

ADMINISTRATIVE DRAFT

Proposed Use Classifications

Prepared for
Yuba County

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TABLE OF CONTENTS

Introduction1

Use Classifications 5

 Residential Use Classifications..... 5

 Public and Semi-Public Use Classifications 7

 Commercial Use Classifications..... 10

 Industrial Use Classifications 16

 Transportation, Communication, and Utilities Use Classifications 18

 Agricultural and Natural Resource Use Classifications 20

Appendix A: Use Correspondence Table 24

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Introduction

This module proposes a revised set of use classifications for Yuba County’s Development Code update, based on an analysis of existing provisions, the Annotated Outline, General Plan policies, and stakeholder and staff comments. It also reflects recent amendments to State law and case law. In Yuba County’s existing ordinance, the majority of use classifications are comingled with definitions in Chapter 12.05, Definitions. Additional use classifications and descriptions are distributed throughout the ordinance. As a result, locating the appropriate use classification and determining if a use is allowed in a certain district is often difficult. The goal of the proposed revisions is to create a streamlined, user-friendly list of use classifications to improve the functionality of the ordinance and also meet legal standards.

USE CLASSIFICATIONS

In the existing ordinance, each base zoning district contains an exhaustive list of every use allowed by right or by review and approval of a conditional or minor conditional use permit. Regulations are so specific that, for example, in the M-1 district, the Code separately permits leather products, wood products, metal products, paper products, and stone, clay, glass, and concrete products. The sheer size of these sections is an obstacle to usability, as the text requires a considerable amount of time to locate needed information. Although the intent of this classification system may have been to provide a great deal of certainty regarding allowed development, the outcome is at times the opposite.

Adding to this confusion, the majority of the uses are not defined and sometimes the same use appears in different articles under similar, but different guises such as business services and professional services, recreational vehicle parks and travel trailer parks, and food markets, food stores, and food and beverage sales.

To avoid ambiguity, the Code must be amended frequently, or interpretations need to be made, to accommodate new and changing uses; these repeated adjustments are a symptom of an overly rigid classification system. Many jurisdictions have adopted a more flexible system for use regulation to accommodate new development and minimize the need for such code amendments. Typically, this strategy includes the formulation of “use groups” that classify all land uses and activities according to common characteristics. For example, the code currently lists many types of industrial uses separately. A use group system would consolidate industrial into categories based on intensity of operation and potential impacts to surrounding properties because they share common physical requirements and play a similar role within the community. Classifying uses according to a limited number of use types on the basis of common functional, product, or compatibility characteristics can provide for flexibility in the classification of industrial and commercial operations, allowing businesses to adapt to changing demand and supporting the General Plan concept of encouraging employment and economic development activities throughout each *phase* of entrepreneurial development.

Instead of employing comprehensive lists of every allowed use in a zone, the use classifications proposed in this module consolidate the items into a modern classification system which places land uses and activities into groups based on common function, product, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the code or make interpretations.

In circumstances where the County has historically used or where a specific use type warrants, more fine-tuned regulation, additional subcategories of standard uses have been proposed. These include different subcategories for automobile/vehicle sales and servicing, residential care facilities, animal care, sales, and services, and entertainment and recreation, among others.

Additionally, new uses are introduced to implement General Plan policies. New uses include, but are not limited to Farmer's Markets, Recycling Facilities, Community Gardens, Single Room Occupancy, and uses related to agri-tourism. Many agricultural areas and neighborhoods in Yuba County, particularly in the foothills, could benefit from small-scale commercial development that supports local agriculture, promotes tourism, and serves local needs. Uses such as Agricultural Homestays, Guest Ranch, and Ranch Marketing are proposed to facilitate the allowance and regulation of agri-tourism uses in the County consistent with General Plan policies.

OBJECTIVES OF USE CLASSIFICATION

The new streamlined use classifications will accomplish two main objectives:

- **Use of Plain English.** The use classifications have names that a layperson can understand and recognize. For instance, automobile sales and services are all grouped together in an identifiable use category.
- **Hierarchy of Uses.** Use classifications have been grouped into broader categories to facilitate understanding and regulation. For example, the following categories and sub-categories aid in identifying particular groups of uses:

Sales and Service:

Vehicle Sales, Leasing, and/or Rental
Vehicle Repair, Major
Vehicle Service and Repair, Minor
Large Vehicle and Equipment Sales, Service, and Rental
Service Station
Towing and Impound
Vehicle Washing

Eating and Drinking Establishments:

Bars/Night Clubs/Lounges
Full Service
Convenience

The objective of the classification system is to categorize uses in a way that makes it easier to determine whether a particular type of use is appropriate for the district given the General Plan policies and the stated purpose of the district. The intensity of the use will be regulated by development standards.

APPENDIX A: USE CORRESPONDENCE TABLES

The Use Correspondence Tables relates proposed use classifications to existing use classifications. The tables compare existing uses with the proposed use classification scheme described in Section 2, with uses grouped according to type (residential, commercial, etc.). Where there is no existing use that corresponds to a proposed use classification, “none” is listed in the existing use column.

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Use Classifications

The terminology used in the use classifications pertain only to this Title (DEVELOPMENT CODE). Within each use classification that provides examples the list is not exclusive. Non listed uses that are determined to be similar in nature to listed uses may be approved by the Community Development and Services Agency Director or his/her designee consistent with the guidelines provided in [Section x.x.](#) **RESIDENTIAL USE CLASSIFICATIONS**

Residential Housing Types

Single-Unit Dwelling, Detached. A dwelling unit designed for occupancy by one household, and located on a separate parcel from any other unit (except second living units, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Single-Unit Dwelling, Attached. A dwelling unit designed for occupancy by one household, located on a single parcel, and attached through common vertical walls to one or more dwellings on abutting parcels. Types of dwelling units include but are not limited to townhouses, rowhouses, zero-lot-line homes and semi-attached dwellings where only the garage wall is in common (attached) with the garage wall of the dwelling unit on the adjacent parcel.

Second Dwelling Unit. An ancillary dwelling unit providing complete independent living facilities for one household located on a parcel with the primary single-unit dwelling that houses a separate household and wherein the parcel owner occupies one of the two dwellings. A second dwelling unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel.

Two-Unit Dwelling. A single structure that contains two dwelling units on a single parcel, (duplex), or two detached single-unit dwellings on a single parcel. This use is distinguished from a Second Dwelling Unit, which is an accessory residential unit as defined by State law and this Ordinance.

Multi-Unit Residential. Three or more attached or detached dwelling units on a single or on adjoining parcels.(excluding air-space parcels) Types of multiple unit dwellings include townhouses, tri-plexes, condominiums, cottages and courtyard developments, garden apartments, age restricted housing developments, and multi-story apartment buildings. This use includes multi-unit development in which individual units are occupied exclusively by one or more persons 62 years of age or older.

Caretaker Residence. A dwelling unit occupied by employees or caretakers of the primary use on the parcel.

Home Occupation. An occupation or commercial use that is incidental and secondary to a property's primary residential use. A home occupation use shall not change the residential character of the property and/or neighborhood and shall meet the requirements set forth in Section x, Home Occupations.

Family Day Care. A residential day-care facility licensed by the State of California that is located in a single-unit dwelling or other dwelling unit where the resident of the dwelling provides care and supervision for children or adults for periods of less than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10; or six or fewer adults.

