environmental awareness, communications, and management.

~~Secondary dwelling unit. An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single family dwelling is situated and shall comply with the following:~~

- ~~1. The unit is not intended for sale and may be rented.~~
- ~~2. The lot is zoned for single family or multifamily residential use.~~
- ~~3. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.~~
- ~~4. The increased floor area of an attached second unit shall not exceed thirty percent of the existing living area, which means the interior habitable area of the dwelling.~~
- ~~5. The total area of floor space for detached second unit shall not exceed 1,200 square feet.~~
- ~~6. Requirements relating to height, setback, lot coverage, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.~~
- ~~7. The lot contains an existing single family dwelling.~~
- ~~8. A minimum lot size of 9,600 square feet shall be required for any detached secondary unit.~~
- ~~9. In addition to the parking requirements for the principal residential structure, one off-street parking space shall be provided for the secondary dwelling unit.~~

Setback line for front, rear, and side yards. A line established by this ordinance to govern the placement of buildings and other improvements with respect to streets and alleys and property lines.

Sign. Means any sign, identification, display, illustration, device or visual representation designed and used for the purpose of communicating a message, advertising, and/or identifying or attracting attention to a premises, product, service, person, activity, business or event, and shall include all of its structure and component parts.

"Sign" shall not include any flag of the United States of America or State of California, or any display of merchandise outside of a business.

Single-room occupancy. A structure with one room residential units designed to provide living facilities for one person, often with cooking facilities and with private or shared bathroom facilities.

Slaughterhouses and rendering plants. Slaughterhouses are establishments primarily engaged in slaughtering cattle, hogs, sheep, and calves for meat to be sold or to be used on the same site in canning, curing, and freezing, and in the making of sausage, lard, and other products. Rendering plants are engaged in the rendering of inedible stearin, grease, and tallow from animal fat, bones, and meat scraps.

Solid waste facility/materials recovery transfer. A place legally used for the disposal, abandonment, discarding, dumping, reduction, burial or by any other means, of any garbage, trash, refuse or waste material.

Stable, commercial. A stable for horses to be let, hired or used on a commercial basis.

Stable, private. A stable for horses to be used by owners thereof.

Stone and cut stone products. Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.

Storage, personal storage facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Also known as "mini-storage."

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement is more than six feet above grade at any point, such basement shall be considered a story.

Street. A public or permanent private right-of-way forty feet or more in width which affords a primary means of access to property, and including Tuttle Lane from Bridge Street to Eighth Street and other such access ways of less than forty feet in width which are declared to be streets by city council action.

Structural alterations. Any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, roof trusses, foundations, piles or retaining walls or similar components.

Structure. Anything constructed or built over the height of seven feet, any edifice or building or any kind or any piece of work artificially built up or composed of parts jointed together in some definite manner, which has a required location on the ground or is attached to something having a location on the ground except outdoor areas such as patios, paved areas, walks, swimming pools, tennis courts and similar recreation areas.

Supportive housing. Housing that provides support services exclusively designated and targeted for recently homeless persons and families that is intended to assist them to gain necessary life skills in support of independent living. Additional services for this type of housing may include case management, mental health treatment and life skills. This housing type has no limit on length of stay. This housing type shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

T. Definitions, "T."

Target population. Means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Services Act (Division 3.5 commencing with Section 4500 of

the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Taxidermy shop. A facility for preparing and preserving the skins of animals and for stuffing and mounting them in lifelike form.

Telecommunications facility. An unstaffed facility for the transmission and reception electromagnetic signals.

Theaters, auditoriums, and meeting halls. Indoor facilities for public assembly and group entertainment, other than sporting events, including: public and quasi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls, and facilities for "live" theater and concerts; motion picture theaters; meeting halls for rent and similar public assembly uses.

Trailer. Any wheeled vehicle designed for carrying persons or property and for being drawn by a motor vehicle. Trailer includes, but is not limited to, camp trailer, mobile home, utility trailer or trailer specially designed to carry motorcycles, airplanes, boats, gliders, etc.

