



AGENDA
RIO DELL PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 22, 2024–6:00 P.M.
CITY HALL COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME.... Copies of this agenda, staff reports, and other materials available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue, and on the City's website at www.cityofriodell.ca.gov. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

City Council and Planning Commission meetings held in City Hall Council Chambers are open to in-person attendance by the public.

Public Comment by Email:

In balancing the health risks associated with COVID-19 and the need to conduct government openly and transparently, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note which item the comment is directed to and email your comments to the above email address. The City Clerk will read comments out loud, for up to three minutes.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

- 1) 2024/1022.01 – Selection of Chair and Vice-Chair **(ACTION) Pg. 1**

E. CONSENT CALENDAR

- 1) 20241022.02 - Approve Minutes of the September 24, 2024 Regular Meeting **(ACTION) Pg 2**

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not allowed under the Ralph M. Brown Act. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs unless at least 2/3 of the Commission make a finding that the item came up after the agenda was posted and is urgent requiring immediate action.

Written public comment must be submitted via email no later than 1-hour before the meeting at publiccomment@cityofriodell.ca.gov. Your comments will be read out loud, for up to three minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2024/1024.03 - Approve Resolution No. PC 181-2024 recommending the City Council approve amending the Industrial Commercial Allowed Uses and the Land Use Element of the General Plan and recommending that the City Council amend the Industrial Commercial Zoning Regulations, Section 17.20.110 of the Rio Dell Municipal Code (RDMC) and Table 1-2 of the Land Use Element of the General Plan **(ACTION) Pg. 8**

H. STAFF COMMUNICATIONS/UPDATES

I. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for November 26, 2024, at 6:00 p.m.

*675 Wildwood Avenue
Rio Dell, CA 95562*



STAFF REPORT

TO: Rio Dell Planning Commission

FROM: Karen Dunham, City Clerk

DATE: October 22, 2024

SUBJECT: Appointment of Chair and Vice-Chair to the Rio Dell Planning Commission

RECOMMENDATION

Vote to elect a person among the appointed voting members of the Commission to serve as Chair and Vice-Chair for the terms ending December 31, 2027

BUDGETARY IMPACT

None

BACKGROUND AND DISCUSSION

Section 2.60.030(3) of the Rio Dell Municipal Code (RDMC) established that the Planning Commission elects a Chair and Vice-Chair from among the appointed voting members at their first meeting in January of each year or as soon after that.

At the August 20, 2024, City Council meeting, the Council approved an amendment to the Planning Regulations to elect the Chair and Vice-Chair on a bi-annual basis. The effective date of the ordinance was September 20, 2024, so as a result, the election of these positions will be for a 2-year term ending December 31, 2027.

Commissioner Angeloff has served as Chair since January 2015. The position of Vice-Chair has been vacant since the resignation of Jacqui Wilson.

Currently, staff is requesting appointments to be made to the respective seats. All members of the Commission are considered to be nominated unless a member wishes to decline nomination.

Ballots will be provided at the meeting.

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REGULAR MEETING MINUTES
SEPTEMBER 24, 2024**

CALL TO ORDER

Commissioner Knight called the regular meeting of the Rio Dell Planning Commission to order at 6:00 p.m.

Present were Commissioners Knight, Arsenault, and Millington. Absent were Commissioners Angeloff and Gurney (excused)

Others present were Community Development Director Caldwell and City Clerk Dunham.

CEREMONIAL MATTERS

Selection of Chair and Vice-Chair

This item was continued to the next regular meeting with the full Commission present.

CONSENT CALENDAR

Approve Minutes of the June 6, 2024 Special Meeting

Arsenault/Millington made a motion to approve the Consent Calendar including approval of the minutes of the June 6, 2024 special meeting. Motion carried 3-0

PUBLIC PRESENTATIONS

Commissioner Knight called for public comment on non-agenda items. No public comment was received.

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

There was a change in the order of the agenda, moving Item G(3) up.

Adopt Resolution PC 180-2024 Approving the Wendt-Studebaker Lot-Line Adjustment
File No. 205-111-068 – Case No. LLA 02-2024

Community Development Director Caldwell provided a staff report recommending approval of the Wendt-Studebaker lot-line adjustment between two parcels at the Humboldt-Rio Dell Business Park adjusting approximately 1.47 acres from APN 205-111-075 to APN 205-111-068. The purpose of the lot line adjustment was to utilize the north boundary of the road as the common property line.

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Community Development Director Caldwell reviewed the required findings, staff analysis, and the conditions of approval. He said that based on comments from referral agencies, information submitted by the applicant, and the recommended conditions of approval, the evidence supports the finding that the proposed lot line adjustment is in conformance with all applicable policies of the Zoning Regulations, General Plan, and Building Regulations.

Commissioner Knight opened the public hearing to receive public comment on the proposed lot line adjustment. No public comment was received and the public hearing closed.

Arsenault/Millington made a motion to adopt Resolution No. PC 180-2024 approving the Wendt-Studebaker lot line adjustment subject to the conditions of approval. Motion carried 3-0.

Approve Resolution No. PC 178-2024 Recommending the City Council Approve a Minor Text Amendment to the Vacation Dwelling Unit Regulations Regarding Appeals

Community Development Director Caldwell provided a staff report recommending approval of a minor text amendment to the Vacation Dwelling Regulations regarding appeals.

He explained that Section 17.30.360(4) of the Rio Dell Municipal Code (RDMC) states that appeals may be filed within 30 days following approval which staff believes was an error in the Vacation Dwelling Unit regulations. He said that the intent was to allow 10 days for appeals following approval, which is consistent with 17.35.050 of the Rio Dell Municipal Code (RDMC).

Commissioner Millington asked for clarification that the text amendment was only to correct a minor error changing the appeal period from 30 days to 10 days.

Community Development Director Caldwell said she was correct and that the other discretionary permits allow for a 10-day appeal period.

Commissioner Knight opened a public hearing to receive public comment on the proposed text amendment. No public comment was received and the public hearing closed.

Millington/Arsenault made a motion to approve Resolution No. PC-178-2024 recommending the City Council approve a minor test amendment to the Vacation Dwelling Unit Regulations regarding appeals. Motion carried 3-0.

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Adopt Resolution No. PC 179-2024 Recommending the City Council Amend the Rio Dell Municipal Code (RDMC) to Establish Chapter 8.45 “Noise Control Ordinance”

Community Development Director Caldwell provided a staff report recommending the City Council amend the Rio Dell Municipal Code (RDMC) to establish Chapter 8.45 “Noise Control Ordinance”

He explained that Chapter 8 of the Rio Dell Municipal Code (RDMC) is the Nuisance provision and the Planning Commission normally only addresses matters under Chapter 17 which are the Zoning regulations. Because the noise ordinance impacts zoning entitlements, staff thought it would be a good idea to bring it to the Commission for input and/or a recommendation to the City Council.

Community Development Director Caldwell noted that the City Council recently amended Chapter 15.05 of the Rio Dell Municipal Code (RDMC) “Construction Codes” to establish construction activity noise regulations. The proposed Noise Ordinance would go a step further and identify definitions and define such things as a weighted sound level, ambient noise, and decibel, which is the measurement unit used for loudness of sound and/or noise.

He indicated that he borrowed a lot of the language from the City of Fortuna and referred to Table 8.45.1 – Allowable Exterior Sound Levels which identified the land use type, time intervals, and maximum exterior noise levels by decibels which he indicated are normal noise levels.

He continued with a review of some of the exceptions to the noise levels identified in the table such as noise from emergency response vehicles, church bells, approved fireworks during specific holidays, manned aircraft, garbage trucks, school-sanctioned activities conducted on school grounds, public works operations, or other activities as granted by the Community Development Director or Building Official under Section 8.45.120 of the regulations.

Commissioner Knight opened the public hearing to receive public comment on the proposed ordinance.

Sharon Wolfe, 3 Painter St., addressed the Commission and criticized Fortuna’s Noise Ordinance for being poorly written. She said that there were a lot of important items left out. She said that she watched the August 5th Fortuna City Council meeting where the

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Noise Ordinance was discussed and they continued the item to a Study Session and amendment of their General Plan. She commented that they want to expand the noise time past 8:00 p.m. for commercial land uses because they have businesses that are open past 8:00 p.m.

She noted that Supervisor Bushnell attended the meeting and expressed many of her same concerns. She pointed out that a well-done ordinance is a good thing for a community; a badly done ordinance is a weapon and can be used against people indiscriminately.

She provided an example and said that interior noise levels for residential areas cannot exceed 45 decibels when windows are closed which means that people would not be allowed to speak above a whisper.