Large. A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10; or seven to twelve adults.

Mobile Home Park. A development designed to accommodate mobile or manufactured homes including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile or manufactured homes through a subdivision, cooperative, condominium or other form of resident ownership.

Elderly and Long-term Care. Establishments that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and are licensed as sub acute or skilled nursing facilities by the State of California, including but not limited to, rest homes and convalescent hospitals, but does not include Residential Care, Hospitals, or Clinics.

Residential Boarding Facility. Shared living quarters of up to 2 per room within a primary residence without separate kitchen or bathroom facilities for each sleeping room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes, rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) that may also include efficiency units/kitchenettes but excludes Hotels and Motels, Social Service Facilities, and Residential Care Facilities.

Residential Care Facilities. Facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each sleeping room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including but not limited to: hospices, nursing homes, convalescent facilities, age restricted residential care facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions. This use classification excludes Transitional Housing and Supportive Housing.

Residential Care, General. A facility providing care for more than six persons.

Residential Care, Limited. A facility providing care for six or fewer persons.

Residential Lodging. See Agricultural Homestays and Bed and Breakfast under Commercial Lodging.

Single Room Occupancy (SRO). A residential facility containing individual secured rooms that have a minimum floor area of 120 square feet that may have individual or shared kitchen and/or bathroom facilities. May also include efficiency dwelling units that meet California Building Code requirements.. SROs shall be developed as a multi-unit development or located on the upper stories of a commercial building where mixed uses are permitted. Each unit is occupied by no more than two persons and is offered on a monthly rental basis.

Social Service Facility. A non licensed residential facility designed for the provision of personal services in addition to living accommodations whether for profit or non-profit. Living accommodations are typically shared living quarters with or without separate kitchen or bathroom facilities for each sleeping room or unit. Personal services may include, but are not limited to, protection, care, supervision, counseling, guidance, training, education, therapy, faith based services, or other nonmedical care. The services may be provided on or off site. Facilities typically have a designated focus such as but not limited to recovery from drugs or alcohol, reintegration from prison or mental institutions, and domestic violence shelters. Provision of housing and services is typically contingent upon compliance with the facility's programs or for a set period of time and therefore is temporary in nature. This classification excludes families and single housekeeping units; California State licensed residential care facilities; emergency shelters; and, transitional and supportive housing.

Social Service Facility, General. A facility providing care for more than six persons.

Social Service Facility, Limited. A facility providing care for six or fewer persons.

Supportive Housing. Dwelling units with no limit on length of stay, that are occupied by the target population as defined in the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional Housing. Dwelling units configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

PUBLIC AND SEMI-PUBLIC USE CLASSIFICATIONS

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes colleges, universities, business and computer schools, technical and trade schools, but excludes personal instructional services such as music lessons.

Community Assembly. A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, bars, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, or facilities such as day care centers and schools that are separately classified and regulated.

Community Garden. Use of land for, and limited to, the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any horticultural commodity. The classification specifically excludes plants classified as federally controlled substances.

Cultural Institutions. Public or private institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; buildings of an educational, charitable or philanthropic nature; libraries; museums; historical sites; aquariums; and art galleries.

Outdoor and Large Scale Cultural Institutions. Include zoos, botanical gardens, amphitheaters, or facilities that are greater than 30,000 square feet in size.

Day Care Centers. Non-residential establishments providing non-medical care for persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other non-residential day care facility licensed by the State of California.

Detention Facility. A facility providing housing, care, and supervision for persons confined by law under the direction and control of any law enforcement agency including the California State Department of Corrections, Federal Bureau of Prisons, and the U.S. Immigration and Naturalization Service.

Emergency Shelter. A permanent facility which provides shelter with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in the California Health and Safety Code. Lodging, meals, laundry facilities, bathing, and/or other basic non-medical support services may be provided. (See x.x for additional regulations).

Temporary Emergency Shelter. A church, public building, quasi-public facility, or other facility legally permitted for public assembly uses which provides temporary shelter to homeless or displaced persons due to a catastrophe. Such accommodations may include warming/cooling stations, temporary lodging, meals, laundry facilities, bathing, or other basic non-medical support services. (See x.x for additional regulations).

Essential Services Facility. Facilities providing public-safety or emergency services, including police/sheriff stations, fire protection, ambulance services, emergency operation centers, emergency dispatch center, public works, and their associated, training and maintenance facilities. This classification also includes corporation yards for government agencies.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment.

Hospitals and Clinics. Public or private State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, helipads, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Park and Recreation Facilities, Public. Includes both passive and active areas used as parks, playgrounds, recreation facilities, trails, wildlife preserves, public campgrounds, related open spaces, and other recreational activities on publically owned land. This classification also includes playing fields, courts, gymnasiums, swimming pools, spray parks, skate parks, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities.

Passive Recreation. Recreational activities that involve the existing natural resources and has minimal impact or development. Passive recreation generally consists of open space and or trail systems for such activities as hiking, walking, biking, horseback riding, and picnicking.

Active Recreation. Recreation activities requiring some constructed facilities and/or playing fields.

Parking, Public or Private. Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering non commercial vehicle parking to the public for a fee when such use is not incidental to another on-site activity. This classification also includes park-n-ride lots.

Schools, Public or Private. Facilities for primary or secondary education, including, charter schools, private and parochial schools having curricula comparable to that required in the public schools of the State of California.

COMMERCIAL USE CLASSIFICATIONS

Adult-Oriented Business. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering licensed professional services related to this topic so long as no merchandise is being offered, sold or distributed.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Pet Sales and Associated Services. Retail sales of household pets, supplies and associated services such as grooming and vaccination clinics. Typical uses include dog bathing and clipping salons, and pet sales stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes purely retail pet supply stores (see Retail Sales) that do not sell animals or provide on-site animal services and excludes purely pet grooming facilities.

Pet Grooming. Typical uses include dog bathing and clipping salons, and pet grooming shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, excludes pet sales, and excludes purely retail pet supply stores (see Retail Sales) that do not sell animals or provide on-site animal services.

Kennels. Any enclosure, building, or structure where dogs or other household pets are kept, bred or maintained in a confined manor for commercial or non-commercial purposes (hobby kennel). Typical uses include pet boarding, pet day care, and animal shelters, but exclude pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services, and exclude dogs or other household pets kept for a private use associated with the parcel, and excludes dogs that are a necessary part of an agricultural operation such as dogs used to herd farm animals.

Veterinary Services. Veterinary services for household pets and domestic farm animals. This classification allows 24-hour accommodation of animals receiving medical services and may include incidental kennels and boarding.

Banks and Financial Institutions. Institutions such as banks, credit unions, lending institutions, trust companies, credit agencies, brokers and dealers in securities and commodity contracts, investment companies, and similar financial services.

Bars and Drinking Establishments. Establishments such as bars, taverns, pubs, and similar establishments where alcoholic beverages are sold and consumed on-site, where any food service is subordinate to the sale of alcoholic beverages. Uses may include indoor entertainment such as live music and dancing. For outdoor entertainment uses see “Special Events” and “Outdoor Entertainment”.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, advertising and mailing, office equipment rental and leasing, office security, custodial services, photo finishing, , taxi or delivery services with two or fewer fleet vehicles on-site.