Transitional housing. Housing that provides support services exclusively designated and targeted for recently homeless persons and families that is intended to assist them in obtaining a stable income and permanent housing. Occupancy of such a facility is limited to between six months and twenty-four months. Support services provided may include meals, child care, counseling, vocational rehabilitation and other similar support services. This housing type shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

U. Definitions, "U."

V. Definitions, "V."

Vehicle repair and maintenance. An establishment for the repair, alteration, restoration, or finishing (including self-service and attended car washes) of any vehicle, including body repair, collision repair, painting, tire and battery sales and installation, and towing. Gasoline and alternative fuel/recharging sales are allowed under this definition.

Vehicle sales and rental. A facility from which vehicles are sold, leased, or rented.

W. Definitions, "W."

Warehousing. Facilities for the storage of farm products, furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public, which are included under "storage, personal storage facility," warehouse facilities where the primary purpose of storage is for wholesaling and distribution, which are included under "wholesaling and distribution," or terminal facilities for handling freight, which are included under "vehicle and freight terminals."

Wholesaling and distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to persons or companies. Includes merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

X. Definitions, "X."

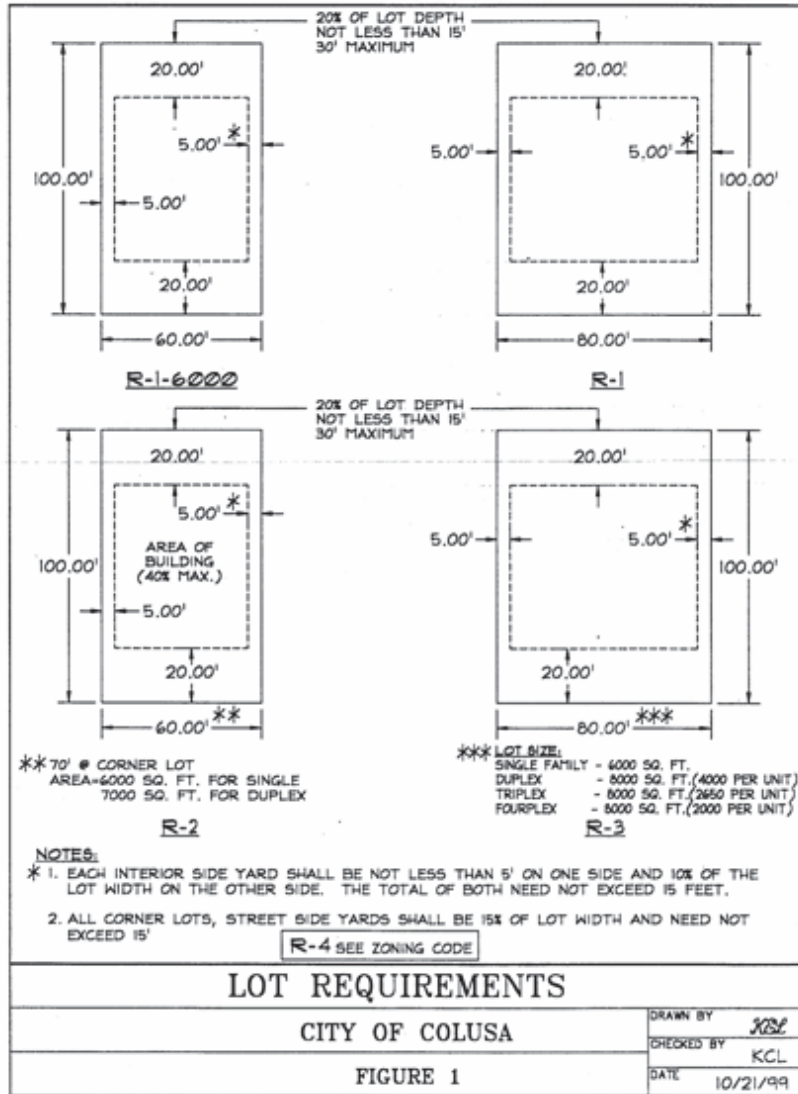
Y. Definitions, "Y."

