

Article 2

Zones, Allowable Land Uses, and Zone-Specific Standards

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CHAPTER 806.2 - ZONES ESTABLISHED, ZONE MAP ADOPTED

806.2.010 - Zones Established

Fresno County shall be divided into appropriate zones, which directly correspond to the land use designations outlined in the Land Use Element of the General Plan. The following zones are established.

**TABLE 2-1
ZONES**

Zone Map Symbol	Zone Name	General Plan Land Use Designation Implemented by Zone
Agricultural		
AE	Exclusive Agricultural	Agriculture/Irrigated Agricultural, Westside/Eastside Rangeland
AL	Limited Agricultural	Agriculture/Irrigated Agricultural
A-1	Agricultural	Variable
A-2	General Agricultural	Variable
Residential		
R-A	Single Family Residential Agricultural	Low Density Residential
R-R	Rural Residential	Rural Residential, Foothill Rural Residential, Mountain Urban
R-1-A, R-1-AH	Single Family Residential	Low Density Residential
R-1-B	Single Family Residential	Low Density Residential
R-1-C	Single Family Residential	Medium Density Residential
R-1-E, R-1-EH	Single Family Residential	Low Density Residential
R-1	Single Family Residential	Medium Density Residential
R-2, R-2-A	Low Density Multi-Family Residential	Medium High Density Residential
R-3, R-3-A	Medium Density Multi-Family Residential	Medium High Density Residential
R-4	High Density Multi-Family Residential	Medium High Density Residential
T-P	Trailer Park Residential	Variable

Zone Map Symbol	Zone Name	General Plan Land Use Designation Implemented by Zone
Commercial		
AC	Agricultural Commercial Center	Agriculture, Regional Commercial, Service Commercial
C-P	Administrative and Professional Office	Office Commercial
C-R	Commercial Recreation	Special Commercial
C-1	Neighborhood Shopping Center	Neighborhood Commercial, Community Commercial
C-2	Community Shopping Center	Community Commercial, Regional Commercial
C-3	Regional Shopping Center	Regional Commercial
C-4	Central Trading	Central Business Commercial
C-6	General Commercial	Service Commercial
RCC	Rural Commercial Center	Rural Settlement
R-P	Residential and Professional Office	Office Commercial
Industrial		
C-M	Commercial and Light Manufacturing	Mountain Commercial and Mountain Urban, Limited Industrial, General Industrial
M-1	Light Manufacturing	Limited and General Industrial
M-2	General Industrial	General Industrial, Limited Industrial
M-3	Heavy Industrial	General Industrial, Limited Industrial
Special Purpose Zones		
O	Open Conservation Land Use	Open Space, Public Lands and Open Space
P	Off-Street Parking	Commercial, Industrial, Mountain Commercial, and Mountain Urban
R-C	Resource Conservation	Open Space, Public Lands and Open Space
R-E	Recreational	Eastside Rangeland, Open Space, Public Lands and Open Space
RS	Rural Settlement	Rural Settlement
TPZ	Timberland Preserve	Open Space and Public Lands and Open Space
Overlay/Combining Zones		
-M	Mountain Overlay	Mountain Residential and Mountain Commercial
-NB	Neighborhood Beautification	"Variable"
-HB	Highway Beautification	"Variable"

806.2.020 - Zone Maps Adopted

The Board hereby incorporates the Official Zone Map (hereafter referred to as the Zone Map) as part of this Zoning Ordinance, which is on file with the Department.

- A. Inclusion by reference.** The Zone Map together with all legends, symbols, notations, references, zone boundaries, map symbols, and other information on the map have been adopted by the Board in compliance with State law (Government Code Sections 65800 et. seq.) and are hereby incorporated into this Zoning Ordinance by reference as though they were fully included here.
- B. Zone boundaries.** The boundaries of the zones established by Section 806.2.010 shall be shown on the Zone Map as applicable.
- C. Relationship to General Plan.** The Zone Map shall implement the General Plan.
- D. Map amendments.** Amendments to the Zone Map shall follow the process established in Chapter 872.6 (Amendments).
- E. Zone Map interpretation.** The Zone Map shall be interpreted in compliance with Subsection B. (Zone boundaries), above.

806.2.030 – Allowable Land Uses and Permit Requirements

- A. Purpose.** Chapters 808.2 through 818.2 determine which land uses are allowed in each zone established by Section 806.2.010 (Zones Established), what permit, or approval is required to establish each use, and the basic development standards that apply to allowed land uses in each zone.
- B. Permit requirements.** Tables 2-2, 2-4, 2-6, and 2-8 within Chapters 808.2 through 819.2 provide for land uses that are:
 - 1. Permitted subject to first obtaining a Zoning Clearance (Chapter 862.5) and compliance with all applicable provisions of this Zoning Ordinance. These are shown as "P" uses in the tables. Structures erected to accommodate any of the land use activities listed as permitted (P) shall require the approval of a Site Plan Review in compliance with Chapter 854.5.
 - 2. Allowed subject to the approval of a Conditional Use Permit (Chapter 842.5), and shown as "C" uses in the tables;
 - 3. Allowed subject to the approval of a Director's Review and Approval (Chapter 846.5), and shown as "D" uses in the tables;
 - 4. Allowed subject to the approval of a Site Plan Review (Chapter 854.5), and shown as "SPR" uses in the tables;

5. Allowed subject to the approval of a Temporary Use Permit (Chapter 858.5), and shown as "TUP" uses in the tables.
6. Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director's Review and Approval (Chapter 846.5).
7. Not allowed in particular zones, and shown as a "blank" (i.e., empty cell) in the tables.

C. Obsolete and Deleted Zones. The following Zone Districts are considered obsolete or deleted. Obsolete Zone Districts may exist on the County-adopted zone map but applications to expand areas or propose additional parcels with these districts will not be accepted. Deleted districts have been removed as they no longer exist in unincorporated areas.

1. The A-1, A-2, AE-5 and R-A Zone Districts are obsolete districts and will not be expanded through the rezoning process.
2. The R-4 District no longer exists in the unincorporated areas and has been deleted from the Zoning Ordinance.

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CHAPTER 808.2 – AGRICULTURAL ZONES

808.2.010 – Purpose of Individual Agricultural Zones

The purposes of the individual agricultural zones and the manner in which they are applied are as follows.

A. AE (Exclusive Agricultural) Zone.

1. The AE zone is intended to protect agricultural land and provide for those uses which are necessary and an integral part of an agricultural operation. This zone is intended to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses.
2. The AE zone shall be accompanied by an acreage designation which establishes the minimum size of parcels that may be created within the zone, including designations of 640, 320, 160, 80, 40, and 20 acres. The AE zone is consistent with the Agriculture, Irrigated Agriculture, and Westside/Eastside Rangeland land use designations of the General Plan.
3. See Section 806.2.030.C for Obsolete and Deleted Zones regarding AE-5.

B. AL (Limited Agricultural) Zone.

1. The AL zone is intended to protect the general welfare of the agricultural community by limiting intensive uses in agricultural areas which may be incompatible with other less intensive agricultural operations.
2. The AL zone shall be accompanied by an acreage designation which establishes the minimum size of parcels that may be created within the zone, including designations of 640, 320, 160, 80, 40, and 20 acres. The AL zone is consistent with the Agriculture and Irrigated Agriculture land use designations of the General Plan. See Section 806.2.030.C for Obsolete and Deleted Zones.

C. A-1 (Agricultural) Zone. The A-1 zone is intended to provide for the development of those unincorporated parcels in the County which are not included in other zones. The A-1 zone is consistent with variable land use designations of the General Plan. See Section 806.2.030.C for Obsolete and deleted Zones.

D. A-2 (General Agricultural) Zone. The A-2 zone is intended to protect those parcels requiring more protection than the A-1 zone provides, which do not by their nature require an exclusive or limited agricultural zoning. The A-2 zone is consistent with variable land use designations of the General Plan. See Section 806.2.030.C for Obsolete and deleted Zones.