Entertainment and Recreation. Provision of participant or spectator sports and entertainment to the general public on privately owned land.

Indoor Entertainment and Recreation. Sport, recreation, and entertainment uses conducted within a building, such as billiard parlors, bowling alleys, cinema, theaters, concert halls, card rooms, health clubs, dance halls, skating rinks, tennis and racquetball club facilities, poolrooms, indoor shooting ranges and amusement arcades. This classification may include restaurants, bars, snack bars, and other incidental retail services to patrons.

Outdoor Entertainment. This classification includes predominantly spectator uses conducted outside of or partially within a building such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, equestrian and rodeo facilities. This classification may include restaurants, bars, snack bars, and other incidental retail services to patrons.

Outdoor Sports and Recreation. This classification includes commercially operated, predominantly participant sports and recreation activities conducted wholly or partially outside of a building such as golf courses, tennis courts, swimming pools, outdoor batting cages, shooting and archery ranges, drop zones, ball fields, riding stables, motocross/ATV parks, and sport courts and courses. This classification may include restaurants, bars, snack bars, and other incidental retail services to patrons.

Campground. Any area or tract of land where one or more lots or campsites are rented or leased, or held out for rent or lease, to accommodate tents, trailers, and RV's for transient occupancy (30 days or less), whether or not individual sewer hookups are available to individual campsites. This classification also includes related services such as but not limited to cabins, lodges, recreational amenities, shower and laundry facilities and other incidental retail services.

Hunting/Fishing Club. Privately operated areas and facilities for club members engaged in the pursuit of fish and game species that may include uses such as a shooting range, water recreation activities such as skiing, and overnight accommodations for participants in the club.

Special Events-Entertainment and Recreation. A use established for a fixed period of time, with special conditions needing to be met that are associated with the use, and with the intent that such use will terminate automatically upon expiration of the fixed time-period unless permission to conduct the use is renewed. Examples of special events would be large gatherings of people not normally associated with the current use such as concerts, weddings, carnivals and festivals on non-residential properties, and on residential properties 5 acres or greater in size. **See Section x,** Temporary Uses and Special Events for additional requirements.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Farm to Market Events. Temporary but recurrent outdoor retail sales of approved and/or permitted food, plants, flowers, and value-added products such as livestock products, jellies, breads, and smoked meats that are predominantly locally-grown or produced by the vendors who sell them. May have incidental sales of handcrafts, prepared food, or commodities from local businesses.

Certified Farmers Markets. Temporary but recurrent outdoor retail sales of agricultural products such as fruits, nuts, and vegetables that are operated in accordance with the California Food and Agriculture Code regulations governing Certified Farmer's Markets.

General Grocery Market. Retail establishments primarily engaged in selling of food and grocery items for offsite preparation and consumption with limited seating for consumption of on-site prepared foods. Typical uses include supermarkets, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta and tortilla shops with retail sales.

Liquor Stores. Retail establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor.

Food Preparation. Businesses preparing and/or packaging food and beverages, sold primarily at a retail level and primarily for off-site consumption, excluding those of an industrial character wherein the primary purpose is to distribute goods produced in a bulk, wholesale manner. Seating area for onsite consumption of goods is limited to 10% of gross floor area or 500 square feet, whichever is less, and no drive-through facilities (for establishments requiring more space or drive-through see Restaurants). Typical uses include catering kitchens including those used to prepare food for mobile food vendors, bakeries, donut shops, , small-scale specialty food production, and micro-breweries/wineries, but does not include mobile food vending sales, and cottage food businesses (see Home Occupations).

Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of less than 30 consecutive calendar days. Lodging may include the incidental provision of food, drink, sales, and services for the convenience of overnight guests.

Agricultural Homestays. Lodging facilities operated by the resident of the property on which the facility is located that is accessory and subordinate to the on-site, bona fide agricultural or ranching operations and may be in addition to other Ranch Marketing uses. Activities may include lodging, overnight camping, horseback riding, cattle drives and similar uses. This classification does not include agricultural labor housing.

Bed and Breakfast. A single-unit dwelling occupied by an owner-operator providing lodging accommodations of one or more bedrooms for compensation where each room is limited to no more than two transient adult guests and no more than two children 12 years and under for a duration not to exceed seven (7) nights. Only breakfast and snacks may be served and only to overnight guests. Weddings and other events are subject to compliance with the Special Events provisions (Section x.x).

Health Resort and Retreat Center. Establishments engaged in recreational, educational, therapeutic, and similar activities, with day use and overnight facilities to serve the guests. The use differs from Commercial Recreation by being focused on self improvement in a natural setting, although indoor facilities such as conference rooms, lodging, and dining facilities for the guests may be included. It includes, but is not limited to conference, retreat, or outdoor education centers, and health spas but does not include health clubs and beauty salons/day spas where no lodging facilities are provided.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes hotels, motor lodges, motels, Inns, hostels and tourist courts, but does not include Single Room Occupancy, Boarding Facilities, Residential Care Facilities, Social Service Facilities, Hunting/Fishing Clubs, or Bed and Breakfast establishments that are within a single-unit residence or which are separately defined and regulated.

Maintenance and Repair Services. Establishments engaged in the indoor maintenance or repair of small office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

Manufactured Home Sales Lots. Retail sales establishments providing outdoor display of mobile or manufactured homes for sale or lease to the public.

Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, real estate offices, tax preparations offices, and travel agencies.

Medical and Dental. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services to patients under their care and primarily by

appointment only, by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

Personal Services.

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, dry cleaning for individuals (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments that are in full compliance with the applicable provisions of **Section TBD**, Personal Services and in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section.

Instructional Services. Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, fitness and dancing instruction. This classification includes businesses that would generally be referred to as health clubs wherein one or more of these services are provided, however no overnight lodging is provided.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Restaurant. Establishments located in a building and engaged in the sale of prepared food and beverages for on-premise consumption or as an option “to-go”. Typical uses include full-service restaurants, fast-food restaurants, sandwich shops, ice cream parlors, pizza parlors, and donut or coffee shops with large seating areas and/or drive-through. The sale of alcoholic beverages is secondary to the sale of prepared food. This classification does not include Bars and Drinking Establishments, Food Preparation, or mobile food vendors (see Section x, Mobile Vending).

With Drive-through. Restaurants which contain one or more drive-up windows, and may contain seating.

Without Drive-through. Restaurants where food and beverages are ordered and served at a table or walk-up counter, only.

Retail Sales.

Building Materials and Services. Retail sales of building supplies and ancillary rental of equipment needed for their installation. This classification includes lumber yards and establishments devoted principally to taxable retail sales of building materials, wherein the materials may be stored indoors and/or outdoors, and with up to 30% of the products sold being similar to what is found in the Nurseries and Garden Centers use such as trees, bushes

and bagged garden soil. This definition does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area or Nurseries and Garden Centers.

Convenience Retail. Establishments primarily engaged in the provision of frequently or recurrently needed small personal items for residents within a reasonable walking distance. These include various general retail sales, primarily located indoors, such as neighborhood grocery stores, convenience markets, and drugstores that are less than 20,000 square feet in gross area or when more than one building or use do not exceed 20,000 square feet for the entire center. This classification does not include fuel pumps or propane/natural gas refill services (see Service Station).