She then referred to language from the city of Galt's Noise Control Standards which stated the following:

In an apartment, condominium, townhouse, duplex, or multiple dwelling unit it shall be unlawful for any person to create any noise from inside his unit that causes the noise level when measured in a neighboring unit during the period from 10:00 p.m. to 7:00 a.m. to exceed:

- 1) Forty-five (45) dBA for a cumulative period of more than five (5) minutes in any hour;*
- 2) Fifty (50) dBA for a cumulative period of more than one (1) minute in any hour;*
- 3) Fifty-five (55) dBA for any period of time.*

In addition, if the ambient noise level exceeds that permitted by any of the noise level categories, specified in subsection A of this section, the allowable noise level shall be increased in five (5) dBA increments in each category to encompass the ambient noise level.

Sharon Wolfe added that the tenants are the ones who would suffer the most with a poorly written ordinance and could potentially get thrown out of their residence with three or more noise complaints that may or may not be justified.

She said that she purchased a decibel meter and went outside her home on Sunday afternoon when nothing was going on and the ambient noise level was between 55-60

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decibels. She indicated that part of that noise is because Rio Dell sits in an echo chamber. She pointed out that older homes have walls that are hollow and are essentially a speaker box so people walking by her home could likely hear her speaking inside her home.

She encouraged the Commission to look closely before adopting Noise Regulations and noted that the city of Eureka has a bare-bones ordinance that mainly addresses noise levels after 10:00 p.m. She strongly encouraged the adoption of a well-written ordinance that is enforceable with enough language around it to protect tenants from potentially losing housing.

She also objected to the inspection provision which stated that it is unlawful for any person to refuse or restrict entry, and free access to any part of a premise, or refuse inspection, testing, or noise measurement of any activity, device, facility, or process, or the City may seek a warrant to inspect, test, or measure noise.

She commented that a vacuum cleaner measures approximately 70 decibels which means that a person is only allowed to vacuum for 3 minutes and would be the same for mowing a lawn.

There being no further public comment, the public hearing closed.

Community Development Director Caldwell thanked Sharon for her comments and said that based on those comments, staff is recommending the item be continued to a later date after further research and modification of the noise regulations.

Commissioner Arsenault commented that he wasn't sure what type of noise would be at 60 decibels and asked if a colicky baby would qualify.

Sharon estimated a colicky baby to be at 110 decibels.

Commissioner Arsenault referred to the time interval of 8:00 p.m. to 7:00 a.m. with a maximum exterior noise level of 55 decibels and expressed concern that someone could have music playing outside all night long.

Commissioner Knight pointed out that in the summertime, people mow their lawns after 8:00 p.m. because it is still daylight out.

Commissioner Millington said that the ordinance does not address animal noise.

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Community Development Director Caldwell explained that there are already provisions in the Rio Dell Municipal Code (RDMC) related to barking dogs.

Community Development Director Caldwell suggested the item be withdrawn rather than continued until staff gathers additional information and considers whether or not to bring it back to the Commission for further consideration.

Arsenault/Millington made a motion to withdraw Resolution No. PC 179-2024 recommending the City Council amend the Rio Dell Municipal Code to establish Noise Control regulations. Motion carried 3-0.

STAFF COMMUNICATIONS/UPDATES

Community Development Director Caldwell said that at the next regular meeting scheduled for October 22, staff would be bringing forward a text amendment to the Industrial and Industrial Commercial zoning designations to clean up the code and get the allowable uses for each zone on one page.

ADJOURNMENT

The meeting adjourned at 6:38 p.m. to the October 22, 2024 regular meeting.

Patrick Knight, Acting Chair

Attest:

Karen Dunham, City Clerk



Community Development Department
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532

For the Meeting of October 22, 2024

To: Planning Commission

From: Kevin Caldwell, Community Development Director

A handwritten signature in blue ink, appearing to be "K Caldwell", with a circular flourish at the end.

Through: Kyle Knopp, City Manager

Date: October 15, 2024

Subject: Text Amendment to the Industrial Commercial (IC) Regulations and Land Use Element.

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed text amendment and discuss the recommended changes; and
2. Open the public hearing, receive public input, and deliberate, including amending staff's recommendations; and
3. Close the public hearing; and
4. Approve Resolution No. PC 181-2024 recommending the City Council approve the proposed text amendment.

Discussion

The Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses. As an example, the Industrial Commercial (IC) zone refers to the Industrial (I) zone which in turn refers to compatible commercial uses described in the community commercial land use designation, which also includes conditionally permitted uses in the Neighborhood Commercial zone without the need to obtain a use permit. See below:

17.20.110 Industrial commercial or IC zone.

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal permitted uses, including, but not limited to:

(a) Industrial uses as described in the industrial land use designation and compatible commercial uses described in the community commercial land use designation;

(b) Public facility needs such as a wastewater treatment plant;

(c) Motor vehicle repair, maintenance and fueling; and

(d) Telecommunications facilities and manufacturing.

Copies of the Industrial Commercial (IC), Industrial (I), Community Commercial (CC), and Neighborhood Commercial (NC) development standards are included in **Attachment 1**. It is not only cumbersome and confusing for staff but also members of the public to have to refer to other designations to determine the allowed uses. Staff intends to amend the land use designations that refer to other land use designations so that one will not have to refer to other land use designations to determine allowed uses. We are starting with the Industrial Commercial (IC) designation.

Some of the Planning Commissioners may remember that we worked a land use matrix years ago, identifying what we believed were appropriate land uses for the various zoning designations. This matrix was used to develop the principally and conditionally permitted use type. A copy of the matrix is included in **Attachment 2**.

Attachment 3 identifies those uses identified in the matrix for the Industrial Commercial designation. Those use types in blue and italicized are the current allowed uses in the Industrial Commercial designation. Attachment 3 also identifies the definitions for the various use types.

Zone Reclassification Required Finding:

1. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

In order to be consistent with the Land Use Element of the General Plan, the Industrial Commercial designation must be amended to incorporate the changes to the zoning designation. Below is a copy of the existing Land Use Element language for the Industrial Commercial designation. Accordingly, Table 1-2, the “Permitted Uses” needs to be amended.

Designation	Permitted Uses	Minimum Lot Size
Industrial Commercial (IC)	● Industrial Uses as described in the Industrial Land Use Designation and compatible commercial uses described in the Community Commercial Land Use Designation. ● Public Facility needs. ● Motor vehicle repair, maintenance and fueling. ● Telecommunications facilities and manufacturing. ● Limited lodging facilities. ● Limited childcare facilities.	20,000 square feet
Open Space	Density/FAR*	Building Height
10%	FAR 1.5 on 20% and 0.35 on 80%.	Maximum 4 stories or 65 feet

Attachment 4 identifies the amended Table 1-2. With the recommended amendment to the Land Use Element of the General Plan, the recommended amendments are consistent and compatible with the General Plan.

2. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).

CEQA:

There are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue. For the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved. There is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC). Of course, the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted.

Based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

Attachments:

Attachment 1: Copies of the Industrial Commercial (IC), Industrial (I), Community Commercial (CC), and Neighborhood Commercial development standards.

Attachment 2: Planning Commission approved Land Use Matrix for the various land use designations in the City.

Attachment 3: Recommended Industrial Commercial land use types and definitions.

Attachment 4: Proposed amendments to Table 1-2 of the Land Use Element of the General Plan.

Attachment 5: Resolution No. PC 181-2024 recommending that the City Council amend the allowed uses in the Industrial Commercial land use designation.

17.20.110 Industrial Commercial or IC zone.

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal Permitted Uses.

(a) Industrial uses as described in the industrial land use designation and compatible commercial uses described in the community commercial land use designation;

(b) Public facility needs such as a wastewater treatment plant;

(c) Motor vehicle repair, maintenance and fueling; and

(d) Telecommunications facilities and manufacturing.

(2) Uses Permitted with a Use Permit.

(a) Lodging; and

(b) Child care.

(3) Other Regulations. See Table 17.20.110 for development standards for the IC zone.

Table 17.20.110 Development Standards in the
Industrial Commercial or IC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area	20,000 square feet
Maximum Ground Coverage:	Not applicable
Floor Area Ratio (FAR):	Proportion of lot area: 1.5 on 20% and 0.35 on 80%
Minimum Lot Width:	Not applicable
Minimum Open Space	10%
Minimum Yard	
Front:	10 feet
Rear:	0 unless abutting residential, in which case 10 feet
Side:	0 unless abutting residential, in which case 10 feet.
Maximum Building Height:	4 stories or 65 feet

[Ord. 276 § 1, 2011; Ord. 256 § 1 (Att. B), 2008; Ord. 252 § 4.11, 2004.]

Community Development Department
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Industrial Commercial Zone Development Standards
Section 17.20.120 Rio Dell Municipal Code

17.20.110 Industrial Commercial or IC zone.

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal Permitted Uses, including, but not limited to:

(a) Industrial uses as described in the industrial land use designation and compatible commercial uses described in the community commercial land use designation;

(b) Public facility needs such as a wastewater treatment plant;

(c) Motor vehicle repair, maintenance and fueling; and

(d) Telecommunications facilities and manufacturing.

(2) Uses Permitted with a Use Permit.

(a) Lodging; and

(b) Child care.

(c) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.