808.2.020 – Agricultural Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-2 indicates the uses allowed within each agricultural zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
2. Agricultural uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the agricultural character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

B. Prohibited land uses. If a land use is not listed in a specific zone district or if a table cell associated with a listed land use is “blank”, that land use is prohibited in that specific zone district, unless listed as a permitted unclassified use in Chapter 842.5 or Chapter 846.5.**C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).**D. Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.**E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).**F. Applicable regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.**G. Compliance with Airport Land Use Policy Plan.** All land uses specified as “P” (Permitted use) in the following land use tables that are located on sites within an approach zone of an airport safety zone shall require a Director’s Review and Approval to ensure compliance with the County’s Airport Land Use Commission’s Airport Land Use Policy Plans, as administered by the Fresno Council of Governments.**808.2.030 – Williamson Act Contracts and Specified Agricultural Zones****A. Minimum Parcel Size for Lands Under Contract.**

1. Properties under Contract shall be subject to the County of Fresno’s Interim Guidelines which include a parcel size minimum of 20 acres for prime farmland and 40 acres for non-prime farmland.
2. Homesite exception parcels shall maintain a minimum parcel size as required by state law (currently 10 acres).

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1 ³	A-2 ³	See Section
Agricultural Uses					
Agricultural Accessory Storage, Structures, and Uses	P	P	P	P	See Article 7 for limitations
Agricultural Commercial Center	C		C		834.4.040
Agricultural Processing, Area Products, including Cooperatives	C		C		
Agricultural harvesting, curing, processing, packaging, packing, sales, shipping for products produced on-site (i.e., not subject to Section 834.4.390).	P	P			
Agricultural processing, packaging, sales, shipping, etc. (products may be from on- or off-site holdings when owned by the same entity as the facility).	P	P			834.4.390
Animal Raising, Specialty Commercial	D		D	D	834.4.050
Animal Uses (includes fish and fur bearing in the A-2)	P	P	P	P	834.4.050
Aquaculture (includes Fish Farms, Commercial)	D	D	D	D	
Apiaries	P	P	P	P	834.4.070
Cattle Dairies and Feedlot Facilities (Does NOT exceed a capacity of 500 cattle)	D		D		834.4.110
Cattle Dairies and Feedlot Facilities (Does exceed a capacity of 500 cattle)	C		C		834.4.110
Crop Production	P	P	P	P	
Grain Elevators, Commercial	C		C		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1 ³	A-2 ³	See Section
Agricultural Uses (Continued)					
Hog/Swine Personal Use (4 max.)	P				834.4.050
Hog/Swine, Sheep, or Goat Feed Lots	C		C		834.4.050
Hog/Swine Ranches	C		C		834.4.050
Horticulture/Greenhouses	P	D	P	D	
Meat Processing, Commercial	C		C		834.4.230
Mushroom Growing	C	C	C		
Mushroom Growing, Incidental	C	C	C		
Poultry Raising, Large	D		D	D	834.4.290
Poultry Raising, Small	P		P	P	834.4.290
Poultry/Rabbit Processing	C		C		
Stock Yards/Feed Lots	C		C	C	
Value-added agricultural uses in addition to agricultural harvesting, curing, processing, packaging, packing, sales, and shipping for products produced on-site.	P				834.4.390
Commercial establishments for the processing of agricultural products and value-added uses not authorized under the by-right value-added uses above.	C				834.4.390
Wineries/Distilleries, Large	C		C	C	
Wineries/Distilleries, Small	D		D	D	834.4.410
Wholesale Limited Winery Distillery and Brewery	P	P			834.4.415
Micro Winery, Distillery and Brewery	P	P			834.4.415
Minor Winery, Distillery and Brewery	P	P			834.4.415
Agricultural Sales and Service Uses					
Agricultural Chemicals, Sales and Service	C		C		
Agricultural Auction /Sales Yards	C		C	C	
Agricultural Trucking Operations	D				
Building Materials Sales	C		C		
Commercial Dehydration Operations	C		C		
Contactors Storage Yard, Agricultural Services	D		D		
Dog Grooming (in conjunction with single-family residence)	D	D	D	D	
Farm Equipment and Machinery Sales, Rental, Storage and Maintenance	C		C		
Farm Labor Contractor Services	D		D		

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- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1 ³	A-2 ³	See Section
Agricultural Sales and Service Uses (Continued)					
Feed and Farm Supplies Sales	C		C		
Horticultural Services	D	C	C	C	
Horticultural Services, Accessory	P	D	P		
Liquefied Petroleum Gas Distribution Sales, and Storage	C	C	C		
Plant Nurseries	D				834.4.180
Plant Nurseries, Private	P				834.4.180
Roadside Agricultural Stands, Permanent	D	D	D	D	834.4.370
Roadside Agricultural Stands, Temporary	P	P	P	P	834.4.370
Stables, Commercial	D	D	D	D	834.4.050
Stables, Private	P	P	P	P	834.4.050
Veterinary Clinics and Animal Hospitals	D	D	D	D	
Water Well Drilling/Pump Installation	P	P	P	P	
Welding and Blacksmith (as part of farm equipment sales and service).	P		P		
Residential Uses					
Accessory Structures	P	P	P	P	834.4.020
Additional On-Site Dwellings					
Accessory Dwelling Units	P	P	P	P	834.4.030.B
Second Dwelling Units	D	D	D	D	834.4.030.C
Child Day Care Home, (up to 14 children)	P	P	P	P	834.4.100
Drug and Alcohol Treatment Facilities (HSC 11834.23) Six or fewer residents	P	P	P	P	See Art 7
Drug and Alcohol Treatment Facilities (HSC 11834.23) Seven or more residents	C	C	C	C	See Art 7
Employee Housing (six or fewer residents)	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
3. See Section 806.2.030.C for Obsolete and Deleted Zones.

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1	A-2	See Section
Residential Uses (Continued)					
Farmworker Housing, Complexes	P	P	P	P	834.4.160
Farmworker Housing, Temporary	P	P	P	P	834.4.150
Home Occupations, Class I	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	834.4.190
Household Pets	P	P	P	P	
Kennels, Private	P	D	P	D	
Manufactured/Factory Built Housing	P	P	P	P	
Mobile Home, Temporary (If 2 nd Residence)	D	D	D	D	
Low Barrier Navigation Center					
Single-Family Dwelling	P	P	P	P	
Supportive Housing or Transitional Housing (GC 65583(c)(3)) – subject to the restrictions and density of the underlying zone	P	P	P	P	
Swimming Lessons	C		C		834.4.360
Temporary Uses	TUP	TUP			858.5
Nonresidential Uses					
Observatories	C	C	C	C	
Public Facilities	D	D	D	D	
Public Utility Facilities	C	C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
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TUP	Temporary Use Permit required	858.5
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Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1	A-2	See Section
Communication Facilities					
Microwave Relay Structures	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	834.4.420
Education, Public Assembly, and Recreation Uses					
Agricultural Tourism	P	P			834.4.025
Assembly/Meeting Facilities	D	D	D	D	
Golf Courses and/or Driving Ranges	C	C			
Guest Ranches	C	C			
Historic and Monument Sites	P	P	P	P	
Off Road Vehicles	C	C			
Philanthropic/Charitable, Agricultural Institutions	D	D	D		
Racetracks	C	C			
Schools, Private	D	D	D	D	
Schools, Public	D	D	D	D	
Stables, Commercial	D	D	D	D	
Stables, Private	P	P	P	P	
Other					
Airports, Small/Private	C	C	C	C	
Antique Sales	D	D	D		
Interstate Interchange Commercial Centers	C		C		834.4.200
Interstate Interchange Impact Areas	D		D		
Kennels, Boarding and Training	C				
Kennels, Breeding and Personal, on sites with up to five acres.	C				
Kennels, Breeding and Personal, on sites with five or more acres.	D				
Kennels, Commercial	C	C	C	C	
Personal/RV Storage		C			834.4.270
Solar Energy System, Private	P	P	P	P	
Surface Mining Operations	C	C	C	C	
Temporary Mill/Chipping Facilities	P				834.4.380

Key to Permit Requirements

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<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.