Yards. Land unoccupied or unobstructed to the sky except for such encroachments as may be permitted by this ordinance, surrounding a building site.

Yard types:

- (a) Front yard - A yard extending across the full width of the lot from the front property line or the existing or future street right-of-way line and to a setback depth required by the zoning district in which said lot is located.
- (b) Interior side yard - A yard on the interior side(s) of a lot extending from the required front yard to the required rear yard and to, a setback width required by the zoning district in which said lot is located.
- (c) Street side yard - A side yard abutting the street extending from the front yard to the rear yard and to a setback width required by the zoning district in which said lot is located.
- (d) Rear yard - A yard extending along the full width of the lot from the rear property line to a setback depth required by the zoning district in which said lot is located.

APPENDIX A. - ZONING.
Article 4. Definitions.



Z. Definitions, "Z."

Zoning map. The official map that describes thereon the several zoning districts to which the regulations set forth in this title shall apply.

(Ord. No. 509, § 3, 10-20-2015; Ord. No. 518, § 3, 6-20-2017; Ord. No. 519, §§ 4, 5, 7-18-2017; Ord. No. 551, § 3, 5-17-2022)

Sec. 5.02. Uses permitted.

- (a) One-family dwellings, including private garages, accessory buildings and uses.

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- (b) Residential care facilities (small).
 - (c) Public parks, schools, playgrounds, libraries, firehouses and other public buildings and uses included in the General Plan.
 - (d) Agriculture, horticulture, gardening, keeping of animals as permitted by city ordinance, but not including stands or structures for the sale of agricultural or nursery products.
 - (e) Garage/yard sales as set forth in Article 4.
 - (f) ~~Secondary dwelling units, Accessory Dwelling Units and Junior Accessory Dwelling Units, in compliance with the applicable standards.~~
 - (g) Manufactured homes.
 - (h) Transitional housing
 - (i) Supportive/transitional housing.
- (Ord. No. 505, § 23, 10-21-2014)

Article 29. Off-Street Parking Requirements.

Sec. 29.01. Parking requirements.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged, or its capacity is increased, or the existing use is intensified, modified, or changed, and the cost of construction of said enlargement or intensification is fifty percent or more than the value of the original

building or structure as computed by multiplying by four the Colusa County assessor's current assessed valuation of said original building or structure, there shall be provided for new construction, enlargement or increased capacity and for the original building or structure the minimum off-street parking space for the total thereof, together with adequate provisions for safe ingress and egress, and such parking space shall at all times thereafter be maintained in connection with such building or structure. Any fractional space shall constitute one additional required space. For example, if computed requirements equal 9.2 spaces, ten spaces shall be required.

EXCEPTION: Presently zoned and developed commercial property is exempt from parking requirements as herein set forth.

In the event the enlargement or increase in capacity or intensification of use of an existing building or structure has a cost of less than fifty percent of four times the Colusa County Assessor's assessed value of the original building or structure, in such case only the minimum off-street parking space specified herein for such enlargement, increase in capacity or intensification of use shall be required, and the property owner shall not be required to bring the off-street parking requirements for the existing building up to existing Code requirements:

	Use	Off-Street Parking Space Requirements
(a)	Single-family dwelling	One single car garage or carport.
(b)	Duplex	One garage or carport space per dwelling unit.
(c)	Multifamily dwelling	One and one-half covered parking spaces per dwelling unit.
(d)	Second unit Accessory Dwelling Unit (ADU)	One off-street parking space, in addition to spaces required for main dwelling.
(e)	Hotel	One parking space per hotel room, plus two additional parking spaces in addition to the total number required for rooms.
(f)	Motel and single room occupancy units	One parking space for each unit plus, two additional parking spaces for office or management operations if those exist.
(g)	Church, social hall, club, lodge, community center, or other place of public assembly	One parking space for each five seats in the principal seating area, or one parking space for every forty-five square feet in the principal seating area, whichever is the greater, plus one passenger loading space.
(h)	Day care center	One parking space for each two hundred square feet of gross floor area, plus one passenger loading space.
(i)	Residential care (large) and convalescent hospital,	One parking space for each three beds within the facility. For senior residential care facilities, one parking space for each room.
(j)	Mortuary	One parking space for every four seats in the principal seating area plus three parking spaces or one parking space for each forty square feet in the principal seating area, whichever is the greatest.
(k)	Theater	One parking space for every four seats in the theater.
(l)	Bowling alley	Five parking spaces per each bowling lane plus one parking space for each two hundred square feet of gross floor area devoted to accessory uses.
(m)	Professional office and personal service	One parking space for each three hundred square feet of gross floor area plus one parking space per office.
(n)	Medical offices and clinics	One parking space for each two hundred square feet of gross floor area.
(o)	Personal services	One parking space for each two hundred square feet of gross floor area.
(p)	Drive-in restaurant	One parking space for each fifty square feet of gross floor area.
(q)	Auto repair shops	One parking space for each five hundred square feet of gross floor area.
(r)	Laundromat	One parking space for each two hundred square feet of gross floor area.

(s)	Retail store	One parking space for each two hundred square feet, of gross floor area.
(t)	Restaurants	One parking space for each four seats.
(u)	Warehousing	One parking space for each one thousand square feet of gross floor area.
(v)	Bulk retail store	One parking space for each four hundred fifty square feet of gross floor area.
(w)	Industrial uses	One parking space for each one thousand square feet of gross floor area.
(x)	Merchandise loading space requirement	Every hospital, institution, hotel, commercial or industrial building hereafter erected or established on a lot which abuts upon an alley or is surrounded on all sides by streets, shall have one permanently maintained loading space of not less than ten feet in width, twenty feet in length, and fourteen feet in height, for each four thousand square feet of lot area upon which said building is located; provided, however, that not more than two such spaces shall be required on any lot.
(y)	Emergency shelters, supportive/transitional housing (7 or more clients)	One and a half covered parking spaces per room that accommodates beds, and one and a half spaces for each room that provides support services.

(Ord. No. 505, § 28, 10-21-2014)

Sec. 29.02. General conditions modifying minimum off-street parking requirement.

- (a) Where adjoining parcel owners wish to cooperate in the establishment and operation of joint parking facilities in situations where the maximum parking demands are generated at different times by the established uses, application may be made to the planning director for a minor use permit to combine facilities and to thereby reduce the total number of off-street parking spaces required.
- (b) Where a motel use includes ancillary restaurant, bar, and convention facility uses, upon an appropriate showing and application, the planning director may, by minor use permit, reduce the combined off-street parking space requirement up to maximum of fifty percent of the off-street parking required for ancillary uses only.
- (c) Recognizing that each type of industrial development generates a different off-street parking need, the planning commission may, upon an appropriate application and an adequate showing, by use permit, reduce the off-street parking requirement from the minimum established above. Parking spaces waived by such procedures shall remain either in landscaped area or in unimproved open space in order to insure that additional parking space areas would be available for development if the industrial use were intensified subsequently.
- (d) It is recognized that certain uses may be unique in their parking demands, and that certain locations within a given zone may, as a result of existing developed areas within the zone, have unique traffic congestion or on-street parking problems, which for new developments require off-street parking greater in quantity than the minimums set forth above. In those cases in which such facts exist and in which the proposed improvement or use requires a minor use permit, the planning director shall have the power to impose off-street parking space requirements greater than those set forth as minimums hereinabove.
- (e) Where the site for the proposed use or development cannot satisfactorily provide all of the required off-street parking spaces, for the proposed use or development, upon appropriate application and an adequate showing, the planning commission may, by use permit, permit the minimum off-street parking requirements

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to be satisfied by the provision of off-site, off-street parking facilities, provided that such facilities are located within not more than four hundred feet from the site of the proposed use or improvement.