(3) Other Regulations. See Table 17.20.110 for development standards for the IC zone.

Table 17.20.110 Development Standards in the
Industrial Commercial or IC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area	20,000 square feet
Maximum Ground Coverage:	Not applicable
Floor Area Ratio (FAR):	Proportion of lot area: 1.5 on 20% and 0.35 on 80%
Minimum Lot Width:	Not applicable
Minimum Open Space	10%
Minimum Yard	
Front:	10 feet
Rear:	0 unless abutting residential, in which case 10 feet
Side:	0 unless abutting residential, in which case 10 feet.
Maximum Building Height:	4 stories or 65 feet

17.20.100 Industrial or I zone.

The purpose of the industrial zone is to provide for large-scale industrial uses.

(1) Principal Permitted Uses.

(a) Wood products manufacturing;

(b) Power generation;

(c) Other industrial uses including stores and services such as carpentry and cabinet making, clothing manufacture, handicraft manufacture, lumber yards, metal working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops and printing and lithographing;

(d) Research and development;

(e) Research and light industrial;

(f) Telecommunications;

(g) Manufacturing; and

(h) Administrative, business and professional offices.

(2) Uses Permitted with a Use Permit.

(a) Ancillary and complementary (with a use permit); and

(b) Kennels and animal boarding and veterinary.

(3) Other Regulations. See Table 17.20.100 for development standards for the industrial (I) zone.

Table 17.20.100 Development Standards in the
Industrial or I Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	1 acre
Maximum Ground Coverage:	Not applicable
Floor Area Ratio (FAR):	Proportion of lot area: 0.35
Minimum Lot Width:	Not applicable
Minimum Open Space:	10%
Minimum Yard	
Front:	10 feet
Rear:	0 unless abutting residential, in which case 10 feet
Side:	0 unless abutting residential, in which case 10 feet
Maximum Building Height:	4 stories or 45 feet

[Ord. 256 § 1 (Att. B), 2008; Ord. 252 § 4.10, 2004.]

**City of Rio Dell Community Commercial Regulations
Section 17.20.060 Rio Dell Municipal Code**

17.20.060 Community Commercial or CC zone.

The purpose of the community commercial or CC zone is to provide for large-scale commercial uses. The following regulations shall apply in all community commercial or CC zones:

(1) Principal Permitted Uses.

- (a) Large-scale retail stores and retail services, including supermarkets;
- (b) Automotive sales, automotive services contained entirely within a building, and gas stations;
- (c) Light manufacturing contained entirely within a building;
- (d) All uses permitted with a use permit in neighborhood center or NC zones, without regard to the securing of any use permit, except as provided in subsection (2) of this section.
- (e) Apartments on the upper floors of multistory buildings.

(2) Use Permitted with a Use Permit.

- (a) Motels in a lodging building or in a mixed use building, RV parks;
- (b) Small animal hospitals, completely enclosed within a building;
- (c) Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metalworking shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographic;
- (d) Civic and cultural uses including City offices and other government services and City parking facilities.
- (e) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.

(3) Other Regulations. See Table 17.20.060 for development standards for the community commercial (CC) zone.

- (a) Minimum lot area, width, and minimum yards shall be the same as those required in the neighborhood commercial or NC zones.
- (b) Maximum building height: 45 feet.

Table 17.20.060

Development Standards for the Community
Commercial or CC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	5,000 sq. ft.
Maximum Ground Coverage:	100% [Floor Area Ratio = 1.5]
Minimum Lot Width:	50 ft.
Minimum Yard	
Front:	15 feet if abutting residential, otherwise none required
Rear:	15 feet if abutting residential, otherwise none required
Side:	15 feet if abutting residential, otherwise none required
Maximum Building Height:	3 stories or 45 feet

[Ord. 252 § 4.08, 2004.]

17.20.050 Neighborhood Center or NC zone.

The neighborhood center or NC zone is intended to provide for small-scale shopping centers located within neighborhoods which will provide convenient sales and service facilities to residential areas, without detracting from the residential desirability of such areas. The following regulations shall apply in all neighborhood center or NC zones:

(1) Principal Permitted Uses.

- (a) Social halls, fraternal and social organizations and clubs, plant nurseries and greenhouses;
- (b) Professional and business offices and commercial instruction;
- (c) Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, bookstores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations and repair, studios, tailor shops, enclosed theaters, and variety stores;
- (d) Sales of used and secondhand goods, when appurtenant to any of the foregoing.
- (e) Pet shops, public garages, sales of used or secondhand goods, and storage warehouses.
- (f) Apartments on the upper floors of multistory buildings.

(2) Uses Permitted with a Use Permit.

- (a) Boarding and rooming houses, and bed and breakfast inns in a mixed use building;
- (b) Professional and business offices, health services, and commercial instruction when part of a mixed use building;
- (c) Small animal hospitals completely enclosed within a building;
- (d) Civic and cultural uses including City offices and day care centers.
- (e) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.

(3) Other Regulations. See Table 17.20.050 for development standards for the neighborhood center (NC) zone.

Table 17.20.050

Development Standards for the Neighborhood
Center or NC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,000 square feet
Maximum Ground Coverage:	100% [Floor Area Ratio = 1.5]
Minimum Lot Width:	25 feet
Minimum Yard*	
Front:	15 feet if abutting residential, otherwise none required*
Rear:	15 feet if abutting residential, otherwise none required*
Side:	15 feet if abutting residential, otherwise none required*
Maximum Building Height:	3 stories or 45 feet

*Note: Setbacks are required where NC abuts a residential zone to provide separations between these uses.

[Ord. 252 § 4.07, 2004.]

Land Use Matrix

N = Not Allowed; C = Conditionally Permitted; P = Principally Permitted

UR = Urban Residential; RM = Residential Multifamily; S = Suburban; SR = Suburban Residential; R = Rural
 TC = Town Center; CC = Community Commercial; NC = Neighborhood Center
 I = Industrial; IC = Industrial Commercial; NR = Natural Resources; PF = Public Facilities