2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

808.2.040 – Agricultural Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-3, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

**TABLE 2-3
AGRICULTURAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE**

Development Feature	AE	AL
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AE-20 or AE-640), except as provided for in 822.3.080.F (Homesites). <i>Rezoning to AE-5 is not allowed.</i>	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AL-20 or AL-640), except as provided for in 822.3.080.F (Homesites).
Minimum Parcel Width/Frontage:		
Interior	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Corner	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Reversed Corner	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Siding on freeways/railroad ROW	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Curve lots/cul-de-sacs	5.0 acres or more none; below 5.0 acres 165 ft. 90 ft. cul-de sac	5.0 acres or more none; below 5.0 acres 165 ft. 90 ft. cul-de sac
Minimum Parcel Depth	5.0 acres or more none. Minimum depth to width ration not to exceed 4:1	5.0 acres or more none.
Parcels resulting from the division of sections with less than 640 acres into units of 1/2, 1/4, 1/8, 1/16, or 1/32 of a section shall also be deemed to be equivalent to the corresponding and respective parcel areas required by the acreage designations. The acreage shall be measured from the center of any abutting roadway, stream, railroad, or other public right-of-way that serve as a boundary line.		
Maximum (Gross) Population Density	1 DU/based upon zone designation, as in 1/20 or 1/640 Notwithstanding any other provision of this Division, all residences authorized for construction for which an application was accepted for processing prior to August 1, 2001 that exceed the density standards herein, shall be deemed conforming and not subject to the provisions of Section 870.6 (Nonconforming Uses)	1 DU/based upon zone designation, as in 1/20 or 1/640 Notwithstanding any other provision of this Division, all residences authorized for construction for which an application was accepted for processing prior to August 1, 2001 that exceed the density standards herein, shall be deemed conforming and not subject to the provisions of Section 870.6 (Nonconforming Uses)

FRESNO COUNTY ORDINANCE CODE - DIVISION 6, ZONING ORDINANCE

Chapter 808.2

Agricultural Zones

Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	35 ft.	35 ft.
Side (each)	20 ft.	20 ft.
Street side	35 ft.	35 ft.
Reversed corner (street side)	35 ft.	35 ft.
Rear	20 ft.	20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures). Exception: Zero-foot setback is 100 ft. from property line.	
Maximum Parcel Coverage (10)	None	None

Development Feature	AE	AL
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AE-20 or AE-640), except as provided for in 822.3.080.F (Homesites). <i>Rezoning to AE-5 is not allowed.</i>	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AL-20 or AL-640), except as provided for in 822.3.080.F (Homesites).
Minimum Distance Between Structures on the Same Parcel	6 ft. (40 ft. when related to animals)	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft. (If exceeding two stories, an emergency exit (door/window no less than two feet wide and having a minimum area of six square feet shall be provided to the uppermost story no more than 28 feet above the finished grade below the opening.)	35 ft.

TABLE 2-3
AGRICULTURAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	AE	AL
Accessory Structure - Maximum Height	35 ft. (except non-dwelling structures [e.g., silos, water tanks, windmills, and other accessory farm structures])	35 ft. (except non-dwelling structures [e.g., silos, water tanks, windmills, and other accessory farm structures])
Silos, Water Tanks, Windmills, and other Accessory Farm Structures - Maximum Height	60 ft.	60 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

TABLE 2-3
AGRICULTURAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	A-1	A-2
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	100,000 sq. ft.	100,000 sq. ft.
Minimum Parcel Width/Frontage:		
Interior	165 ft.	165 ft.
Corner	165 ft.	165 ft.
Reversed Corner	165 ft.	165 ft.
Siding on freeways/railroad ROW	165 ft.	165 ft.
Curve lots/cul-de-sacs	90 ft.	90 ft.
Minimum Parcel Depth	170 ft.	170 ft.
Maximum (Gross) Population Density	1 DU per zone designation	1 DU per zone designation
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	35 ft.
Side (each)	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	20 ft.
Street side		35 ft.
Reversed corner (street side)		35 ft.
Rear		20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures). Exception: Zero- foot setback is 100 ft. from property line.	
Maximum Parcel Coverage (10)	None	None
Minimum Distance Between Structures on the Same Parcel	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	6 ft. from main structure
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	35 ft.
Accessory Structure - Maximum Height	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	35 ft. (except non-dwelling structures [e.g., silos, water tanks, windmills, and other accessory farm structures])
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	

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Agricultural Zones

Development Feature	A-1	A-2
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	100,000 sq. ft.	100,000 sq. ft.
Signs	See Chapter 830.3 (Signs)	

CHAPTER 810.2 – RESIDENTIAL ZONES

810.2.010 – Purpose of Individual Residential Zones

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. **R-A (Single Family Residential Agricultural) Zone.** The R-A zone identifies areas appropriate for lower density development and small-scale agricultural uses, with not more than one primary dwelling unit per parcel. The R-A zone is consistent with the Low-Density Residential land use designation of the General Plan; see Section 806.2.030.C for Obsolete and Deleted Zones.
- B. **R-R (Rural Residential) Zone.** The R-R zone identifies areas appropriate for large lot single-family uses, including limited agricultural activities (e.g., greenhouses, fruit and nut trees, and vines), within a semi-rural environment, with not more than one primary dwelling unit per parcel. The R-R zone is consistent with the Rural Residential, Foothill Rural Residential, and Mountain Urban land use designations of the General Plan.
- C. **R-1-A, R-1-AH (Single Family, Low Density Residential) Zones.** The R-1-A and R-1-AH zones identify areas appropriate for large lot single-family uses with urban standards, with not more than one primary dwelling unit per parcel. The R-1-A and R-1-AH zones are consistent with the Low-Density Residential land use designation of the General Plan;
- D. **R-1-B (Single Family, Low Density Residential) Zone.** The R-1-B zone identifies areas appropriate for large lot single-family uses with urban standards, with not more than one primary dwelling unit per parcel. The R-1-B zone is consistent with the Low-Density Residential land use designation of the General Plan.
- E. **R-1-C (Single-Family Residential Medium Density) Zone.** The R-1-C zone identifies areas appropriate for conventional single-family uses, with not more than one primary dwelling unit per parcel, unless within a planned development. The R-1-C zone is consistent with the Medium Density Residential land use designation of the General Plan.
- F. **R-1-E, R-1-EH (Single-Family Residential Low Density) Zones.** The R-1-E and R-1-EH zones identify areas appropriate for single-family residential estate uses, with not more than one primary dwelling unit per parcel. The standards for both zones are identical except that horses are an allowed use in the R-1-EH zone. The R-1-E and R-1-EH zones are consistent with the Low-Density Residential land use designation of the General Plan.
- G. **R-1 (Single-Family Residential Medium Density) Zone.** The R-1 zone identifies

areas appropriate for conventional single-family uses, with not more than one primary dwelling unit per parcel, unless within a planned development. The R-1 zone is consistent with the Medium Density Residential land use designation of the General Plan.

- H. R-2, R-2-A (Multi-Family Low Density) Zones.** The R-2 and R-2-A zones identify areas appropriate for low density multi-family residential uses, in order to provide for light, privacy, air, safety, and insulation against transmission of sound. The R-2 and R-2-A zones are consistent with the Medium-High Density Residential land use designation of the General Plan.
- I. R-3, R-3-A (Multi-Family Medium Density) Zones.** The R-3 and R-3-A zones identify areas appropriate for medium density multi-family residential uses. The standards for both zones are identical except that structure heights are limited to a single story in the R-3-A zone. **The R-3 and R-3-A zones are consistent with the Medium-High Density Residential land use designation of the General Plan.**
- J. T-P (Trailer Park Residential) Zone.** The T-P zone identifies areas appropriate for the accommodation of residential mobile homes and manufactured housing. A T-P zone shall not be less than five acres in size. The T-P zone is consistent with variable land use designations of the General Plan.

810.2.020 – Residential Zone Land Uses and Permit Requirements

- A. Allowed land uses.**
 - 1. Table 2-4 indicates the uses allowed within each residential zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
 - 2. Residential uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.
 - 3. The following types of residential projects shall be allowed by right pursuant to California Government Code section 65583.2(h) and (i): residential projects that include owner-occupied and/or rental multi-family residential units located on sites identified for rezoning in in Table 1A-8 of the 2023-2031 Housing Element in order to meet the lower income Regional Housing Needs Allocation (RHNA), provide appropriate densities, and incorporate a minimum of 20 percent of the units in the development as affordable to lower income households. Additionally, any site listed in Table 1A-8 that was rezoned on or after January 1, 2024, that is identified for lower income capacity must be developed at a minimum density of 20 units per acre pursuant to California Government Code section 65583.2(c)(3). (Amended by Ord. T-102-391 adopted 2025-08-19)
- B. Prohibited land uses.** If a land use is not listed in a specific zone district or if a ~~Any~~

table cell associated with a listed land use is a “blank”, that land use is prohibited in that specific zone district, unless listed as a permitted unclassified use in Chapter 842.5 or Chapter 846.5.