- (f) By minor use permit the planning director may waive the requirement that covered parking spaces be located on the rear one-half of the lot where adequate evidence is submitted that location elsewhere would not injure adjoining properties and that location on the rear half of the lot is not feasible or practicable in connection with a compatible designed use permitted within the zone in which the lot is located.
- (g) By minor use permit the planning director may reduce off-street parking spaces required on a gross floor area basis if that floor area can be shown to be used strictly as common use such as corridors, utility rooms, restrooms and similar areas.

Sec. 29.03. Off-street parking requirements for general service hospitals.

At the time of construction of any general service hospital, or at the time any general service hospital is enlarged, or increased in capacity, or where the use is intensified by the addition of floor space, or bed space, there shall be provided for such new construction, enlargement or increased capacity one parking space for every four beds, plus one parking space for every four employees.

Sec. 29.04. Minimum parking specifications.

All off-street parking and garage spaces and access thereto required by the provisions of this chapter shall be improved and maintained in accordance with the following requirements. The following provisions of this paragraph shall not apply to areas used solely for display or as sales areas for such products as boats, trailers, automobiles, trucks and heavy equipment.

- (a) Such spaces and access shall be either in an enclosed garage or carport or open surfaced storage area, and if used in conjunction with or accessory to commercial, industrial, professional office or multiple dwelling uses shall be paved with chips and seal coat, or asphalt concrete or concrete paving, and shall have adequate draining and grading as approved by the city engineer.
- (b) Every garage space or parking space shall be provided with adequate ingress and egress, and shall have a minimum length of twenty feet and a minimum width of nine feet.
- (c) Where five or more parking spaces are required by the provisions of this chapter and such spaces will be used by the general public or business invitee of the owner or lessee of the premises, the following requirements shall also be applied:
 1. Contrasting paint or other easily distinguishable material shall be installed and maintained thereafter to designate each parking space in a clearly identifiable manner.
 2. The off-street parking areas shall provide suitable maneuvering areas so that all vehicles parking therein may exit onto any adjoining street in a forward direction.
 3. Where parking spaces abut public property or private property not under the ownership or lease of the person having ownership or control over the subject parking spaces, bumper guards or wheel stops shall be provided for all such abutting parking spaces in such a manner as to prevent encroachment of vehicles over property lines or damage to walls or fences.
 4. Where such parking area abuts or adjoins property or private property zoned for "R" uses, it shall be separated therefrom by solid masonry wall or wooden fence not less than four feet, nor more than six feet high. Walls within sixteen feet of any street shall be not less than two feet six inches nor more than three feet high. No wall shall be required where exists a wall which complies with the requirements of this paragraph, either on the common property line or adjacent thereto on either side of the common property line, provided, however, that if such wall is thereafter

removed, a replacement wall shall be required forthwith. Where a wooden fence is substituted for a solid masonry wall, such fence shall be constructed so that a person cannot see through it and shall have fence posts either of wood treated to resist rot and termites, or of iron or steel, and in all cases fence posts must be set in concrete.

5. Where such off-street parking area is used or to be used by the general public or business invitee for after-dark parking, lighting facilities capable of providing a minimum of one-half foot candle illumination at every point of the parking area shall be installed and maintained. Such lighting shall so be arranged as to reflect the light away from adjoining premises and streets. Credit shall be given for adjoining public street illumination where such illumination satisfies this requirement as to any portion of such off-street parking area.
6. Under no circumstances shall walls, fences or shrubbery be placed or maintained on the property in such a manner as to interfere with visibility so as to endanger safe ingress and egress.
7. The following parking lot layouts are approved. Proposed off-street parking lot layouts submitted to satisfy the requirements of this section, which deviate in design from the patterns provided below, must demonstrate that adequate provision is afforded for safe ingress and egress and adequate aisle width and maneuvering area are provided for safe maneuvering of vehicles therein and that the design provides for safe pedestrian traffic to, from and within the subject parking area.