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Adult Day Care Facility</u> <i>State-licensed facility that provides non-medical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.</i>	C	C	C	C	C	N	N	N	N	N	N	N
<u>Adult Day Care Home</u> <i>Pursuant to definitions of state law, a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own residence, on a less than 24-hour basis. Homes serving more than six adults are included in "Adult Day Care Facility".</i>	C	C	C	C	C	N	N	N	N	N	N	N
<u>Agricultural Products Processing</u> <i>The act of changing an agricultural crop, subsequent to harvest in order to prepare it and package it for market.</i>	N	N	N	N	N	N	N	N	P	C	N	N
<u>Aggregate Resources Processing</u> <i>Aggregate processing is the storing, crushing, washing, milling and screening, as well as the batching and blending of mineral aggregate into asphalt and concrete.</i>	N	N	N	N	N	N	N	N	C	C	C	N
<u>Amusement Arcades</u> <i>Establishments containing devices commonly known as pinball machines, video games, games of skill of whatever kind or nature, whether electronically activated or not.</i>	N	N	N	N	N	P	P	P	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Animal Sales and Grooming (Pet Stores)</u> <i>Retail sales of domestic and/or exotic animals, bathing, grooming and trimming services conducted entirely within an enclosed building with no outdoor use.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Apartment on Upper Floors of Multistory Mixed-Use Buildings</u>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Appliance, Furniture and Furnishings Stores</u> <i>Stores engaged primarily in selling the following products and related services, including incidental repair services; draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, including but not limited to pianos, cellos and harps, movable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture refrigerators, etc.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Art, Antique Collectable Sales</u> <i>Antique shops, art galleries, curio, gift and souvenir shops and the sales of collectible items including sport cards, coins, stamps and comic books.</i> Note: The Planning Commission's recommendation is to encourage art galleries and antique/collectable shops in the Town Center.	N	N	N	N	N	P	C	C	N	N	N	N
<u>Artisan Shops</u> <i>Retail stores selling art, glass, ceramics, jewelry, weaving, quilts and other handcrafted items.</i> Note: The Planning Commission's recommendation is to encourage artisan shops in the Town Center.	N	N	N	N	N	P	C	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Artisan/Craft Product Manufacturing</u> <i>Establishments manufacturing and/or assembling products primarily by hand, including jewelry, pottery and other ceramics, as well as glass and metal art and craft products.</i> Note: The Planning Commission's recommendation is to encourage artisan craft manufacturing in the Town Center.	N	N	N	N	N	P	C	C	C	C	N	N
<u>Automobile Washing and Detailing</u> <i>Permanent, drive-through, self service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services.</i>	N	N	N	N	N	C	P	P	N	N	N	N
<u>Automobile/Vehicle Detailing</u> <i>Establishments providing automobiles, trucks (non-commercial), boats and recreational vehicle cleaning, waxing, polishing, interior cleaning/vacuuming etc. services.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Automobile Gas Stations, including charging stations, without vehicle service</u> <i>A retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories.</i>	N	N	N	N	N	C	P	P	N	P	N	N
<u>Automobile Gas Stations, including charging stations, with minor vehicle service</u> <i>A retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories and providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.</i>	N	N	N	N	N	C	P	P	N	P	N	N
<u>Automobile and Vehicle Sales/Rentals</u> <i>Retail establishments selling and/or renting automobiles, trucks, vans, motorcycles, recreation vehicles and/or boats. May also include repair shops and the sales of parts and accessories incidental to the vehicle dealership.</i>	N	N	N	N	N	C	P	C	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Automobile and Vehicle Services, Major Repair/Body Work <i>Establishments providing general repair, rebuilding, reconditioning, removal and replacement of engines, transmissions, drive-trains, collision repair including body, frame or fender straightening of automobiles, trucks, boats, recreational vehicles, etc.</i>	N	N	N	N	N	N	N	N	P	P	N	N
Automobile and Vehicle Services, Maintenance and Minor Repair <i>Establishments providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.</i>	N	N	N	N	N	C	C	C	N	P	N	N
Banks and Financial Services <i>Financial institutions including: banks, credit unions trust companies, lending and thrift institutions, other investment companies and securities/commodity contract brokers.</i>	N	N	N	N	N	P	P	P	N	N	N	N
Bars and Nightclubs <i>Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (music and/or dancing, comedy, etc.) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or micro-brewery.</i>	N	N	N	N	N	P	P	C	N	N	N	N
Bed and Breakfast Inn <i>Residential structures with one family in permanent single-family residence with not more than four (4) bedrooms rented for overnight lodging, and may only serve food to its registered guests. The food service is restricted to breakfast or a similar early morning meal, and light food or snacks. The price of food must be included in the price of the overnight accommodation.</i>	C	N	C	P	P	C	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Boarding and Rooming Houses</u> <i>A dwelling or part thereof with one family in permanent residence, with not more than three rented bedrooms and where meals or meals and lodging are provided for compensation.</i>	P	N	P	P	P	N	N	N	N	N	N	N
<u>Building Materials Stores and Yards</u> <i>Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. (Includes paint, wallpaper, glass and fixtures.) Includes stores selling to the general public, even if contractor sales account for a major 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." Hardware stores are listed in the definition of "General Retail Stores", even if they sell some building materials, as long as there is no outdoor lumberyard.</i>	N	N	N	N	N	N	P	C	N	P	N	N
<u>Business Support Services</u> <i>Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes: blueprinting business; equipment repair services (except vehicle repair, see "Vehicle Services"); commercial art and design (production); computer-related services (rental, repair); copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing"); equipment rental businesses within buildings (rental yards are "Storage Yards"); film processing laboratories; heavy equipment repair services where repair occurs on the client site; janitorial services; mail advertising services (reproduction and shipping); mail box services; other "heavy service" business services; outdoor advertising services; photocopying and photofinishing; protective services (other than office related); soils and materials testing laboratories; window cleaning.</i>	N	N	N	N	N	P	P	P	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Café/Specialty Shop</u> <i>A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption as well as offering specialty food and beverage products in a distinct category of merchandise generally not prepared for immediate consumption, such as seafood or meat, imported ethnic products, wine, or other specialty foods. This use is distinct from other food or beverage stores in that the type or selection of products offered is not readily available at a convenience market, liquor store, or grocery store.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Caretaker Housing</u> <i>A residence that is accessory to a non-residential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facility, equipment, or other conditions on the site.</i>	N	N	N	N	N	C	C	C	P	P	N	C
<u>Caterers</u> <i>Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.</i>	N	N	N	N	N	P	P	P	N	P	N	N
<u>Cemeteries, Mausoleums</u> <i>Land used for the burial of the dead, and dedicated for cemetery purposes, including crematories, columbariums and mausoleums. Also see "Funeral Homes and Mortuaries".</i>	N	N	N	C	C	N	N	N	N	N	C	N
<u>Civic Center</u> <i>A prominent land area that allows for a government facility which may include a Police and/or Fire Station, City Hall, parking facilities and incidental community centers.</i>	N	N	N	N	N	N	N	N	N	N	N	P

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Clubs, Lodges and Meeting Halls</u> <i>Permanent, head-quarters-type and meeting facility for organizations operating on a membership basis for the promotion of the interests of the members, including a facility for: business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations, and/or other membership organizations.</i> Note: Use type was listed under Civic Uses and Cultural Organizations.	C	N	C	C	C	C	N	C	N	N	N	N
<u>Coffee House</u> <i>An establishment providing coffee, tea, smoothies, etc as well as light snacks, ranging from baked goods to soups and sandwiches, other casual meals and light desserts.</i>	N	N	N	N	N	P	P	P	N	P	N	N
<u>Community Centers</u> <i>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 such activities as meetings, parties, receptions, dances, etc.</i>	C	C	C	C	C	C	C	C	N	N	N	P
<u>Community Garden</u> <i>A site used for growing plants for food, fiber, herbs, flowers, which is shared and maintained by nearby residents.</i>	P	P	P	P	P	N	N	N	N	N	P	P
<u>Contractors Storage Yards</u> <i>Storage yards for contractor's equipment and supplies.</i>	N	N	N	N	N	N	N	N	P	P	N	N
<u>Convenience Stores</u> <i>Easy access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be a part of a service stations or an independent facility. Also see "Neighborhood Market" and "Grocery Store/Supermarket" for larger stores or stores oriented towards the daily shopping needs of residents.</i>	N	N	N	N	N	P	P	P	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Dog Park</u> <i>A dog park is a park for dogs to exercise and play off-leash in a controlled environment under the supervision of their owners. enclosure for small dogs.</i>	C	C	C	C	C	C	C	C	C	C	C	C
<u>Emergency Shelter</u> <i>Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, which does not deny emergency shelter because of an inability to pay.</i>	N	P	N	N	N	N	N	N	N	P	N	N
<u>Equestrian Facilities, Commercial</u> <i>A commercial horse, donkey pony and/or mule facility including horse ranches, boarding stables, riding schools and academies, hose exhibition facilities (for shows or other competitive events), pack stations and barns, corrals and paddocks accessory and incidental to these uses.</i>	C	N	C	C	C	N	N	N	N	N	N	N
<u>Equestrian Facility, Hobby</u> <i>Stables, corrals, paddocks used by the individual residents of related property and their animals.</i>	P	P	P	P	P	N	N	N	N	N	N	N
<u>Equipment Sales and Rental</u> <i>Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment, party supplies (tents, tables, chairs, etc.)</i>	N	N	N	N	N	N	P	P	N	P	N	N
<u>Family Day Care Center</u> <i>Family Day Care Center refers to any facility which provides, to more than twelve (12) persons, non-medical care or personal services, supervisions or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than 24 hour basis. Such Day Care Centers are a residential use of the property. A Conditional Use Permit (CUP) shall be required for the establishment of such a center. See also "Community Care Facility" and "Family Day Care Home".</i>	C	C	C	C	C	N	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Family Day Care Home</u> <i>Family Day Care Home refers to any facility which provides, to twelve (12) or fewer children (including children who reside at the home), non-medical care, personal services, supervision or assistance for sustaining the activities of daily living or for the protection of the individual on a less than 24 hour basis. See also "Community Care Facility" and "Family Day Care Center".</i>	P	P	P	P	P	N	N	N	N	N	N	N
<u>Feed Lot</u> <i>"Feed Lot" means any premises uses principally for the raising or keeping of animals in a confined feeding area. Confined feeding area shall mean any livestock feeding, handling, or holding operation or feed yard where animals are concentrated in an area:</i> <i>(a) Which is not normally used for pasture or for growing crops and in which animal wastes may accumulate; and</i> <i>(b) Where the space per animal is less than 600 square feet.</i> <i>(c) Feedlot is not intended to otherwise preclude the raising of animals as part of a general farming and/or livestock operation or as an FFA, 4-H, or other student project in an agricultural zone. General farming and/or livestock operation shall mean one in which the confined feeding of animals is an incidental part of the total livestock operation.</i>	N	N	N	N	N	N	N	N	P	N	N	N
<u>Fuel Storage and Distribution</u> <i>A facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.</i>	N	N	N	N	N	N	N	N	C	C	N	N
<u>Funeral Homes and Mortuaries</u> <i>Funeral homes and parlors where the deceased are prepared for burial or cremation and in which funeral services may occur.</i>	N	N	N	N	N	N	N	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Furniture and Fixtures Manufacturing, Cabinet Shops</u> <i>Manufacturers producing household furniture, office furniture and partitions, shelving, store furniture, cabinets, drapery hardware, window blinds and shades, countertops.</i>	N	N	N	N	N	N	N	N	P	P	N	N
<u>Garden Center/Plant Nursery</u> <i>Establishments providing for the cultivation and sale of ornamental trees, shrubs and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment, including but not limited to lawn mowers, tillers and edgers, shovels, hoes, rakes, hoses, wheelbarrows, etc.</i>	N	N	N	N	N	N	P	P	N	P	N	N
<u>Grocery Stores – Supermarkets</u> <i>A retail business where the majority of the floor area open to the public is occupied by food products packaged for the preparation and consumption away from the site of the store. These full service businesses do not typically have limited hours of operation. See separate but related listings for "Neighborhood Market" and Convenience Store".</i>	N	N	N	N	N	C	P	C	N	C	N	N
<u>Guest House</u> <i>An attached or detached habitable structure with only sleeping, living, and bathroom provisions, exclusive of kitchen or cooking facilities. Such structures shall be no more than 600 square feet and shall not be used or rented as a separate dwelling for permanent living quarters.</i>	P	P	P	P	P	N	N	N	N	N	P	N
<u>Hostel</u> <i>Hostels provide budget-oriented, sociable accommodation where guests can rent a bed, usually a bunk bed, in a dormitory and share a bathroom, lounge and sometimes a kitchen. Rooms can be mixed or single-sex, although private rooms may also be available</i>	N	N	N	N	N	C	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Hotels and Motels</u> <i>Facilities with guest rooms or suites provided with or without a kitchen facility, rented to the general public for transient lodging (less than 30 days). Generally, hotels provide access to most guest rooms from an interior walkway or hallway and typically include a variety of services in addition to lodging; for example restaurants, meeting facilities, personal services, etc. Generally motels provide access to most guest rooms from an exterior walkway</i>	N	N	N	N	N	C	P	N	N	N	N	N
<u>Indoor Amusement/Entertainment Facility</u> <i>Establishments providing indoor amusement and entertainment services for a fee or admission charge, including: dance halls and ballrooms, and electronic game arcades, as stand-alone uses. Four or more electronic games or coin-operated amusements in any establishment, or a premise where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above.</i>	N	N	N	N	N	P	P	C	N	P	N	N
<u>Indoor Sports and Recreation Facility</u> <i>Predominantly participant sports and health activities conducted entirely within an enclosed building, with the exclusion of secondary uses such as a outdoor spa, pool, basketball court or tennis court. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, indoor soccer fields, indoor driving range, go-karts, athletic clubs and health clubs. Also see Outdoor Commercial Recreation for spectator venues and uses.</i>	N	N	N	N	N	P	P	C	N	P	N	N
<u>Kennels, Commercial</u> <i>Facility for the keeping, boarding and/or maintaining of 5 or more dogs, or 5 or more cats. This definition does not include animals for sale in pet shops, or patients in animal hospitals. This definition includes a kennel where the animals are kept for commercial purposes, including boarding, breeding, buying, selling, renting, exhibiting, or training. Does not</i>	N	N	N	N	C	N	N	N	C	P	N	N