- C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).
- D. Land uses not listed.** For land uses not listed in Table 2-4, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.
- E. Site Plan Review required.** Construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) may require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²					
	R-A	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Residential						
Accessory Structures	P	P	P	P	P	834.4.020
Accessory Vending Machines, expanded			D	D	D	834.4.400
Accessory Vending Machines, regular			P	P	P	834.4.400
Additional On-Site Dwellings						
Accessory Dwelling Units	P	P	P	P		834.4.030. B
Second Dwelling Units	D	D				834.4.030. C
Child Day Care Center	C	C	C	C	C	834.4.100
Child Day Care, (up to 14 children)	P	P	P	P	P	834.4.100
Density Bonus			P	P		824.3.010
Drug and Alcohol Treatment Facilities (HSC 11834.23) - six (6) or fewer residents	P	P	P	P		
Drug and Alcohol Treatment Facilities - (HSC 11834.23) seven (7) or more residents	C	C	C	C		

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Residential Zones

Employee Housing (six or fewer residents)	P	P	P	P		
Farmworker Housing Complexes	P	P				834.4.160
Fraternities/Sororities				D		
Home Occupations, Class I	P	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	D	834.4.190
Household Pets	P	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, ~~R-4~~ and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Residential (Continued)						
Manufactured/Factory Built Housing	P	P	P	P	P	834.4.330
Mobile Home Parks					P	
Mobile Home Park Services					D	834.4.240
Mobile Home Planned Residential Developments					C	
Mobile Home, Temporary	D	D				834.4.330
Multi-Family Dwellings			P	P		834.4.430
Planned Residential Developments		C	C	C		834.4.280
Low Barrier Navigation Center			P	P		
Residential Care Homes				D		See Art. 7
Single-Family Dwelling	P	P	P	P		
Single Room Occupancy, Small			P	P		834.4.340
Single Room Occupancy, Large			C	C		834.4.340
Supportive Housing or Transitional Housing (GC 65583(c)(3)) – subject to the restrictions and density of the underlying zone	P	P	P	P		See Art. 7
Temporary Uses						
Nonresidential						
Broadcasting Studios	C	C				
Contractors Storage Yard, Agricultural Services	D	D				
Hospitals/Sanitariums			C	C		
Kennel, Commercial	C	C				
Kennel, Private	D	D				
Observatories, up to 3,000 sq. ft.		D				
Observatories, 3,001 sq. ft. or greater		C				
Observatories, any size	C		C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

-
- 1 See Article 7 for definitions of the land uses listed.
 - 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, R-4 and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.
 - 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Nonresidential (continued)						
Public Utility Facilities, Major	D	D	D	D	D	See Article 7
Public Utility Facilities, Minor	P	P	P	P	P	See Article 7
Rural Commercial Center		C				834.4.040
Storage or parking of boats, trailers, recreational vehicles, or commercial vehicles, limited to the private non-commercial use by the occupants or the premises.	P	P				
Storage of Petroleum products for use by the occupants of the premises but not for resale or distribution.	P	P				
Swimming Schools, Large	C	C				834.4.360
Swimming Schools, Small	D	D				834.4.360
Agricultural and Open Space Resources						
Agricultural accessory storage, structures, and uses.	P	P				
Agricultural product sales, produced on-site	P	P				
Animal uses, 20,000 sq. ft. or greater		P				834.4.050
Animal Uses, 36,000 sq. ft. or greater	P	P				834.4.050
Beekeeping	P	D				834.4.070
Commercial Crop Production	P	P				
Horticulture/ Greenhouses	C	C				834.4.180
Horticulture/ Greenhouses, Private	P	P				834.4.180

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for

all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, R-4 and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.

- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Agricultural and Open Space Resources (Continued)						
Hog/Swine Ranches	C	C				834.4.050
Plant Nurseries	C	C				
Plant Nurseries, Private	P	P				
Poultry Raising, Large	C	C				834.4.290
Poultry Raising, Small	D	D				834.4.290
Stables, Commercial		C				834.4.050
Stables, Private	P	P				834.4.050
Wholesale Limited Winery Distillery and Brewery		P				834.4.415
Micro Winery, Distillery and Brewery		D				834.4.415
Minor Winery, Distillery and Brewery		C				834.4.415
Landscaping/limited agriculture - Millerton Specific Plan Area (tertiary treated irrigation water)			C			834.4.440
Education, Public Assembly, and Recreation						
Clubs and Lodges			C	C		
Country Clubs and Golf Courses	C	C	C	C		
Libraries, Public			D	D		
Places of Worship	C	C	C	C		
Public, Moderate Intensity Parks and Playgrounds	D	D	D	P		834.4.260
Public, High Intensity Parks	C	C	C	C		834.4.260
Schools, Private	D	D	D	D		
Schools, Public	D	D	D	D		
Schools, Motorcycle Safety and Training		D				834.4.320
Recreational Vehicle Park					C	
Communication Facilities						
Microwave Relay Structures	D	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	P	834.4.420

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, R-4 and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.
- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

TABLE 2-4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES

Land Use ¹	Permit Requirement by Zone ²					
	R-1, R-1-B, R-1-C	R-1-A	R-1-AH	R-1-E	R-1-EH	See Section
Residential						
Accessory Structures	P	P	P	P	P	834.4.020
Additional On-Site Dwellings						
Accessory Dwelling Units	P	P	P	P	P	834.4.030.B
Second Dwelling Units	D	D	D	D	D	834.4.030.C
Child Day Care Center	C	C	C	C	C	834.4.100
Child Day Care, (up to 14 children)	P	P	P	P	P	834.4.100
Density Bonus	P					824.3.010
Drug and Alcohol Treatment Facilities (HSC 11834.23) - six (6) or fewer residents	P	P	P	P	P	
Drug and Alcohol Treatment Facilities (HSC 11834.23) - seven (7) or more residents	C	C	C	C	C	
Employee Housing (six or fewer residents)	P	P	P	P	P	
Farmworker Housing Complexes		C	C	C	C	834.4.160
Farmworker Housing, Temporary						
Home Occupations, Class I	P	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	D	834.4.190
Household Pets	P	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-1, R-1-B, R-1-C	R-1-A	R-1-AH	R-1-E	R-1-EH	See Section
Residential (Continued)						
Manufactured/Factory Built Housing	P	P	P	P	P	834.4.330
Mobile Home Parks						
Mobile Home Park Services						834.4.240
Mobile Home Planned Residential Developments						
Mobile Home, Temporary						834.4.330
Multi-Family Dwellings						
Planned Residential Developments	C	C	C	C	C	834.4.280
Residential Care Homes						
Single-Family Dwelling	P	P	P	P	P	
Supportive Housing or Transitional Housing (GC 65583(c)(3)) – subject to the restrictions and density of the underlying zone	P	P	P	P	P	See Art. 7
Temporary Uses						
Nonresidential						
Broadcasting Studios						
Contractors Storage Yard, Agricultural Services						
Hospitals/Sanitariums						
Kennel, Commercial						
Kennel, Private						
Observatories, up to 3,000 sq. ft.						
Observatories, 3,001 sq. ft. or greater						
Observatories, any size	C	C	C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in

compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-1, R-1-B, R-1-C	R-1-A	R-1-AH	R-1-E	R-1-EH	See Section
Nonresidential (continued)						
<u>Public Utility Facilities, Major</u>	D	D	D	D	D	See Article 7
<u>Public Utility Facilities, Minor</u>	P	P	P	P	P	See Article 7
Rural Commercial Center						834.4.040
Swimming Schools, Large	C	C	C	C	C	834.4.360
Swimming Schools, Small	D	D	D	D	D	834.4.360
Agricultural and Open Space Resources³						
Agricultural accessory storage, structures, and uses (private use).		P	P	P	P	
Agricultural product sales, produced on-site						
Animal uses, private 20,000 sq. ft. or greater		P	P	P	P	834.4.050
Animal Uses, 36,000 sq. ft. or greater (private use)		P	P	P	P	834.4.050
Beekeeping						834.4.070
Commercial Crop Production		C	C	C	C	
Horticulture/ Greenhouses						
Horticulture/ Greenhouses, Private		P(3)	P(3)	P(3)	P(3)	834.4.180
Landscaping/limited agriculture - Millerton Specific Plan Area (tertiary treated irrigation water)	C			C	C	834.4.440

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.

- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
- 3 Crop production for personal use only shall be limited to hay crops, orchards, pasture crops, row crops, and vineyards. Storage of petroleum products only for use of the occupants of the premises, but not for resale or distribution.