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes individual retail establishments with 70,000 square feet or less of sales area, primarily located indoors; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing goods such as similar to: toys, hobby materials, jewelry, consumer electronics, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, sporting goods, home furnishings, home improvements, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Large Format Retail. Individual retail establishments with over 70,000 square feet of sales area, primarily located indoors, that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs.

Nurseries and Garden Centers. Establishments primarily engaged in outdoor sales of nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere and may supplement with ancillary and related landscape and gardening items such as fencing, fountains, irrigation equipment, decorative rocks, stackable walls and stepping stones. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are predominantly stored and sold in package form. This classification includes wholesale and retail nurseries offering plants for sale.

Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair vehicles such as automobiles, pickup trucks (under 11,500 GVW), boats, recreational vehicles, trucks, trailers, motorcycles and ATVs, and on & off road light (under 50 HP) and heavy (50 HP and above) equipment including the following:

Vehicle Rental, Sales and Leasing. Rental, sale or lease, retail or wholesale, of automobiles, pickup trucks, motorcycles, boats, recreational vehicles, trailers (under 15,000 GVW), and light equipment together with services and repairs consistent with the use classification “Vehicle Service and Repair, Minor”. Typical uses include automobile and recreational vehicle sales lots where full range of repair services are not provided, and car rental agencies.

Vehicle Service and Repair, Minor. The service and minor repair of automobiles, pickup trucks, boats, motorcycles, recreational vehicles, trailers (under 15,000 GVW), and light equipment, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of tires, parts (including minor body parts), and liquids where repairs are made or service provided in enclosed bays and typically within the same day and vehicles are not commonly stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, transmissions or axles; or major body work; or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of trucks, trailers over 15,000 GVW, and heavy equipment. Typical uses include tire and brake shops, and “express” lube and service establishments.

Vehicle Repair, Major. Repairs of a nature greater than as defined in “Vehicle Service and Repair, Minor” of automobiles, pickup trucks, boats, motorcycles, recreational vehicles, trailers (under 15,000 GVW), and light equipment; including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. Typical uses include full service repair and body shops, vehicle painting, and automobile or recreational vehicle dealers where full repair services are provided. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

Trucks and Heavy Equipment Sales, Service, Repair and Rental. Sales, servicing, rental, fueling, servicing, repairing, and washing of trucks (greater than 11,500 GVW) and trailers (greater than 15,000 GVW), and heavy equipment. Sales of new or used automobiles or pickup trucks are excluded from this classification. For equipment used exclusively for agriculture, see “Farm Machinery and Equipment, Sales and Service”.

Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive parts, and accessories; and/or providing incidental food and retail services.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services but no dismantling (for dismantling, see Salvage and Wrecking).

Washing. Washing, waxing, vacuuming, or cleaning of automobiles or similar light vehicles, including self-serve or automatic washing facilities.

INDUSTRIAL USE CLASSIFICATIONS

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site. This classification also includes non-government agency corporation yards and establishments that sell bulk landscaping materials such as soil or bark by the ton.

Custom Manufacturing. Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical

equipment and the incidental direct sale to consumers of only those goods produced on-site (Display/retail area: 10% of gross floor area not to exceed 300 square feet). Typical uses include ceramic studios, candle making shops, woodworking, and custom jewelry manufacturers.

Limited Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties in regards to items such as noise, light, air quality, and storage/use of hazardous materials. This classification includes manufacturing finished parts or products primarily from previously prepared materials; micro-breweries; commercial laundries and dry cleaning plants; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. Incidental retail sales/display area of goods produced on-site shall not exceed of 10% of gross floor area or 1,000 square feet whichever is less.

General Industrial. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; food and beverage processing; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; automotive and heavy equipment manufacturing; and soil amendment processing. Incidental retail sales/display area of goods produced on-site shall not exceed of 10% of gross floor area or 1,000 square feet whichever is less.

Intensive Industrial. Industrial uses that regularly use hazardous chemicals or procedures or produce hazardous materials or byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes petrochemical tank farms, gasification plants, smelting, oil refining, asphalt and concrete plants, chemical manufacturing, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic. Incidental retail sales/display area of goods produced on-site shall not exceed of 10% of gross floor area or 1,000 square feet whichever is less.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

Recycling Collection Facility. An incidental use associated with commercial uses that serves as a neighborhood drop off point for the temporary storage of California Redemption Value eligible recyclable materials but where the processing and sorting of such items is not conducted on-site with the exception of reverse vending machines. A reverse vending machine is an automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing, Storage, and Distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant. This classification includes mini-warehouses.

Auction facilities. A building or outdoor enclosed area used for the public sale of goods, wares, merchandise, equipment, or vehicles to the highest bidder. This classification does not include livestock sales outside of agricultural zones.

Chemical, Mineral, and Explosives Storage. Establishments not meeting the intent of the Intensive Industrial or Service Station use wherein their business is the storage of hazardous materials including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives. The quantity of material triggering this use will be as determined by the Yuba County Certified Unified Program Agency.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects, household goods, and/or recreational vehicles including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Indoor Warehousing, Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include retail sale of building materials (see Building Materials and Services)

TRANSPORTATION, COMMUNICATION, AND UTILITIES USE CLASSIFICATIONS

Airports and Heliports. General, military, and private aviation facilities for the takeoff and landing of airplanes, helicopters, and aircraft including runways, helipads, drop zones, aircraft storage buildings, public terminal building and parking, air freight terminal, baggage handling facility, aircraft hangar and

public transportation and related facilities, including bus operations, servicing and storage. Also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Agricultural Runways and Facilities. Aviation facilities for the takeoff and landing of airplanes and helicopters, including runways, aircraft storage buildings/hangers and related facilities directly related to agricultural operations.

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Freight/Truck Terminals and Warehouses. Facilities for freight, courier, and postal services by truck or rail including moving and storage businesses. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services) or mini-warehouses (see Personal Storage).

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 11,500 GVW. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, pest control services, and similar businesses. This classification does not include towing operations (see Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services).

Transportation Passenger Terminals. Facilities for passenger transportation operations. Includes rail stations and bus terminals but does not include terminals serving airports or heliports.

Utilities, Major. Generating plants; solid waste collection, including transfer stations and materials recovery facilities; landfills; commercial composting and waste reduction facilities; solid waste treatment and disposal; wastewater treatment plants; potable water facilities occupying more than one acre of land and/or with treatment facilities; elevated water storage tanks; and, similar facilities of public agencies or public/private utilities. This classification also includes private corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment

Utilities, Minor. Facilities necessary to support the operations of a utility or special district, involving only minor structures and occupying up to one acre of land, such as electric substations, electrical distribution lines, water wells without treatment facilities, non-elevated water storage tanks, lift/pumping stations, and underground water and sewer lines.

Renewable Energy Systems.

Small Hydro System. Hydro system and associated controls or conversion electronics and is intended to reduce on-site consumption of utility power. Small hydro systems are ancillary structures to a principally permitted use and may be mounted on a building or on the ground. Small hydro energy systems shall not exceed on-site power demand.