include a veterinary facility, pet shop, or animal shelter.

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Kennels, Hobby</u> <i>Facility for the keeping, boarding and/or maintaining of 5 or more dogs (4 months of age or older), or 5 or more cats when the animals are owned or kept by an occupant for personal, non-commercial purposes including: hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, enhancing or perpetuating a given breed. This definition does not apply to non-domestic animals used in conjunction with an agricultural operation.</i>	C	C	C	C	C	N	N	N	N	N	P	N
<u>Laundries and Dry Cleaning Plants</u> <i>Service establishments engaged primarily in high volume laundry and garment services, including: laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and on-site carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment. (see "Personal Services").</i>	N	N	N	N	N	N	N	N	P	C	N	N
<u>Live-Work Units</u> <i>Means an integral working space and residential space occupied within a single unit or multi-unit structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity and which:</i> <i>(a) Is regularly used for such purposes by one or more persons residing in the unit;</i> <i>(b) Includes complete kitchen space and sanitary facilities in compliance with the building code;</i> <i>(c) Allows employees with associated required amenities as consistent with the building code; and</i> <i>(d) Includes working space reserved and regularly used by one or more occupants of the unit.</i>	N	N	N	N	N	P	N	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Lumber and Wood Product Manufacturing <i>Manufacturing, processing, and sales uses involving the milling of new or used forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products: containers, pallets and skids, milling operations, trusses and structural beams, turning and shaping of wood products, wholesaling of basic wood products, and wood product assembly. Craft-type shops are included in "Handcraft Industries and Small Scale Manufacturing." Other wood and cabinet shops are included under "Furniture and Fixture Manufacturing." The indoor retail sale of building materials, construction tools and equipment is included under cabinet shops under "Building Materials Stores and Yards."</i>	N	N	N	N	N	N	N	N	P	P	N	N
Machinery Manufacturing <i>The manufacturing of machinery and equipment used: for the manufacturing of other products; as parts in the assembly of other products; and for end-use purposes, including the following: construction equipment, conveyors, cranes, die casting, dies, dredging, engines and turbines, farming and gardening, food products manufacturing, gear cutting, heating, ventilation, air conditioning, industrial trucks and tractors, industrial furnaces and ovens, industrial molds, laundry and dry cleaning, materials handling, mining, oil field equipment, paper manufacturing, passenger and freight elevators, pistons, printing, pumps, refrigeration equipment, textile manufacturing.</i>	N	N	N	N	N	N	N	N	P	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Maintenance and Repair, Large Equipment</u> <i>Establishments providing on-site repair and accessory sales of supplies for industrial and/or agricultural machines conducted entirely within an enclosed building. This classification includes maintenance, repair, and overhauling of light and heavy vehicles and equipment such as fire engines and pump systems, fire trucks including large trailer aerial ladder trucks, gang mowers, aerial work platforms, and construction equipment such as loaders, graders, dump trucks, back hoes, asphalt trucks, trailers, rollers, street sweepers, air compressors, and off road equipment.</i>	N	N	N	N	N	N	N	N	P	P	N	N
<u>Maintenance and Repair, Small Equipment</u> <i>Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.</i>	N	N	N	N	N	P	P	P	N	P	N	N
<u>Medical Services – Clinics, Offices, and Laboratories</u> <i>A facility primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including: medical and dental laboratories, medical, dental and psychiatric offices, out-patient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under "Offices."</i>	N	C	N	N	N	P	P	P	N	N	N	N
<u>Medical Services – Extended Care</u> <i>A residential facility providing nursing and health related care as a primary use with in-patient beds, such as: board and care homes; convalescent and rest homes; extended care facilities; skilled nursing facilities; and rehabilitation facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."</i>	C	C	C	C	C	N	C	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Medical Services – Hospitals</u> <i>Hospitals and similar facilities engaged primarily 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 on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition of "Accessory Retail Uses"). Does not include "Ambulance Services", which are defined separately.</i>	N	N	N	N	N	N	C	N	N	N	N	N
<u>Metal Products Fabrication, Machine/Welding Shops</u> <i>Establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products, blacksmith and welding shops, sheet metal shops, machine shops and boiler shops.</i>	N	N	N	N	N	N	N	N	P	P	N	N
<u>Metal Products Manufacturing</u> <i>Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable.</i>	N	N	N	N	N	N	N	N	P	C	N	N
<u>Miniature Golf Courses (Indoor & Outdoor)</u> <i>A facility that provides on-site commercial entertainment in the form of a novelty version of golf played with a putter and golf ball on a miniature course and featuring obstacles such as alleys, bridges, and tunnels.</i>	N	N	N	N	N	P	P	C	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Museums</u> A public or quasi-public institution of a non-commercial nature that procures, cares for, studies and displays objects of lasting interest or value. Examples of museums include art and historical museums, aquariums, planetariums, botanical gardens. Arboretums and historical sites and exhibits.	N	N	N	N	N	P	P	N	N	N	N	P
<u>Neighborhood Market</u> A pedestrian oriented grocery/specialty market store offering food products packages for the preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see "Grocery Store/Supermarket". Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.	N	N	N	N	N	P	N	P	N	N	N	N
<u>Offices, Accessory</u> Offices that are incidental and accessory to a primary business, allowed as part of an approved primary use.	N	N	N	N	N	P	P	P	P	P	N	N
<u>Offices, Business and Professional</u> Offices of finance businesses providing direct services to consumers (companies, utility companies, etc.), government agency and service facilities (post office, civic center, etc.), professional offices (accounting, legal, employment, public relations, insurance, real estate, etc.), and offices engaged in the production of intellectual property (advertising, architectural, computer programming, photography studios, etc.). These do not include: medical offices (see "Medical Services – Clinics, Offices and Laboratories"); temporary offices (see "Offices, Temporary"), or offices that are incidental and accessory to another business that is the primary use (see "Offices, Accessory").	N	N	N	N	N	P	C	P	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Offices, Temporary</u> <i>A mobilehome, recreation vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.</i>	P	P	P	P	P	P	P	P	P	P	P	P
<u>Outdoor Commercial Recreation</u> <i>Facility for various outdoor participant sports and types of recreation where a fee is charged for use, including: amphitheaters, amusement and theme parks, golf courses and driving ranges, health and athletic club outdoor facilities, BMX parks, motocross tracks, skateboard parks, stadiums and coliseums, swimming pools and water parks, tennis clubs, tennis courts and zoos.</i>	C	C	C	C	C	C	C	C	C	C	C	C
<u>Paper Product Manufacturing</u> <i>The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.</i>	N	N	N	N	N	N	N	N	C	C	N	N
<u>Parks and Playgrounds</u> <i>Parks, play lots, playgrounds, amphitheaters, and athletic fields for noncommercial neighborhood or community active recreational use, including tot lots within apartment complexes. Does not include Dog Parks.</i>	P	P	P	P	P	P	P	P	N	C	P	P
<u>Paving/Roofing Material Manufacturing</u> <i>The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar. The manufacture of wood roofing materials (shingles, shakes, etc.) is included under "Lumber and Wood Product Manufacturing."</i>	N	N	N	N	N	N	N	N	C	C	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Pawn Shops <i>Means a building or portion thereof where personal property is received and for which money is advanced, with the right of privilege granted to the person to whom said money is advanced to reclaim such property upon repayment of said money, together with all legal charges incident thereto.</i>	N	N	N	N	N	C	C	N	N	N	N	N
Personal Services <i>A use that provides personal service that is non-medical and include accessory retail sales of products related to the services that are provided. Examples of personal services include, but are not limited to the following: barber and beauty shops, nail salons, massage establishments, day spas, tattoo and piercing shops, clothing and costume rental, dry cleaning pick-up stores, shoe repair shops and tailors.</i>	N	N	N	N	N	P	P	P	N	N	N	N
Plastics, Synthetics, Rubber Products Manufacturing <i>The manufacture of rubber products including: tires, rubber footwear including heels and soles, mechanical rubber goods, flooring, and other rubber products from natural, synthetic or reclaimed rubber, molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, and fiberglass manufacturing and fiberglass application services. Establishments engaged primarily in recapping and retreading automobile tires are classified in "Vehicle Services - Major Repair/Body Work."</i>	N	N	N	N	N	N	N	N	C	C	N	N
Printing and Publishing <i>Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing which are included in Business Support Services.</i>	N	N	N	N	N	N	N	N	P	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Recreational Vehicle Parks <i>A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents on transient basis (30 days or less). Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.</i>	N	N	C	N	C	N	N	N	N	C	C	N
Recycling Facility, Large Collection Facility <i>A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that occupies more than 500 square feet and includes permanent structures, does not use power driven processing equipment except for compacting, baling, plastic shredding, and other activities necessary for efficient temporary storage and material shipment.</i>	N	N	N	N	N	N	N	N	C	C	N	N
Recycling Facility, Processing Facility <i>A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.</i>	N	N	N	N	N	N	N	N	C	C	N	N
Recycling Facility, Reverse Vending Machine <i>An automated mechanical device that accepts one or more types of empty beverage containers, including but not limited to, aluminum cans, glass bottles, plastic bottles, and uses a cash refund or redeemable credit clip with a value of not less than the container's redemption value as determined by the State.</i>	N	N	N	N	N	C ¹	C ¹	C ¹	P	C	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Recycling Facility, Scrap and Dismantling Facility</u> <i>Uses engaged in the assembling, breaking up, sorting, temporary storage and distributions of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal site.</i>	N	N	N	N	N	N	N	N	C	C	N	N
<u>Recycling Facility, Small Collection Facility</u> <i>A recycling facility used for the acceptance by donation, redemption or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials.</i>	N	N	N	N	N	N	C	C	P	C	N	P
<u>Religious Institutions</u> <i>Facility operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc. and accessory uses on the same site, such as living quarters for clergy and staff, and child day care facilities.</i>	C	C	C	C	C	N	N	N	N	N	N	N
<u>Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.)</u> <i>A system or network generating energy that is derived from resources that are regenerative or for all practical purposes cannot be depleted.</i>	N	N	N	N	N	N	N	N	P	P	C	P