**TABLE 2-4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-1, R-1-B, R-1-C	R-1-A	R-1-AH	R-1-E	R-1-EH	See Section
Agricultural and Open Space Resources (Continued)³						
Stables, Private		P(3)	P(3)	P(3)	P(3)	834.4.050
Education, Public Assembly, and Recreation						
Clubs and Lodges						
Country Clubs and Golf Courses	C	C	C	C	C	
Libraries, Public	C	C	C	C	C	
Places of Worship	C	C	C	C	C	
Public, Moderate Intensity Parks and Playgrounds	D	D	D			834.4.260
Public, High Intensity Parks	C	C	C			834.4.260
Schools, Private	C	C	C	C	C	
Schools, Public	D	D	D	D	D	
Communication Facilities						
Microwave Relay Structures	D	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	P	834.4.420

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- See Article 7 for definitions of the land uses listed.
- For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
- Crop production for personal use only shall be limited to hay crops, orchards, pasture crops, row crops, and vineyards. Storage of petroleum products only for use of the occupants of the premises, but not for resale or distribution.

810.2.030 - Residential Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT
STANDARDS REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	R-A	R-R
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	36,000 sq. ft.	2.0 acres (or by zone designation: 5.0 acres)
Minimum Parcel Width/Frontage:		<u>See Section 822.3.080-B.1 for parcels in the Sierra-North and Sierra-South Regional Plan Areas.</u>
Interior	130 ft.	165 ft.
Corner	130 ft.	165 ft.
Reversed Corner	130 ft.	165 ft.
Siding on freeways/railroad ROW	160 ft.	165 ft.
Curve lots/cul-de-sacs	90 ft.	90 ft.
Minimum Parcel Depth	170 ft.	170 ft.
Maximum (Gross) Population Density	1 DU/parcel	1 DU/parcel
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. Note: In the RR District front yard setbacks are required for areas constructed primarily/specifically for tennis courts or other game areas</i>	
Front	35 ft.	35 ft.
Front, curve lots/cul-de-sacs	25 ft.	25 ft.
Side (each)	15 ft.	20 ft.
Street side	25 ft.	25 ft.
Reversed corner (street side)	25 ft.	25 ft.
Rear	20 ft.	20 ft.
Minimum Distance Between Structures Housing Livestock & Poultry to Human Habitation	40 ft.	40 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	30%	None
Minimum Distance Between Structures on the Same Parcel	6 ft. from main structure*	6 ft. from main structure*
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	35 ft.
Accessory Structure - Maximum Height	12 ft.	25 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050.G (Fences, Walls, and Hedges – Residential Standards)	See Section 822.3.050.G (Fences, Walls, and Hedges – Residential Standards)
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

*Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage faces any main structure and falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure.

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	R-1-A, R-1-AH	R-1-B
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	20,000 sq. ft.	12,500 sq. ft. 18,500 sq. ft. (Within the Fig Garden Neighborhood Plan and only when designated Low Density Residential)
Minimum Parcel Width/Frontage:		
Interior	110 ft.	80 ft.
Corner	110 ft.	90 ft.
Reversed Corner	110 ft.	95 ft.
Siding on freeways/railroad ROW	130 ft.	100 ft.
Curve lots/cul-de-sacs	80 ft.	60 ft.
Minimum Parcel Depth	130 ft. 130 ft. (Parcels facing on streets shown on the Circulation Element) 150 ft. (Parcels backing on freeways or railroad rights-of-way)	110 ft. 120 ft. (Parcels facing on streets shown on the Circulation Element) 150 ft. (Parcels backing on freeways or railroad rights-of-way)
Maximum (Gross) Population Density	1 DU/parcel	1 DU/parcel
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. Note: Front yard setbacks are required for areas constructed primarily/specifically for tennis courts or other game areas.</i>	
Front	35 ft.	35 ft.
Front, curve lots/cul-de-sacs	25 ft.	25 ft.
Side (each)	10 ft.	10 ft.
Street side	25 ft.	20 ft.
Reversed corner (street side)	25 ft.	25 ft.
Rear	20 ft.	20 ft.
Minimum Distance Between Structures housing Livestock & Poultry to Human Habitation	40 ft.	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	30%	35%
Minimum Distance Between Structures on the Same Parcel	6 ft. from main structure*	6 ft. from main structure*
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	35 ft.
Accessory Structure - Maximum Height	12 ft.	12 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050.G (Fences, Walls, and Hedges – Residential Standards)	See Section 822.3.050 (Fences, Walls, and Hedges)

FRESNO COUNTY ORDINANCE CODE - DIVISION 6, ZONING ORDINANCE

Chapter 810.2

Residential Zones

Landscaping	See Chapter 826.3 (Landscaping Standards)
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)

Development Feature	R-1-A, R-1-AH	R-1-B
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	20,000 sq. ft.	12,500 sq. ft. 18,500 sq. ft. (Within the Fig Garden Neighborhood Plan and only when designated Low Density Residential)
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

*Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage faces any main structure and falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure.

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	R-1-C	R-1-E, R-1-EH
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	9,000 sq. ft.	37,500 sq. ft.
Minimum Parcel Width/Frontage:		
Interior	70 ft.	150 ft.
Corner	80 ft.	150 ft.
Reversed Corner	85 ft.	150 ft.
Siding on freeways/railroad ROW	90 ft.	160 ft.
Curve lots/cul-de-sacs	50 ft.	100 ft.
Minimum Parcel Depth	110 ft. 120 ft. (Parcels facing on streets shown on the Circulation Element) 130 ft. (Parcels backing on freeways or railroad rights-of-way)	200 ft.
Maximum (Gross) Population Density	1 DU/parcel	1 DU/parcel
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. Note: Front yard setbacks are required for areas constructed primarily/specifically for tennis courts or other game areas.</i>	
Front	25 ft.	50 ft.
Front, curve lots/cul-de-sacs	25 ft.	40 ft.
Side (each)	7 ft.	15 ft.
Street side	15 ft.	35 ft.
Reversed corner (street side)	20 ft.	35 ft.
Rear	20 ft.	20 ft.
Minimum Distance Between Structures housing Livestock & Poultry to Human Habitation	40 ft.	40 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	40%	30%
Minimum Distance Between Structures on the Same Parcel	6 ft. from main structure*	6 ft. from main structure*
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	35 ft.
Accessory Structure - Maximum Height	12 ft.	12 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

*Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage faces any main structure and falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure.

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	R-1	R-2, R-2-A
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	6,000 sq. ft.	6,600 sq. ft.
Minimum Parcel Width/Frontage:		
Interior	60 ft.	60 ft.
Corner	65 ft.	65 ft.
Reversed Corner	70 ft.	70 ft.
Siding on freeways/railroad ROW	80 ft.	80 ft.
Curve lots/cul-de-sacs	40 ft.	40 ft.
Minimum Parcel Depth	100 ft. 120 ft. (Parcels facing on streets shown on the Circulation Element) 130 ft. (Parcels backing on freeways or railroad rights-of-way)	100 ft. 120 ft. (Parcels facing on streets shown on the Circulation Element) 130 ft. (Parcels backing on freeways or railroad rights-of-way)
Maximum (Gross) Population Density	1 DU/ <u>parcel</u>	1 DU/2,175 sq. ft. (Parcels with less than 4,000 sq. ft. –no more than 1 DU) (Parcels with more than 4,000 sq. ft., but less than 6,000 sq. ft.– no more than 2 DU's)
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. Note: Front yard setbacks are required for areas constructed primarily/specifically for tennis courts or other game areas.</i>	
Front	20 ft.	20 ft.
<u>Front, curve lots/cul-de-sacs</u>	<u>20 ft.</u>	<u>20 ft.</u>
Side (each)	5 ft.	5 ft.
Street side	10 ft.	10 ft.
Reversed corner (street side)	10 ft.	10 ft.
Rear	20 ft.	20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	40%	50%
Minimum Distance Between Structures on the Same Parcel	6 ft. from main structure*	10 ft. for main structures** 6 ft. for accessory structures
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	25 ft.	35 ft. (R-2) 20 ft. (R-2-A)
Accessory Structure - Maximum Height	12 ft.	12 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	

Development Feature	R-1	R-2, R-2-A
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	6,000 sq. ft.	6,600 sq. ft.
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

*Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage faces any main structure and falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure.

** Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage faces any main structure and falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure. Ten ft. (minimum space for structures placed side to side), 15 ft. (minimum space for structures placed rear to side, front to side, with entries or exits into space), 20 ft. (minimum space for structures placed front to rear, rear to front, with entries or exits into space), and for structures placed front to front arranged about an interior court allowing a 10-foot wide driveway in the interior court, the driveway being access to the parking area or structure, the minimum space shall be 30 feet. Without the driveway, the space shall be 25 feet.

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	R-3, R-3-A
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>	
Minimum Parcel Size	7,500 sq. ft.
Minimum Parcel Width/Frontage:	
Interior	60 ft.
Corner	65 ft.
Reversed Corner	70 ft.
Siding on freeways/railroad ROW	110 ft.
Curve lots/cul-de-sacs	45 ft.
Minimum Parcel Depth	110 ft. 120 ft. (Parcels facing on streets shown on the Circulation Element) 150 ft. (Parcels backing on freeways or railroad rights-of-way)
Maximum (Gross) Population Density	1 DU/1,500 sq. ft. (with both community water supply and public sewage disposal systems) (As determined by the Health Department upon the basis of soil analysis tests for parcels without both community water supply and public sewage disposal systems, but not less than 1 DU/1,500 sq. ft.) Exceptions noted in Section 820.3.040.B See Section 810.2.020.A.3 for minimum density requirements for select sites listed in the Housing Element. (Amended by Ord. T-102-391 adopted 2025-08-19)
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. Note: Front yard setbacks are required for areas constructed primarily/specifically for tennis courts or other game areas.</i>
Front	15 ft.
Side (each)	5 ft.
Street side	10 ft.
Reversed corner (street side)	10 ft.
Rear	15 ft.
Accessory structures	Must meet standards above if standards in Section 834.4.020 (Accessory Structures) cannot be met.
Maximum Parcel Coverage	50% (As determined by the Health Department upon the basis of soil analysis tests for parcels without both community water supply and public sewage disposal systems, but not more than 50%)
Minimum Distance Between Structures on the Same Parcel	10 ft. for main structures* 6 ft. for accessory structures

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	R-3, R-3-A
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i> 40 ft. (R-3) 20 ft. (R-3-A)
Accessory Structure - Maximum Height	12 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)
Landscaping	See Chapter 826.3 (Landscaping Standards)
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)
Signs	See Chapter 830.3 (Signs)

Notes:

*Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage faces any main structure and falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure. Ten ft. (minimum space for structures placed side to side), 15 ft. (minimum space for structures placed rear to side, front to side, with entries or exits into space), 20 ft. (minimum space for structures placed front to rear, rear to front, with entries or exits into space), and for structures placed front to front arranged about an interior court allowing a 10-foot wide driveway in the interior court, the driveway being access to the parking area or structure, the minimum space shall be 30 feet. Without the driveway, the space shall be 25 feet.

TABLE 2-5
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	T-P
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>	
Minimum Parcel Size	3 acres (Each trailer space shall have a min. area of 1,500 sq. ft. Each nonconforming trailer space shall have a min. area of 1,000 sq. ft.)
Minimum Parcel Width/Frontage:	(Note: Each trailer space shall have a min. width of 30 ft. and there is no required depth)
Interior	110 ft.
Corner	110 ft.
Reversed Corner	110 ft.
Siding on freeways/railroad ROW	130 ft.
Curve lots/cul-de-sacs	80 ft.
Minimum Parcel Depth	130 ft.
Maximum (Gross) Population Density	1 DU/2,400 sq. ft. (with both community water supply and public sewage disposal systems) (As determined by the Health Department upon the basis of soil analysis tests for parcels without both community water supply and public sewage disposal systems, but not less than 1 DU/2,400 sq. ft.)
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>
Front	15 ft.
Side (each)	5 ft.
Street side	10 ft.
Reversed corner (street side)	10 ft.
Rear	10 ft.
Accessory structures	Must meet standards above if standards in Section 834.4.020 (Accessory Structures) cannot be met.
Maximum Parcel Coverage	50% (As determined by the Health Department upon the basis of soil analysis tests for parcels without both community water supply and public sewage disposal systems, but not more than 50%)
Minimum Distance Between Structures on the Same Parcel	10 ft.*
Main Structure - Maximum Height (whichever is less)	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i> 35 ft.
Accessory Structure - Maximum Height	N/A
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)
Landscaping	See Chapter 826.3 (Landscaping Standards)
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)

Development Feature	T-P
Signs	See Chapter 830.3 (Signs)

Notes:

*10 ft. (minimum space for trailers or other structures placed side by side or end to side), 10 ft. (minimum space for trailers or other structures placed end to end, excepting where the trailers or other structures abut a roadway serving as access to and within the trailer park, in which case the minimum space for trailers or other structures shall be 36 ft.) Where residential trailers are located near any allowed structure other than another residential trailer, regardless of the side or end relationships, the minimum space between the trailer and the structure shall be 10 feet.

CHAPTER 812.2 - COMMERCIAL ZONES

812.2.010 – Purpose of Individual Commercial Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. AC (Agricultural Commercial Center) Zone.** The AC zone is intended to provide for the location of commercial centers within agricultural areas for the purpose of providing food and services to the surrounding farm community, with not more than one primary dwelling unit allowed per parcel. The AC zone is applicable only to parcels designated with this zone prior to September 20, 1988. The AC zone is consistent with the Agriculture land use designation of the General Plan.
- B. C-P (Administrative and Professional Office) Zone.** The C-P zone is applied to areas appropriate for integrated, professional office uses including administrative, corporate, financial, government, institutional, legal, and medical, with multi-family dwelling units allowed in designated locations. The C-P zone is consistent with the Office Commercial land use designation of the General Plan.
- C. C-R (Commercial Recreation) Zone.** The C-R zone is intended to group commercial recreation uses within a planned, integrated center, including related service and commercial uses. The C-R zone is consistent with the Special Commercial land use designation of the General Plan.
- D. C-1 (Neighborhood Shopping Center) Zone.** The C-1 zone is intended to accommodate planned unified shopping centers which are intended to fit into the established residential pattern of development and create no architectural or traffic conflicts with adjacent the residential neighborhood. The C-1 zone is consistent with the Neighborhood Commercial land use designation of the General Plan.
- E. C-2 (Community Shopping Center) Zone.** The C-2 zone is intended to accommodate planned unified shopping centers to provide for the daily needs of a community, including retail shops, services, restaurants, professional and administrative offices, department stores, furniture stores, supermarkets, and similar compatible uses. The C-2 zone is consistent with the Community Commercial land use designation of the General Plan.
- F. C-3 (Regional Shopping Center) Zone.** The C-3 zone is intended to serve community needs by providing large clusters of commercial establishments within a regional trade area. Typical uses include retail, restaurants, specialty shops, entertainment, apparel stores, hotels and motels, and professional and administrative offices. The C-3 zone is consistent with the Regional Commercial land use designation of the General Plan.
- G. C-4 (Central Trading) Zone.** The C-4 zone is intended to serve as a central trading district for an urbanized area providing a full range of retail services and professional and governmental offices, and multi-family dwelling units, including allowable uses that should

not be dispersed into the smaller shopping areas. The C-4 zone is consistent with the Central Business Commercial land use designation of the General Plan.

- H. C-6 (General Commercial) Zone.** The C-6 zone is intended to provide for a wide range of uses allowed in the commercial zones which are not considered appropriate in the neighborhood, community, or central trading zones. Typical uses include repair, rental, sales, storage, and overnight lodging. The C-6 zone is consistent with the Service Commercial land use designation of the General Plan.
- I. RCC (Rural Commercial Center) Zone.** The RCC zone is intended to provide for an array of commercial activities ranging from a single commercial use to a group of uses serving a rural residential area and providing area residents with convenience goods, personal services, and general merchandise for their living needs. The RCC zone is intended to provide visual compatibility with the surrounding development pattern and protect the rural residential environment. The RCC zone is applicable only to parcels designated with this zone prior to September 20, 1988. The RCC zone is consistent with the Rural Settlement land use designation of the General Plan.
- J. R-P (Residential and Professional Office) Zone.** The R-P zone is intended to serve as a transitional zone with residential neighborhoods being protected from adverse impacts associated with neighborhood shopping centers, community shopping centers, or other adjacent nonresidential zones, with no more than one primary dwelling unit or maximum number of multi-family dwellings on a single parcel. The R-P zone is consistent with the Office Commercial land use designation of the General Plan.