Small Solar Energy System. Any solar collector or other solar energy device, or any structural design feature whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating or which is intended to reduce on-site consumption of utility power. Small solar energy systems are ancillary structures to a principally permitted use and may be mounted on a building or on the ground. Small solar energy systems shall not exceed on-site power demand.

Solar Farm. Power plant that uses solar energy to generate electricity and whose primary function is the provision of electricity to the electrical distribution system or transmission grid.

Dual Purpose Solar Energy System. Solar energy system designed to provide both onsite electricity consumption and excess generation for sale. The system shall not exceed twice the power needed for onsite consumption.

Small Wind Energy System. Wind energy system consisting of a wind turbine, a tower, and associated controls or conversion electronics and is intended to reduce on-site consumption of utility power. Small wind energy systems are ancillary structures to a principally permitted use and may be mounted on a building or on the ground. Small wind energy systems shall not exceed on-site power demand.

Wind Farm. Power plant that uses wind turbines to generate electricity, whose primary function is the provision of electricity to the electrical distribution system or transmission grid.

Dual Purpose Wind Energy System. A wind energy system designed to provide both on-site electricity consumption and excess generation for sale. The system shall not exceed twice the power needed for on-site consumption.

AGRICULTURAL AND NATURAL RESOURCE USE CLASSIFICATIONS

Agricultural Labor Housing. Living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits either on the premises or off site. It includes single or multi-unit dwellings, including mobile homes and dormitories. Any housing occupied by the landowner, the landowner's spouse, or their children, parents or siblings is not considered farm labor housing.

Agricultural Processing. A building, facility, or covered area used for the cooking, dehydrating, refining, bottling, canning, milling, or other treatment of agricultural products. May include

warehousing and packaging as secondary uses. This classification does not include slaughterhouses, dairies, feed lots, or manufacturing of secondary products associated with uses such as commercial kitchens and bakeries.

Animal Raising – Grazing. The raising, keeping, or feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures. This classification includes dairying as an accessory use on ranches with milk producing animals so long as the primary food source is vegetation grown on site.

Animal Raising – Imported Feed. The raising, keeping, or feeding of domestic farm animals where the primary source of food is other than the vegetation grown on-site.

Crop Production. Agricultural and horticultural uses including but not limited to production of grains, field crops, vegetables, fruits, nut trees, herbs, flowers and seed production, nursery stock and ornamental plant production (including those plants, trees, shrubs, and ground covers grown in containers, green houses, shade structures, under cover and in the ground), tree and sod farms, associated crop preparation services and harvesting activities including but not limited to, mechanical soil preparation, irrigation system construction, spraying, crop processing and sales of the agricultural crop only. The classification excludes wholesale or retail nurseries (see Nurseries and Garden Centers) and growing of plants classified as federal controlled substances.

Custom Farm Services. An agricultural management business that provides a variety of agricultural services including but not limited to planting, pruning, harvesting, irrigation services, integrated pest management, equipment services, and agricultural labor.

Dairy. Shelter and other facilities for the feeding and milking of cattle and other milk producing animals, and the extraction of milk, where the milk may be processed either on- or off-site.

Farm Machinery and Equipment, Sales and Service. The sale, service, and repair of machinery and equipment primarily associated with agriculture. For sale, service or repair of all other types of equipment see Vehicle Sales and Service.

Feed and Farm Supply Store. An establishment primarily engaged in selling or renting agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching such as feed sales, irrigation equipment, fertilizer, agricultural sprays, livestock equipment, small indoor livestock such as rabbits and chickens, and fencing. The sale of agricultural equipment does not include tractors and other motorized, self-propelled farm vehicles, which are included under “Farm Machinery and Equipment, Sales & Maintenance”.

Mining. The act or process of extracting resources, such as rock, sand, gravel, ores, coal, oil, clay, hydrocarbons, or mineral from the earth. The term also includes quarrying; excavating; drilling; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity.

Subsurface Mining. The act of mining operations that are conducted below the surface of the ground except for surface access, and vent and escape shafts.

Surface Mining. All, or any part of mining operations that involve the removal of overburden and mining directly from the mineral deposit, open-pit mining of naturally exposed mineral, mining by the auger method, dredging and quarrying, or surface work related to a subsurface mine.

Packing and Storage. The handling and storage, without any processing as described in the Agricultural Processing use, of fruit, grain, vegetables, trees, and other crops to ready it for shipping and sales without changing the nature of the product (includes cold storage).

On-site Products. The handling of agricultural products produced on the same parcel of land which the packing facility is located, or on adjacent parcels under the same ownership, lease, or management.

Off-site Products. The handling of agricultural products produced on parcels of land different from that on which the packing facilities are located.

Produce Stand. Produce Stands shall mean a temporary or permanent structure up to 500 square feet in size or occupying up to 500 square feet of an existing permitted structure to be used for the display or sale of unprocessed agricultural products sold directly to consumers from a farm site which includes products grown on site. “Unprocessed” for the purposes of this section shall be defined as an agricultural product in its raw or natural state such as but not limited to fruits, vegetables, eggs, , honey, and olive oil. .

Ranch Marketing. Commercial activities conducted on agricultural lands which are accessory, incidental to, and compatible with the agricultural operation conducted thereon. This classification may be used in conjunction with lodging meeting the Agricultural Homestays and Bed and Breakfast use classifications. Ranch marketing may include processing, packaging, the sale of agricultural products, and the following types of uses:

Bake Shop. A facility for the preparation and consumption of food items in which agricultural products grown on-site are used as a main ingredient for at least one of the baked goods, such as apples used to make apple pies, apple turnovers, or other apple pastries. Baked goods made from other ingredients may be offered for sale concurrently with goods made from produce grown on-site.

Dining Facility. An establishment where food, other than that produced on the premises (such as at a Bake Shop), is prepared and served to the public in an established seating area.

Handicrafts. Products that are made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others.

Farm Store. A permanent structure, intended to be used for the display or sale of unprocessed and processed agricultural products grown and/or processed in the Yuba Sutter area and sold directly to consumers. May include incidental sales of non-agriculturally related goods such as but not limited to prepackaged beverages and snacks; promotional materials; and other local products/crafts.

Food Stand. A facility for serving prepared food for consumption on the premises where indoor seating and dining facilities do not exist.

Recreation and Entertainment. Self-pick fruit and vegetables, trails, picnic facilities, corn/hay mazes, pony rides, petting zoo, mini train rides, wagon rides, tours, and similar activities that are ancillary to other ranch marketing activities.

Special Events – Ranch Marketing. A use established for a fixed period of time that promotes the agricultural value of the facility, with special conditions needing to be met that are associated with the use, and with the intent that such use will terminate automatically upon expiration of the fixed time-period unless permission to conduct the use is renewed. Examples of special events would be large gatherings of people such as weddings and harvest festivals.

Resource Protection and Restoration. Lands and management activities dedicated to the protection and conservation of natural resources, such as aquatic environments, wetland and sensitive riparian habitat, water recharge areas, and rare or endangered plant or animal habitat.

Sales Lot, Feed Lot, Stockyard. An open, fenced lot where cattle and other livestock are fed prior to slaughter or transport, and which may include auction or other sales activities.

Slaughterhouse. Establishments engaged in the commercial butchering of animals, including facilities dedicated for dead animal reduction and fat rendering.