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Research and Development</u> <i>Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – Clinics, Offices, and Laboratories").</i>	N	N	N	N	N	C	C	C	P	P	N	N
<u>Residential Care Facility</u> <i>Consistent with the definitions of State law, a residential care facility is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, juvenile court residential facilities, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."</i>	C	C	C	C	C	N	N	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Residential Care Home, Small</u> <i>Consistent with the definitions of State law, a residential care home is a home that provides 24-hour non-medical care for <u>six or fewer</u> persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential, juvenile court residential facilities, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."</i>	P	P	P	P	P	N	N	N	N	N	N	N
<u>Restaurants</u> <i>A retail business selling food and beverages prepared on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Restaurants, Fast Food/Drive-In</u> <i>A restaurant that provides both sit down and take out service and has at least 2 of the following characteristics:</i>	N	N	N	N	N	P	P	P	N	N	N	N
(A) <i>Food to be consumed on the premises is served with non-reusable tableware,</i>												
(B) <i>Food is not delivered to the table,</i>												
(C) <i>Orders are placed at a counter,</i>												
(D) <i>Orders are placed at a drive through and/or walk up window.</i>												

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Restaurants and Appurtenant Licensed Premises (Bars)</u> <i>A restaurant with a valid Alcohol Beverage license that sells alcoholic drinks along with preparing and serving food. Also includes restaurants with breweries, subordinate to the restaurant use, that operate for the production of on-site consumption.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Restaurants, with or without Appurtenant Licensed Premises (Bars) and Live Entertainment</u> <i>A restaurant that includes live entertainment.</i>	N	N	N	N	N	P	P	C	N	N	N	N
<u>Restaurants, With Outdoor Dining</u> <i>A restaurant where tables and seating are provided and food and/or beverages are served in outdoor areas. (Also see Restaurants and Appurtenant Licensed Premises (Bars)).</i>	N	N	N	N	N	P ²	P ²	P ²	N	N	N	N
<u>Restaurants, Take-Out</u> <i>A restaurant where food is prepared on-site for off-site consumption, other than those deemed to be fast food restaurants.</i>	N	N	N	N	N	P	P	P	N	N	N	N
<u>Retail, Accessory</u> <i>The retail sales of various products (including food service) in a store or similar facility that is located within a health care facility, hotel, office, institutional or industrial complex. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes.</i>	N	N	N	N	N	P	P	P	P	C	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Retail, General</u> <i>Stores and shops selling multiple lines of merchandise including, but not limited to, artists' supplies, audio/video stores, bakeries (all production in support of on-site sales), bicycle sales, repairs and rentals, books, cameras and photographic supplies, clothing and accessories, collectibles (cards, coins, comics, stamps, etc.), department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florist and houseplant stores (indoor sales only, outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift and souvenir shops, hardware, hobby materials, jewelry, luggage and leather goods, musical instruments, newsstands, shoe stores and orthopedic supplies, pet supplies, religious goods, specialty shops, sporting goods, stationary, toys and games, variety stores and video rental stores.</i> Note: The Planning Commission's recommendation is to encourage general retail in the commercial zones.	N	N	N	N	N	P	P	P	N	C	N	N
<u>Service Stations, With Vehicle Service</u> <i>A retail business selling gasoline and/or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services and the sale of limited vehicle parts/fluids and accessories. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.</i>	N	N	N	N	N	C	C	C	N	P	N	N
<u>Service Stations, Without Vehicle Service</u> <i>A retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and/or accessories.</i>	N	N	N	N	N	P	P	P	N	P	N	N
<u>Storage Public Enclosed (Mini Storage)</u> <i>A building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is</i>	N	N	N	N	N	C ³	C ³	C ³	P	P	N	N

available to the tenant or lessee. Also known as mini-storage warehouses.

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Storage Warehouses – Private</u> <i>A building or group of buildings containing one or more rooms in which merchandise or commodities are stored and kept, typically associated with retail sales and where access to the content of the storage room or space is restricted to the owner of the merchandise or commodities and/or their employees.</i>	N	N	N	N	N	N	N	N	C	P	N	N
<u>Telecommunication Facilities</u> <i>Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not “telecommunication facilities”.</i>	N	N	N	N	N	N	N	N	C	C	C	C
<u>Textile and Leather Product Manufacturing</u> <i>Manufacturing establishments engaged in performing any of the following operations: coating, waterproofing, or otherwise treating fabric, dyeing and finishing fiber, yarn, fabric, and knit apparel, manufacture of knit apparel and other finished products from yarn, manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles, manufacturing of woven fabric, carpets and rugs from yarn, preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage, and upholstery manufacturing.</i>	N	N	N	N	N	N	N	N	P	P	N	N

[illegible]

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
<u>Veterinary Facility</u> <i>Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility primary use.</i>	N	N	N	N	N	N	C	C	N	C	C	N
<u>Warehousing</u> <i>Facility for the storage of 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 (see "Storage, Personal Storage Facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution").</i>	N	N	N	N	N	N	N	N	P	P	N	N
<u>Warehouse/Retail</u> <i>Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.</i>	N	N	N	N	N	N	P	N	N	P	N	N
<u>Wholesaling and Distribution</u> <i>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 such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.</i>	N	N	N	N	N	N	N	N	P	C	N	N

Notes:

1. Permitted only as an accessory use to the primary use of the property.
2. Outdoor dining on public sidewalks requires an Encroachment Permit and must maintain a three (3) foot travelway.
3. Use must sited on the rear half of the lot and so as not preclude principally permitted uses.