812.2.020 – Commercial Zone Land Uses and Permit Requirements

A. Allowed land uses.

- 1. Table 2-6 indicates the uses allowed within each commercial zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
- 2. Commercial uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the commercial character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

B. Prohibited land uses. If a land use is not listed in a specific zone district or if a ~~Any~~ table cell associated with a listed land use is “blank”, that land use is prohibited in that specific zone district, unless listed as a permitted unclassified use in Chapter 842.5 or Chapter 846.5.

C. Unclassified uses. Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).

- D. Land uses not listed.** For land uses not listed in Table 2-6, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.
- E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) and prior to establishment of any use/new use shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Education, Public Assembly, and Recreation					
Assembly/Meeting Facilities	P	P			
Auditoriums and Meeting Halls	D	P			
Billiard Parlors		P		P	
Bowling Alleys		P		P	
Golf Courses, Miniature		P			
Health/Fitness Facilities		P	P	P	
Indoor Amusement/ Arcade/Entertainment Centers		P		P	
Libraries and Museums	P	P	P	P	
Membership Organization Facilities	P	P			
Outdoor Recreation, Commercial		P			
Philanthropic/Charitable Institutions	P		P	P	
Reading Rooms	P		P	P	
Schools, Private	P				
Schools, Specialized Education and Training			P	P	
Sports Arenas		P			
Stables, Commercial,		C			
Studios – Art, Dance, Music, Photography, etc.	P			P	
Theaters and Theaters, Motion Picture		D		P	
Theaters, Drive In		D			

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Manufacturing and Processing					
Recycling Facilities – Small Collection Facility			D	D	834.4.300
Recycling Facilities – Reverse Vending Machines			P	P	834.4.300
Motor Vehicle Retail Trade and Services					
Motor Vehicle – Batteries, Tires, and Accessory Parts			D	P	
Motor Vehicle Parts, Sales, and Service			C	P	
Motor Vehicle Rentals				C	
Motor Vehicle Repair and Major Maintenance, Within an Enclosed Structure			C	D	
Motor Vehicle Service Stations			C	P	
Motor Vehicle Service Stations, Heavy Trucks (aka Truck Stops)					
Motor Vehicle Washes, All				C	
Motor Vehicle Washes, Mechanical and only in Conjunction with a Service Station			C	C	
Retail Trade					
Appliance Stores			D	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Retail Trade (Continued)					
Art, Antiques, Collectibles, and Gifts	P			P	
Bakeries, Retail			P	P	
Confectionery Stores			P	P	
Electrical Supplies					
Farmer's Markets	D		P	P	834.4.170
Fruit and Vegetable Stores			P	P	
Furniture, Furnishings, and Equipment Stores, Large				P	
Furniture, Furnishings, and Equipment Stores, Small			C	P	
Garden Supply Stores				P	
Grocery Stores			P	P	
Hardware Stores			P	P	
Health Food Stores			P	P	
Hobby Shops			P	P	
Horticulture/Greenhouses					834.4.180
Ice Storage			P	P	
Leather Goods and Luggage Stores			P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Retail Trade (Continued)					
Liquor Stores, Off-Site Consumption			P	P	
Lumber Sales (inside only)			C	D	
Mattress Shops				P	
Meat Markets			P	P	
Millinery Stores				P	
Neighborhood Food Markets			P		
Newsstands/News racks			P	P	
Pet Stores				P	
Photographic Studios				P	
Planned Commercial Developments				C	
Plant Nurseries			P	P	
Pottery Sales				P	
Radio and Television Sales and Service				P	
Retail Stores, General Merchandise			P	P	
Roadside Agricultural Stands, Temporary					834.4.370
Secondhand Stores, Within Completely Enclosed Structure				C	
Shoe Stores			P	P	
Soft Drink Fountains			P	P	
Sporting Goods Stores			P	P	
Superdrug Stores				P	
Supermarkets			P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Retail Trade (Continued)					
Swimming Pool Supplies and Sales			P	P	
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Tobacco Shops			P	P	
Toy Stores			P	P	
Tropical Fish Raising/Sales				P	
Variety and Notion Shops			P	P	
Vending Machines, sales			P	P	
Video Stores			P	P	
Services					
Alcohol Sales (on-site)			P	P	
Auction House					
Automated Teller Machines			P	P	
Banks and Financial Services	P		P	P	
Bars and Alcoholic Beverage Drinking Places			C	C	834.4.080
Cafeteria			P	P	
Child Day Care Centers	P			D	834.4.100
Cleaning and Dyeing Shops, (Retail Only, dry cleaning clothes in enclosed machines, using non-flammable cleaning compounds)			P	P	
Copy Services			P	P	
Drive-in and Drive-up Uses/Service				D	834.4.130
Drive-Through Kiosk			P	P	834.4.130
Drive-Through Uses/Service			P	P	834.4.130
Frozen Food Lockers	P				

Key to Permit Requirements

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TUP	Temporary Use Permit required	858.5
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Notes:

- 1 See Article 7 for definitions of the land uses listed.

Notes (continued):

- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Services (Continued)					
Health/Fitness Facilities			D	D	
Hospitals, Sanitariums, and Hospice Facilities	P				
Laboratories	P				
Laundry and Dry Cleaning, Drop-Off/Pick Up Only			P	P	
Medical Services – Clinics and Laboratories	P			P	
Offices	P		P	P	
Offices, Ground Floor Only					
Personal Services	P		P	P	
Personal Services – Restricted	D				
Pet Grooming			C	P	
Pharmacies, Prescription	P		P	P	
Photographic and Commercial Art Studios.	P			P	
Post Offices			D	P	
Print Shops				D	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	C-P	C-R	C-1	C-2	See Section
Services (Continued)					
Repair and Maintenance, Consumer Products			D	P	
Restaurants		P	P	P	834.4.415a
Veterinary Clinics and Small Animal Hospitals				C	834.4.350
Transportation and Telecommunication Facilities					
Broadcast/Recording Studios	P				
Parking Lots/Garages			C	D	
Parking Lots/Garages, Short Term Parking				C	
Public Utilities, Major	C	C	C	C	
Public Utilities, Minor	P	D	P	P	
Residential					
Home Occupations, Class I					834.4.190
Home Occupations, Class II					834.4.190
Mixed Use			C	C	
Multi-Family Dwellings	P				834.4.440
Accessory Dwelling Units	P				834.4.030.B
Supportive Housing (GC 65650)	P				
Supportive Housing and Transitional Housing (GC 65583(c)(3)) – subject to the restrictions and density of the underlying zone	P				See Article 7
Low Barrier Navigation Center	P				
Nonresidential					
Microwave Relay Structures	D	D	D	D	834.4.420
Observatories	C	C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

- See Article 7 for definitions of the land uses listed.
- For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Education, Public Assembly, and Recreation					
Assembly/Meeting Facilities		D	P		
Auditoriums and Meeting Halls	D	D	D		
Billiard Parlors		D	P		
Bowling Alleys		D	P		
Golf Courses, Miniature			P		
Health/Fitness Facilities	P	P	P		
Indoor Amusement/ Arcade/Entertainment Centers	C	D	P		
Libraries and Museums	P	P	P	P	
Membership Organization Facilities		D	P		
Outdoor Recreation, Commercial			D		
Philanthropic/Charitable Institutions	P	P	P		
Reading Rooms	P	P	P	P	
Recreational Vehicle Parks			C		
Schools, Private	D	P	P		
Schools, Specialized Education and Training	P	P	P	D	
Sports Arenas			D		
Studios – Art, Dance, Music, Photography, etc.	P	P	P	C	
Swimming Pools		C	D		
Theaters and Theaters, Motion Picture	P	P	P		
Theaters, Drive In			D		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

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TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Manufacturing and Processing					
Recycling Facilities – Small Collection Facility	P		P		834.4.300
Recycling Facilities – Reverse Vending Machines	P	P	P		834.4.300
Motor Vehicle Retail Trade and Services					
Motor Vehicle – Batteries, Tires, and Accessory Parts	P	P	P		
Motor Vehicle Parts, Sales, and Service	P	P	P		
Motor Vehicle Rentals	D	P	P		
Motor Vehicle Repair and Major Maintenance, Within an Enclosed Structure		C	P		
Motor Vehicle Sales	C	D	P		
Motor Vehicle Service Stations	P	P	P		
Motor Vehicle Service Stations, Heavy Trucks			C		
Motor Vehicle Washes, All	C	C	C		
Motor Vehicle Washes, Mechanical and only in Conjunction with a Service Station	C	C	D		
Motorcycle Shops	C	D	D		
Recreational Vehicle & Boats Storage			P		
Retail Trade					
Appliance Stores	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