Tasting Room. A retail sales facility that is incidental to the primary on site use, where customers may taste and purchase beverage and food products grown and/or processed on the site or neighboring properties under the same ownership and/or lease. Products offered for tasting and sale may include wine, olive oil, honey, cheese, and/or other food and beverage products.

Timber.

Timber Production. The operation and harvesting of timber tracts, tree farms, forest nurseries, whether planted or of natural growth, standing or down, including Christmas trees and nursery stock for restocking commercial forest land and related activities such as reforestation services; also the gathering of gums, barks, sap, moss and other forest products.

Timber Processing. Sawmills including mills producing finished lumber or processes that reduce the wood for use in the manufacture of different goods.

Appendix A: Use Correspondence Table

This appendix includes a correspondence table that relates proposed use classifications to existing use classifications organized according to the proposed use classification scheme, with uses grouped according to type (residential, commercial, etc.). Proposed uses are presented, grouped according to use type and alphabetized, along with the existing uses to which they correspond.

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
Residential Uses	
Residential Housing Types	
<i>Duplex</i>	Duplexes
<i>Multi-unit residential</i>	Multifamily dwellings
<i>Second Dwelling Unit</i>	Second dwelling unit in accordance with Chapter 12.16.
<i>Single-unit dwelling, attached</i>	None
<i>Single-unit dwelling, detached</i>	Single-family residence.
Caretaker Residence	A caretaker dwelling unit to be used exclusively by an employee or watchman.
	A residence or other structure necessary for the management of land zoned as Timberland Production.
	Caretaker dwelling in addition to any permitted residences.
	Employee housing.
	Living quarters for persons deriving their income from permanent, non-seasonal employment on the premises in conjunction with a permitted use.
	Living quarters for persons deriving their income from permanent, non-seasonal employment on the premises in conjunction with an agricultural use.
	Single-family residence, or manufactured dwelling, in conjunction with a commercial use.
Elderly and Long-term Care	Convalescent hospitals.
Family Day Care, Small	Small-family day care homes (one to six children) in accordance with Chapter 1.2120.
Family Day Care	Family day care homes
Boarding Facility	Boardinghouses and roominghouses.
Mobile Home Parks	Manufactured home parks.
Residential Care Facilities	Residential care facility.
<i>Residential Care, General</i>	Residential care facilities which serve more than six individuals.
<i>Residential Care, Limited</i>	Residential care facility serving not more than six individuals with the exclusion of family members.
Single Room Occupancy	None
Supportive Housing	Supportive Housing

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
Transitional Housing	Transitional Housing
Public and Semi-Public Uses	
Cemetery	Cemeteries, crematories, and mausoleums.
	Public cemeteries and similar uses.
Colleges and Trade Schools, Public or Private	Colleges
	Educational services, libraries, vocational and technical schools.
	Indoor educational services, libraries, vocational and technical schools.
	Public and private nonprofit colleges.
Community Assembly	Vocational and technical education shop classroom facilities, including woodshop, metal shop, auto shop, and other similar uses.
	Churches and fraternal organization meeting facilities.
	Churches and religious institutions.
	Private clubs and lodges and fraternal organizations.
	Private clubs and lodges.
	Private community centers.
	Public schools, parks and recreation areas, fair grounds, civic centers, fire stations, police stations and similar sites and monuments.
Public schools, parks, civic center, fire and police stations, public utility facilities and other similar uses and structures	
Community Garden	None
Cultural Institutions	Educational services, libraries, vocational and technical schools.
	Indoor educational services, libraries, vocational and technical schools.
Outdoor Cultural Institutions	none
Day Care Centers	Day care centers in accordance with Chapter 12.120.
	Day care centers.
	Public and private nonprofit nursery schools
	Public and private nursery schools, elementary schools, junior high schools, high schools and colleges.
Detention Facility	Jail and detention centers.
Emergency Shelter	Emergency shelters
Government Offices	General offices including government offices.
Hospitals and Clinics	
<i>Clinic</i>	Medical and health services, acute care.
<i>Hospital</i>	Ambulance service.
	Hospital, acute care.
	Hospital.
Park and Recreation Facilities,	Parks and playgrounds.
	Parks and recreation facilities for day use only (excluding amusement parks.)
	Public golf courses.
	Public campgrounds.
	Public parks and recreation areas, fair grounds, and similar sites and monuments.
	Public playgrounds and parks.
Public playgrounds and parks.	

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
	Public recreational uses such as parks, aquatic facilities, campgrounds, vacation vehicle parks, playgrounds, athletic fields, golf courses, golf driving ranges, fishing and hunting clubs.
	Public recreational uses such as parks, playgrounds, golf courses, fishing and hunting clubs with dwellings or buildings having waste disposal facilities.
Passive Recreation	See Park Recreation Facilities list
Active Recreation	See Park Recreation Facilities list
Parking, Public or Private	Parking lots, provided any grading or structures do not significantly restrict the carrying capacity of the primary flood plain.
Public Safety Facilities	Government and emergency service facilities.
	Government buildings facilities and properties.
	Public fire stations, police stations and similar sites and monuments.
Schools, r Private	Public and private nonprofit elementary schools and junior high schools
	Public schools and similar sites and monuments.
	Schools
Commercial Uses	
Adult-oriented business	Sex oriented entertainment business.
Animal Care, Sales, and Services	
<i>Grooming and Pet Stores</i>	None
<i>Kennels</i>	Kennels
<i>Veterinary Services</i>	Animal hospital, vet office without outdoor kennels and stables.
	Animal hospitals and veterinarian's offices.
	Veterinary office/hospitals without outdoor kennels
Vehicle Sales and Services	
<i>Vehicle rental, Sales and Leasing</i>	Automobile dealers (new and used).
	Automotive repair service as an incidental use to a permitted retail use.
	Boat sales.
	Motor vehicle dealers, repair and service stations, repair garages, tire sales, body shops and vehicle paint shops, providing any repair, bodywork or painting is conducted inside a building.
<i>Vehicle Repair, Major</i>	Automobile paint and body shops.
	Automotive and other machinery repair, service and storage.
	Automotive paint and body shops.
	Automotive repair when conducted within a building.
	Automotive services with outdoor services
	Motor vehicle dealers, repair and service stations, repair garages, tire sales, body shops and vehicle paint shops, providing any repair, bodywork or painting is conducted inside a building.
<i>Vehicle Service and Repair, Minor</i>	Automotive repair when conducted within a building.