Industrial Commercial

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal permitted uses, including, but not limited to:

- *Automobile Gas Stations, including charging stations, without vehicle service*
- *Automobile Gas Stations, including charging stations, with minor vehicle service*
- *Automobile and Vehicle Sales/Rentals*
- *Automobile and Vehicle Services, Major Repair/Body Work*
- *Automobile and Vehicle Services, Maintenance and Minor Repair*
- *Building Materials Stores and Yards*
- Caretaker Housing
- Caterers
- Coffee House
- Contractors Storage Yards
- Emergency Shelters
- Equipment Sales and Rental
- Furniture and Fixtures Manufacturing, Cabinet Shops
- Garden Center/Plant Nursery
- *Grocery Stores – Supermarkets*
- Indoor Amusement/Entertainment Facility
- Indoor Sports and Recreation Facility
- Kennels, Commercial
- *Light Manufacturing, including Assembly of Goods, Cabinet and Furniture Shops Conducted Entirely within a Building*
- *Lumber and Wood Product Manufacturing*
- Machinery Manufacturing
- Maintenance and Repair, Large Equipment
- Maintenance and Repair, Small Equipment, including Appliances Conducted Entirely within a Building
- Metal Products Fabrication, CNC, Plasma, Machine/Welding Shops
- Metal Products Manufacturing CNC, Plasma, Laser
- Miniature Golf Courses (Indoor & Outdoor)
- Offices, Accessory

- Offices, Temporary
- Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.)
- *Research and Development*
- Storage Public Enclosed (Mini Storage)
- Storage Warehouses – Private
- Textile and Leather Product Manufacturing
- Warehousing

(2) Uses Permitted with a Use Permit.

- Agricultural Products Processing
- Aggregate Resources Processing
- *Artisan/Craft Product Manufacturing* (Note: Planning Commission encourages the Town Center zone)
- Fuel Storage and Distribution
- Laundries and Dry Cleaning Plants
- Outdoor Commercial Recreation
- Paper Product Manufacturing
- Paving/Roofing Material Manufacturing
- Plastics, Synthetics, Rubber Products Manufacturing
- Recreational Vehicle Parks
- Recycling Facility, Large Collection Facility
- Recycling Facility, Processing Facility
- Recycling Facility, Reverse Vending Machine
- Recycling Facility, Scrap and Dismantling Facility
- Recycling Facility, Small Collection Facility
- Retail, Accessory
- Retail, General (Note: Planning Commission encourages the commercial zones)
- Telecommunication Facilities
- Veterinary Facility
- Wholesaling and Distribution

Definitions

Agricultural Products Processing means the act of changing an agricultural crop, subsequent to harvest in order to prepare it and package it for market.

Aggregate Resources Processing means the storing, crushing, washing, milling and screening, as well as the batching and blending of mineral aggregate into asphalt and concrete.

Artisan/Craft Product Manufacturing means manufacturing and/or assembling products primarily by hand, including jewelry, pottery and other ceramics, as well as glass and metal art and craft products.

Automobile Gas Stations, including charging stations, without vehicle service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories.

Automobile Gas Stations, including charging stations, with minor vehicle service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories and providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.

Automobile and Vehicle Sales/Rentals means retail establishments selling and/or renting automobiles, trucks, vans, motorcycles, recreation vehicles and/or boats. May also include repair shops and the sales of parts and accessories incidental to the vehicle dealership.

Automobile and Vehicle Services, Major Repair/Body Work means establishments providing general repair, rebuilding, reconditioning, removal and replacement of engines, transmissions, drive-trains, collision repair including body, frame or fender straightening of automobiles, trucks, boats, recreational vehicles, etc.

Automobile and Vehicle Services, Maintenance and Minor Repair means establishments providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.

Building Materials Stores and Yards means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. (Includes paint, wallpaper, glass and fixtures.) Includes stores selling to the general public, even if contractor sales account for a major 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." Hardware stores are listed in the definition of "General Retail Stores", even if they sell some building materials, as long as there is no outdoor lumberyard.

Caretaker Housing means a residence that is accessory to a non-residential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facility, equipment, or other conditions on the site.

Caterers means the preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

Coffee House means an establishment providing coffee, tea, smoothies, etc. as well as light snacks, ranging from baked goods to soups and sandwiches, other casual meals and light desserts.

Contractors Storage Yards means storage yards for contractor's equipment and supplies.

Equipment Sales and Rental means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment, party supplies (tents, tables, chairs, etc.)

Fuel Storage and Distribution means a facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Furniture and Fixtures Manufacturing, Cabinet Shops means manufacturers producing household furniture, office furniture and partitions, shelving, store furniture, cabinets, drapery hardware, window blinds and shades, countertops.

Garden Center/Plant Nursery means establishments providing for the cultivation and sale of ornamental trees, shrubs and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment, including but not limited to lawn mowers, tillers and edgers, shovels, hoes, rakes, hoses, wheelbarrows, etc.

Grocery Stores – Supermarkets means a retail business where the majority of the floor area open to the public is occupied by food products packaged for the preparation and consumption away from the site of the store. These full service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood Market” and Convenience Store”.

Indoor Amusement/Entertainment Facility means establishments providing indoor amusement and entertainment services for a fee or admission charge, including; dance halls and ballrooms, and electronic game arcades, as stand-alone uses. Four or more electronic games or coin-operated amusements in any establishment, or a premise where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above.

Indoor Sports and Recreation Facility means predominantly participant sports and health activities conducted entirely within an enclosed building, with the exclusion of secondary uses such as a outdoor spa, pool, basketball court or tennis court. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, indoor soccer fields, indoor driving range, go-karts, athletic clubs and health clubs. Also see Outdoor Commercial Recreation for spectator venues and uses.

Kennels, Commercial means a facility for the keeping, boarding and/or maintaining of 5 or more dogs, or 5 or more cats. This definition does not include animals for sale in pet shops, or patients in animal hospitals. This definition includes a kennel where the animals are kept for commercial purposes, including boarding, breeding, buying, selling, renting, exhibiting, or training. Does not include a veterinary facility, pet shop, or animal shelter.

Laundries and Dry Cleaning Plants means service establishments engaged primarily in high volume laundry and garment services, including: laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and on-site carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment. (see "Personal Services").

Lumber and Wood Product Manufacturing means the manufacturing, processing, and sales uses involving the milling of new or used forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products: containers, pallets and skids, milling operations, trusses and structural beams, turning and shaping of wood products, wholesaling of basic wood products, and wood product assembly. Craft-type shops are included in "Handcraft Industries and Small Scale Manufacturing." Other wood and cabinet shops are included under "Furniture and Fixture Manufacturing." The indoor retail sale of building materials, construction tools and equipment is included under cabinet shops under "Building Materials Stores and Yards."

Machinery Manufacturing means the manufacturing of machinery and equipment used: for the manufacturing of other products; as parts in the assembly of other products; and for end-use purposes, including the following: construction equipment, conveyors, cranes, die casting, dies, dredging, engines and turbines, farming and gardening, food products manufacturing, gear cutting, heating, ventilation, air conditioning, industrial trucks and tractors, industrial furnaces and ovens, industrial molds, laundry and dry cleaning, materials handling, mining, oil field equipment, paper manufacturing, passenger and freight elevators, pistons, printing, pumps, refrigeration equipment, textile manufacturing.

Maintenance and Repair, Large Equipment means establishments providing on-site repair and accessory sales of supplies for industrial and/or agricultural machines conducted entirely within an enclosed building. This classification includes maintenance, repair, and overhauling of light and heavy vehicles and equipment such as fire engines and pump systems, fire trucks including large trailer aerial ladder trucks, gang mowers, aerial work platforms, and construction equipment such as loaders, graders, dump trucks, back hoes, asphalt trucks, trailers, rollers, street sweepers, air compressors, and off road equipment.

Maintenance and Repair, Small Equipment means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Metal Products Fabrication, Machine/Welding Shops means establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products, blacksmith and welding shops, sheet metal shops, machine shops and boiler shops.

Metal Products Manufacturing means manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable.

Miniature Golf Courses (Indoor & Outdoor) means a facility that provides on-site commercial entertainment in the form of a novelty version of golf played with a putter and golf ball on a miniature course and featuring obstacles such as alleys, bridges, and tunnels.

Offices, Accessory means offices that are incidental and accessory to a primary business, allowed as part of an approved primary use.