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	Automotive and other machinery repair, service and storage.
	Automotive and other machinery repair, service and storage.
	Boat repair and refurbishing.
	Equipment rental when conducted within a building.
	Equipment rental.
<i>Service Station</i>	Automotive service stations, car wash establishments, repair garages excluding painting and tire sales.
	Automotive service stations.
<i>Towing and Impound</i>	None
<i>Washing</i>	Auto wash, self service or automatic.
Banks and Financial Institutions	Financial, insurance and real estate establishments.
Bars and Drinking Establishments	Bars
Business Services	Business services, agencies and firms including but not limited to advertising, computer software and system design, delivery, messenger, photocopy, stenographic, telephone answering, ticket and travel.
	Business services.
	Professional services.
Drive-in and Drive-through facilities	Business and professional uses utilizing drive-up tellers.
Entertainment and Recreation	
<i>Campground,</i>	Campgrounds and recreational vehicle parks.
	Private campgrounds and vacation vehicle parks
	Recreational vehicle and travel trailer parks.
	Recreational vehicle parks and campgrounds.
	Travel trailer parks.
<i>Hunting/Fishing Club</i>	Game preserves or hunting or fishing clubs except those involving permanent dwellings, or buildings with waste disposal facilities
	Game preserves or hunting or fishing clubs with dwellings or buildings having waste disposal facilities
<i>Indoor Entertainment and Recreation</i>	Health clubs, fitness centers, gyms, and athletic clubs.
	Indoor amusement and recreation services excluding video arcades displaying material of a sexual nature.
	Indoor recreational uses and structures including but not limited to theaters, gyms, skate rinks, bowling alleys and martial arts studios.
	Movie theaters.

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
	Picture arcades not including premises owned or operated by a public entity or premises onto which persons of any age, unaccompanied by a parent or other adult, lawfully may enter, remain and participate in all activities lawfully conducted thereon.
<i>Outdoor Entertainment</i>	"Drive-in" theater.
	A motor vehicle racing facility, which may include such structures as an oval track for motor vehicle racing, a road course, a dragstrip, infield service or spectator areas, spectator grandstands and related visitor-serving uses, garages and parking, service facilities for race vehicles, and restroom and meeting facilities.
	Amusement parks.
	An amphitheatre or entertainment facility for the performance of concerts or other entertainment events, including such structures and uses as restaurants and food service, parking, and concessions.
	Equestrian and rodeo events.
	Marinas, sports stadiums, arenas, amphitheaters, fairgrounds, golf courses, racetracks and accessory use or uses similar to those listed as determined by the Planning Commission.
<i>Outdoor Sports and Recreation</i>	Commercial stables - riding academies.
	Outdoor recreational uses and structures excluding drive-in movie theaters.
	Private golf courses.
	Private or public golf courses.
	Private recreational uses such as parks, aquatic facilities, playgrounds, athletic fields, golf courses, golf driving ranges, fishing and hunting clubs.
	Riding clubs, golf courses, and country clubs.
	Shooting ranges.
Food and Beverage Sales	
<i>Farmers Markets</i>	None
<i>General Market</i>	Food and beverages including ice, dry ice and cold storage.
	Food markets including the sale of beer and wine.
	Food stores.
<i>Liquor Stores</i>	Liquor stores.
Food Preparation	None
Funeral Parlors and Internment Services	Cemeteries, crematories, and mausoleums.
Lodging	
<i>Agricultural Homestays</i>	None
<i>Bed and Breakfast</i>	None

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
<i>Health Resort and Retreat Center</i>	None
<i>Hotels and Motels</i>	Hotels and motels.
	Hotels, motels, restaurants, food service, parking and concessions.
	Lodging including hotels and motels.
	Motels, hotels, and inns.
Maintenance and Repair Services	Restaurants, food service, and hotel and lodging facilities.
	Retail sales of goods, wares or merchandise which are manufactured, renovated or repaired on the property.
Manufactured Home Sales	Manufactured home sales.
Offices	
<i>Business and Professional</i>	General offices including government offices.
	General offices.
	Legal services.
	Professional offices or clinics including but not limited to architectural, engineering, financial, insurance, legal, and real estate.
<i>Medical and Dental</i>	Professional or government offices.
	Professional offices or clinics including but not limited to medical and dental.
Personal Services	
<i>General</i>	Barbershops, beauty parlors and similar personal service establishments.
	Consumer service establishments including but not limited to barbershops, dance or gymnastics studios, hair salons, health, clubs, fitness centers, gyms, athletic clubs, Laundromats, travel agencies, radio and/or TV repair, photography studio, shoe repair.
	Laundromats.
	Personal service, barbershops, beauty shops, laundries, dry cleaners, shoe repair.
<i>Tattoo or Body Modification Parlor</i>	Tattoo and piercing parlors.
Restaurant	Eating and drinking places.
	Food and beverage service and concession.
	Restaurants, food service, and hotel and lodging facilities.
	Restaurants.
<i>With Drive-through</i>	Eating and drinking establishments with drive up windows.
<i>Without Drive-through</i>	Eating and drinking establishments excluding fast-food restaurants with drive-up windows.
Retail Sales	Retail trade and consumer service establishments excluding auto sales involving outdoor storage.
	Retail trade and wholesale trade establishments.
	Retail trade establishments: appliances, apparel, automotive supplies, drugs, food, general merchandise, home improvement, home furnishing, and liquor stores.

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
<i>Building Materials and Services</i>	Building material sales yard.
	Building supplies store and yard.
	Furniture, fixtures and cabinets.
<i>Convenience Retail</i>	Drug stores.
<i>General Retail</i>	Apparel stores.
	Automotive supplies.
	Drug stores.
	Furniture, fixtures and cabinets.
	General merchandise stores.
	Instruments, optics, photographic equipment and supplies.
	Miscellaneous goods and supplies including but not limited to armaments, musical instruments, toys and games, sporting and athletic good, and artists materials.
	Retail stores.
Specialty retail establishments including but not limited to florists, jewelers, video tape rental.	
<i>Large Format Retail</i>	none
<i>Nurseries and Garden Centers</i>	Plant nurseries.
Industrial Uses	
<i>Construction and Material Yards</i>	Building construction and special trade contractor's shops and service yards.
	Building construction and special trade contractor's shops and with outdoor service yards.
<i>Custom Manufacturing</i>	Cabinet shop and furniture manufacturing.
	Cabinet shop.
<i>General Industrial</i>	Leather and leather products.
	Lumber and wood products including manufactured home, modular home and prefabricated structures.
	Machinery including electrical, electronic and communications.
	Metal products.
	Paper, pulp mills and paper products.
	Railroad car cleaning and refurbishing operation.
	Rubber products.
Textiles.	
<i>Intensive Industrial</i>	Asphalt and asphaltic mixtures for paving which combine sand and/or aggregate with asphalt and asphaltic materials.
	Bone distillation.
	Central mixed concrete production and distribution.
	Chemicals including but not limited to basic chemicals, cleaning agents, cosmetics, explosives, fertilizers, gases, medicinal and botanical products, paints, pesticides, pharmaceutical, plastics, and synthetic fibers.
	Concrete and asphalt mixing plants.