Offices, Temporary means a mobilehome, recreation vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Outdoor Commercial Recreation means a facility for various outdoor participant sports and types of recreation where a fee is charged for use, including: amphitheatres, amusement and theme parks, golf courses and driving ranges, health and athletic club outdoor facilities, BMX parks, motocross tracks, skateboard parks, stadiums and coliseums, swimming pools and water parks, tennis clubs, tennis courts and zoos.

Paper Product Manufacturing means the manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.

Parks and Playgrounds means parks, play lots, playgrounds, amphitheaters, and athletic fields for noncommercial neighborhood or community active recreational use, including tot lots within apartment complexes. Does not include Dog Parks.

Paving/Roofing Material Manufacturing means the manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar. The manufacture of wood roofing materials (shingles, shakes, etc.) is included under "Lumber and Wood Product Manufacturing."

Plastics, Synthetics, Rubber Products Manufacturing means the manufacture of rubber products including: tires, rubber footwear including heels and soles, mechanical rubber goods, flooring, and other rubber products from natural, synthetic or reclaimed rubber, molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, and fiberglass manufacturing and fiberglass application services. Establishments engaged primarily in recapping and retreading automobile tires are classified in "Vehicle Services - Major Repair/Body Work."

Recreational Vehicle Parks means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents on transient basis (30 days or less). Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended, but not limited to serve RV park patrons only.

Recycling Facility, Large Collection Facility means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that occupies more than 500 square feet and includes permanent structures, does not use power driven processing equipment except for compacting, bailing, plastic shredding, and other activities necessary for efficient temporary storage and material shipment.

Recycling Facility, Processing Facility means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Recycling Facility, Reverse Vending Machine means an automated mechanical device that accepts one or more types of empty beverage containers, including but not limited to, aluminum cans, glass bottles, plastic bottles, and uses a cash refund or redeemable credit clip with a value of not less than the container's redemption value as determined by the State.

Recycling Facility, Scrap and Dismantling Facility means uses engaged in the assembling, breaking up, sorting, temporary storage and distributions of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal site.

Recycling Facility, Small Collection Facility means a recycling facility used for the acceptance by donation, redemption or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials.

Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.) means a system or network generating energy that is derived from resources that are regenerative or for all practical purposes cannot be depleted.

Research and Development means indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – Clinics, Offices, and Laboratories").

Retail, Accessory means the retail sales of various products (including food service) in a store or similar facility that is located within a health care facility, hotel, office, institutional or industrial complex. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes.

Retail, General means stores and shops selling multiple lines of merchandise including, but not limited to, artists' supplies, audio/video stores, bakeries (all production in support of on-site sales), bicycle sales, repairs and rentals, books, cameras and photographic supplies, clothing and accessories, collectibles (cards, coins, comics, stamps, etc.), department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florist and houseplant stores (indoor sales only, outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift and souvenir shops, hardware, hobby materials, jewelry, luggage and leather goods, musical instruments, newsstands, shoe stores and orthopedic supplies, pet supplies, religious goods, specialty shops, sporting goods, stationary, toys and games, variety stores and video rental stores.

Service Stations, With Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services and the sale of limited vehicle parts/fluids and accessories. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Service Stations, Without Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and/or accessories.

Storage Public Enclosed (Mini Storage) means a building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is available to the tenant or lessee. Also known as mini-storage warehouses.

Storage Warehouses – Private means a building or group of buildings containing one or more rooms in which merchandise or commodities are stored and kept, typically associated with retail sales and where access to the content of the storage room or space is restricted to the owner of the merchandise or commodities and/or their employees.

Telecommunication Facilities means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not "telecommunication facilities".

Textile and Leather Product Manufacturing Manufacturing means establishments engaged in performing any of the following operations: coating, waterproofing, or otherwise treating fabric, dying and finishing fiber, yarn, fabric, and knit apparel, manufacture of knit apparel and other finished products from yarn, manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles, manufacturing of woven fabric, carpets and rugs from yarn, preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage, and upholstery manufacturing.

Veterinary Facility means a facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility primary use

Warehousing means a facility for the storage of 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 (see "Storage, Personal Storage Facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution").

Warehouse/Retail means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

Wholesaling and Distribution means 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 such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Recommended amended Table 1-2 of the Land Use Element of the General Plan.

Table 1-2

Designation	Permitted Uses	Minimum Lot Size
Industrial Commercial IC)	● Automobile Gas Stations, including charging stations, without vehicle service ● Automobile Gas Stations, including charging stations, with minor vehicle service ● Automobile and Vehicle Sales/Rentals ● Automobile and Vehicle Services, Major Repair/Body Work ● Automobile and Vehicle Services, Maintenance and Minor Repair ● Building Materials Stores and Yards ● Caretaker Housing ● Caterers ● Coffee House ● Contractors Storage Yards ● Emergency Shelters ● Equipment Sales and Rental ● Furniture and Fixtures Manufacturing, Cabinet Shops ● Garden Center/Plant Nursery ● Grocery Stores – Supermarkets ● Indoor Amusement/Entertainment Facility ● Indoor Sports and Recreation Facility ● Kennels, Commercial ● Light Manufacturing, including Assembly of Goods, Cabinet and Furniture Shops Conducted Entirely within a Building ● Lumber and Wood Product Manufacturing ● Machinery Manufacturing ● Maintenance and Repair, Large Equipment ● Maintenance and Repair, Small Equipment, including Appliances Conducted Entirely within a Building ● Metal Products Fabrication, CNC, Plasma, Machine/Welding Shops ● Metal Products Manufacturing CNC, Plasma, Laser	20,000 square feet

	● Miniature Golf Courses (Indoor & Outdoor) ● Offices, Accessory ● Offices, Temporary ● Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.) ● Research and Development ● Storage Public Enclosed (Mini Storage) ● Storage Warehouses – Private ● Textile and Leather Product Manufacturing ● Warehousing Conditionally Permitted Uses ● Agricultural Products Processing ● Aggregate Resources Processing ● Artisan/Craft Product Manufacturing ● Fuel Storage and Distribution ● Laundries and Dry Cleaning Plants ● Outdoor Commercial Recreation ● Paper Product Manufacturing ● Paving/Roofing Material Manufacturing ● Plastics, Synthetics, Rubber Products Manufacturing ● Recreational Vehicle Parks ● Recycling Facility, Large Collection Facility ● Recycling Facility, Processing Facility ● Recycling Facility, Reverse Vending Machine ● Recycling Facility, Scrap and Dismantling Facility ● Recycling Facility, Small Collection Facility ● Retail, Accessory ● Retail, General (Note: Planning Commission encourages the commercial zones) ● Telecommunication Facilities ● Veterinary Facility ● Wholesaling and Distribution	
Open Space	Density/FAR*	Building Height
10%	FAR 1.5 on 20% and 0.35 on 80%	Maximum 4 stories or 65 feet.

RESOLUTION NO. 181-2024



**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING AMENDING THE INDUSTRIAL COMMERCIAL ALLOWED USES AND
THE LAND USE ELEMENT OF THE GENERAL PLAN AND RECOMMENDING THAT
THE CITY COUNCIL AMEND THE INDUSTRIAL COMMERCIAL ZONING
REGULATIONS, SECTION 17.20.110 OF THE RIO DELL MUNICIPAL CODE (RDMC)
AND TABLE 1-2 OF THE LAND USE ELEMENT OF THE GENERAL PLAN**

WHEREAS the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses; and

WHEREAS as an example, the Industrial Commercial (IC) zone refers to the Industrial (I) zone which in turn refers to compatible commercial uses described in the community commercial land use designation, which also includes conditionally permitted uses in the Neighborhood Commercial zone without the need to obtain a use permit; and

WHEREAS it is not only cumbersome and confusing for staff but also members of the public to have to refer to other designations to determine the allowed uses; and

WHEREAS staff intends to amend the land use designations that refer to other land use designations so that one will not have to refer to other land use designations to determine allowed uses; and

WHEREAS the Planning Commission and staff developed a land use matrix some years ago identifying what are believed to be appropriate land uses for the various zoning designations; and

WHEREAS this matrix was used to develop the principally and conditionally permitted use type; and

WHEREAS In order to be consistent with the Land Use Element of the General Plan, the Industrial Commercial designation must be amended to incorporate the changes to the zoning designation; and

WHEREAS there are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue; and

WHEREAS for the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved; and

WHEREAS there is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC); and

WHEREAS the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted; and

WHEREAS, based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

NOW, BE IT RESOLVED that the Planning Commission of the City of Rio Dell finds that the proposed amendments are consistent and compatible with the General Plan and any

implementation programs that may be affected and have been processed in accordance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell recommends that the City Council amend the industrial commercial zoning regulations, Section 17.20.110 of the Rio Dell Municipal Code (RDMC) and Table 1-2 of the Land Use Element of the General Plan.

APPROVED AND ADOPTED by the Planning Commission of the City of Rio Dell at their meeting of October 22, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Nick Angeloff, Chair

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 181-2024 adopted by the Planning Commission of the City of Rio Dell on October 22, 2024.

Karen Dunham, City Clerk, City of Rio Dell