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
	Concrete products production from a combination of Portland cement and aggregate.
	Dumping, disposal, incineration, and reduction of garbage, dead animals, and refuse.
	Metal smelting and refining.
	Petroleum refining including paving and roofing materials.
	Ready mixed concrete production and distribution.
	Shrink mixed concrete production and distribution.
	Stone, clay, glass and concrete products.
	Transit mixed concrete production and distribution.
Limited Industrial	Apparel and finished products made from fabric and similar materials.
	Exterminating and pest control service.
	Pest control service.
	Pest control with indoor storage
	Pest control with outdoor storage.
Recycling Facility	
<i>Recycling Collection Facility</i>	None
<i>Recycling Processing Facility</i>	None
Research and Development	Research and development and light industrial uses and facilities, including motor vehicle testing and other research and development related to motor vehicle technology.
	Research laboratories.
Salvage and Wrecking	Industrial uses including wrecking yards, lumber yards and auction yards, except uses involving the use of noxious, radioactive, explosive or highly combustible materials in sufficient quantities to be incompatible with the purpose of the zone.
	Junkyards, automobile wrecking yards, building materials, wrecking yards, storage and baling of scraps, paper, rags, sacks and scrap metal.
Warehousing, Storage, and Distribution	
<i>Auction Facilities</i>	None
<i>Chemical, Mineral, and Explosives Storage</i>	None
<i>Outdoor Storage</i>	Recreational vehicle and boat storage facilities.
<i>Personal Storage</i>	Mini Personal -storage warehouses, including boat and RV storage.
	Mini-storage warehouse.
	Mini-storage, located entirely within an enclosed structure.
<i>Indoor warehousing, Wholesaling and Distribution</i>	Distribution facilities
	Wholesale trade establishments excluding warehouses, when conducted solely within a building.
	Wholesale trade with outdoor storage
Transportation, Communication, and Utilities Uses	
Airports and Heliports	Airports refuse disposal areas, corporation yards and sewage disposal sites.
Agricultural runways & facilities	The use of implements of agriculture or aquiculture including aircraft
Communication Facilities	Public utility facilities. (Includes cell towers)

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
	Communication facilities
Freight/Truck Terminals and Warehouses	Parcel delivery service.
Light Fleet-based Services	Household moving and storage service.
Transportation Passenger Terminals	Bus depot. Transportation facilities and terminals.
Utilities, Major	Commercial or public dumping and disposal areas.
	Hydroelectric power generation facilities.
	Power generation facilities.
	Public utilities structures.
	Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots.
	Public utility buildings and public service or utility uses (transmission and distribution lines excepted).
	Public utility facilities, accessory structures, and service yards.
	Public utility facilities.
	Public utility warehouse and storage yards, pool yards, gas holders, substations, electric generating plants and transmission and distribution lines.
	Sewage treatment plan and disposal area.
	The erection, construction, alteration, or maintenance of gas, electric, water or communication transmission facilities;
	Private utility transmission and distribution lines.
Public utility transmission and distribution lines.	
Utilities, Minor	Underground public utility facilities.
	Underground public utility transmission and distribution lines.
Solar & Wind Energy Systems	
<i>Dual Purpose Solar or Wind System</i>	Dual purpose solar or wind system
<i>Small solar or wind energy system</i>	Small solar or wind energy system
<i>Solar or Wind Farm</i>	Solar or Wind farm
Agricultural and Natural Resource Uses	
Agricultural Labor Housing	Farm labor camps and structures for transient labor.
Agricultural Processing	Agricultural processing plants and facilities, such as wineries, distillers, dehydrators, canneries, dairies and similar agricultural uses
	Expansion of agricultural processing plants and facilities including, but not limited to, distillers, dehydrators, canneries, packing facilities and other similar uses
	Greeneries
Animal Raising	Agricultural uses including aquaculture, livestock and fowl farming
	Fish hatcheries
	Hatcheries
	Hog farms
	Livestock and fowl farming including raising, maintaining and breeding of horses, cattle, hogs, rabbits, chickens and similar livestock
	The keeping of livestock and fowl

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
	The operation of apiaries
	The raising of poultry
Crop Production	Agricultural uses including growing and harvesting any agricultural crop or product
	Aquiculture
	Crop farming, truck gardening, field crops, vines, vegetables and horticultural species, except tree orchards
	Growing and harvesting any agricultural crop or product
	Growing and harvesting any agricultural crop or product and the use of implements of husbandry excluding aircraft in such pursuit
Custom Farm Services	Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers
	Sales and services to farmers or farm-related activities that require ten or less parking spaces
Dairy	Dairies
Farm Machinery and Equipment, Sales and Services	Sales and services to farmers or farm-related activities
Feed and Farm Supply Store	Commercial storage and handling of agricultural chemicals
	Sales and services to farmers or farm-related activities
Grazing	Grazing
	The grazing of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds
Mining	
<i>Subsurface Mining</i>	Gas exploration
	Oil and gas well drilling and operation
	Oil and gas well service and supply
	Subsurface exploration for, and extraction of, mineral resources, including oil, gas and other hydrocarbon substances, and also including geothermal energy production. Such use shall be compatible only when there is no significant disruption of the ground surface in the operations described
<i>Surface Mining</i>	Excavation and removal of rock, sand, gravel and other materials
	Surface mining performed in conjunction with the excavation of a single pond per parcel having a storage capacity not in excess of 50 acre feet of water when such water is used for stock watering and domestic purposes
	Surface mining where the reclamation of the land is for agricultural production
Packing and Storage	
<i>Off-site Products</i>	None
<i>On-site Products</i>	None
Produce Stand	Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises as well as related agricultural products

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
Ranch Marketing	None
Resource Management	Management for fish and wildlife habitat or hunting and fishing
	Management for watershed
	Wildlife preserves
Sales Lot, Feed Lot, Stockyard	Animal sales yards
	Animal stock yards and feed lots
Slaughterhouse	Animal processing plants or rendering plants
	Animal slaughtering
Tasting Room	None
Timber Production	None
Timber Processing	None
Other Uses	
Accessory	A use integrally related to growing, harvesting and processing forest products, including but not limited to roads, log landings and log storage areas;
	Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises.
	Accessory buildings such as garages, carports, guest dwellings, lath houses, barns, greenhouses, gardening sheds, silos and dehydrators for agricultural products which are grown or produced on the premises and similar structures which are customarily used in conjunction with and incidental to a principal use or structure.
	Accessory buildings used in conjunction with and incidental to a principal use or structure.
	Accessory uses which support the professional and business uses in the complex and are located as a tenant in a building and not occupying more than 15 percent of the total floor area of the building, including but not limited to barbershop, beauty salon, and eating and drinking establishments.
	Facilities which may be required or desirable to provide services to a sports center and amphitheatre, including water supply, water treatment, and wastewater treatment and disposal.
	Home occupation as defined in Chapter 12.95.
	One nonexpendable vacation vehicle having no permanently attached or detached accessory structures for each parcel of property under separate ownership for use only by the owner of the property and/or his guests. Sand vacation vehicles shall be maintained in a readily moveable state.
	Recreation offices, headquarters, maintenance facilities and workshops.
	Retail and commercial service uses relating to equestrian and rodeo events.
	Storage of materials used for the construction of a building, including the contractor's temporary office, provided such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and 30 days thereafter.
	Temporary and readily removable structures accessory to agricultural uses.
	Uses and structures which is incidental or accessory to permitted uses.
	Windmills and domestic storage tanks.
Windmills, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.	
Temporary uses as defined in Chapter 12.105.	

TABLE A-1: USE CORRESPONDENCES (PROPOSED TO EXISTING)	
<i>Proposed Use Group</i>	<i>Existing Use Group</i>
	Up to four (4) model homes, a temporary building used as a contractor's office, a contractor's storage and construction yard, and a real estate sales office in connection with marketing of a new subdivision in accordance with Section 12.10.700A(1)(i).

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NOTES:

Definitions that are needed:

- On-site
- Single Housekeeping Unit
-

Reminders for other sections

- **Need standards for outdoor seating**
- **Need to update renewable energy section for consistency with use classifications.**

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