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**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Retail Trade (Continued)					
Art, Antiques, Collectibles, and Gifts	P	P	P		
Bakeries, Retail	P	P	P		
Building Material Stores			C		834.4.450
Building Material Stores, All Sales & Storage Indoors			P		834.4.450
Confectionery Stores	P	P	P		
Drive-in and Drive-up Uses/Services	C	D	P		834.4.130
Electrical Supplies			P		
Farmer's Markets	P	P	P	D	834.4.170
Farm Equipment and Supplies Sales	P	P	P		
Flea Markets, Outdoor Auction Sales, and Swap Meet Activities			C		
Fruit and Vegetable Stores	P	P	P		
Furniture, Furnishings, and Equipment Stores. Large	P	P	P		
Furniture, Furnishings, and Equipment Stores, Small	P	P	P		
Garden Supply Stores	P	P	P		
Hardware Stores	P	P	P		
Health Food Stores	P	P	P		
Hobby Shops	P	P	P		
Horticulture/Greenhouses.	C	D	P		834.4.180
Ice Storage	P		P		
Leather Goods and Luggage Stores	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
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Notes:

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**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Retail Trade (Continued)					
Liquor Stores, Off-Site Consumption	P	P	P		
Lumber Sales (inside only)	D	P	P		
Machinery Sales and Rental			P		
Mattress Shops	P	P	P		
Meat Markets	P	P	P		
Millinery Stores	P	P			
Mobile Home Sales			P		
Neighborhood Food Markets	P	P	P		
Newsstands/News racks	P	P	P		
Pet Stores	P	P	P		
Photographic Studios	P	P	P		
Planned Commercial Developments		C	C		
Plant Nurseries	P	P	P		
Pottery Sales	P	P	P		
Radio and Television Sales and Service	P	P	P		
Retail Stores, General Merchandise.	P	P	P		
Roadside Agricultural Stands, Temporary			P		834.4.370
Secondhand Stores, Within Completely Enclosed Structure	C	D	P		
Soft Drink Fountains	P	P	P		
Sporting Goods Stores	P	P	P		
Superdrug Stores	P				
Supermarkets	P	P	P		

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**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Retail Trade (Continued)					
Swimming Pool Supplies and Sales	P		P		
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Tobacco Shops	P	P	P		
Toy Stores	P	P	P		
Tropical Fish Raising/Sales	P	P	P		
Variety and Notion Shops	P	P	P		
Vending Machines	D	P	P		
Video Stores	P	P	P		
Services					
Alcohol Sales (on-site)	P	P	P		
Auction House		P	D		
Automated Teller Machines	P	P	P	P	
Banks and Financial Services	P	P	P	C	
Bars and Alcoholic Beverage Drinking Places	C	D	D		834.4.080
Cafeteria	P	P			
Child Day Care Centers	D	P	P	D	834.4.100
Cleaning and Dyeing Shops, (Retail Only, dry cleaning clothes in enclosed machines, using non-flammable cleaning compounds)	P	P	P		
Copy Services	P	P	P		
Drive-in and Drive-up Uses/Service	P	P	P		834.4.130
Drive-Through Kiosks	P	P	P		834.4.130
Drive-Through Uses/Service	P	P	P		834.4.130
Equipment Rental/Sales			P		
Farm Equipment & Services			P		
Frozen Food Lockers	P		P		

Key to Permit Requirements

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**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Services (Continued)					
Furniture Upholstery Shops	P	P	P		
Health/Fitness Facilities	P	P	P		
Hospitals and Sanitariums.					
Hotels/Motels	P	P	P		
Laboratories	D	P	P	D	
Laundry and Dry Cleaning, Drop-Off/Pick Up Only	P	P	P		
Laundries and Dry Cleaning – Full Service			P		
Massage Establishments		C			
Medical Services – Ambulance Service	C		P		
Medical Services – Clinics and Laboratories		P	P		
Mini-Storage Facilities	C	D	P		
Monument and Tombstone Works			P		
Mortuaries and Funeral Parlors	C	D	P		
Offices	P	P	P	P	
Offices, Ground Floor Only				P	
Personal Services	P	P	P		
Personal Services – Restricted	C	D	D		
Pet Grooming	P	P	P		
Pharmacies, Prescription	P	P	P		
Photographic and Commercial Art Studios	P	P	P		
Post Offices	P	P	P		
Print Shops.	P	P	P		
Printing and Publishing.		P	P		
Repair and Maintenance, Consumer Products	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

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**TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-3	C-4	C-6	R-P	See Section
Services (Continued)					
Restaurants	P	P	P		834.4.415a
Sign Making Shops		P	P		
Taxidermists		P	P		
Veterinary Clinics and Small Animal Hospitals	C	D	P		834.4.350
Transportation and Telecommunication Facilities					
Broadcast and Recording Studios	P	P	P		
Parking Lots/Garages	D	P	P	C	
Parking Lots/Garages, Short Term Parking	C	D	P		
Public Utilities, Major	C	C	D	C	
Public Utilities, Minor	P	P	P	D	
Transit Stations and Terminals	C	C	D		
Truck Parking			C		
Residential					
Accessory Dwelling Units		P	C	P	834.4.030.B
Apartment Hotels		P	D		
Caretaker Housing		D	D		Per State law
Employee Housing (six or fewer residents)				P	
Emergency Shelters		P	P		834.4.140
Home Occupations, Class I				P	834.4.190
Home Occupations, Class II				D	834.4.190
Low Barrier Navigation Center		P		P	
Mixed Use	C	C	C	C	
Model Home Display			P		
Multi-Family Dwellings		P	C	P	
Single-Family Dwellings				P	
Single Room Occupancy, Small		P			834.4.340
Single Room Occupancy, Large		C			834.4.340
Supportive Housing (GC 65650) in multifamily development		P		P	
Transitional Housing in multifamily development				P	
Nonresidential					
Microwave Relay Structures	D	D	D		834.4.420
Observatories	C	C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
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812.2.030 - Commercial Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

**TABLE 2-7
COMMERCIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE**

Development Feature	A-C	C-P*
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	60,000 sq. ft.	10,000 sq. ft.
Minimum Parcel Width/Frontage:		
Interior	165 ft.	65 ft.
Corner	165 ft.	65 ft.
Reversed Corner	165 ft.	65 ft.
Siding on freeways/railroad ROW	165 ft.	65 ft.
Curve lots/cul-de-sacs	165 ft.	65 ft.
Minimum Parcel Depth	170 ft.	110 ft.
Maximum (Gross) Population Density	1 DU/parcel	1 DU/2,400 sq. ft. (Parcels with less than 4,000 sq. ft. – no more than 1 DU) (Parcels with more than 4,000 sq. ft., but less than 6,000 sq. ft. – no more than 2 DU's)
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	35 ft.	10 ft.
Side (each)	10 ft.	None 10 ft. if abutting residential zone
Street side	35 ft.	10 ft.
Reversed corner (street side)	35 ft.	10 ft.
Rear	10 ft. (Interior) 35 ft. (Corner)	None 10 ft. if abutting residential zone
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	None	None
Minimum Distance Between Structures on the Same Parcel	None	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	40 ft.
Accessory Structure - Maximum Height	35 ft.	40 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

* The R-2 zone property development standards shall apply to all residential uses in the C-P zone.

TABLE 2-7
COMMERCIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	C-R	C-1
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	None	None
Minimum Parcel Width/Frontage:		
Interior	None	None
Corner	None	None
Reversed Corner	None	None
Siding on freeways/railroad ROW	None	None
Curve lots/cul-de-sacs	None	None
Minimum Parcel Depth	None	150 ft.
Maximum (Gross) Population Density	None, other than existing residential uses	None, other than existing residential uses
Size of New Zone	The minimum amount of land that may be zoned for C-R purposes in any one location shall be four acres	The amount, depth, and width of land that may be zoned for C-1 purposes in any one location shall as follows.
Minimum Area		1 Acre
Maximum Area		5 Acres
Minimum Width		100 feet
Minimum Depth		150 feet
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	None, except when abutting or across the street from a residential zone, the front setback for the residential zone shall apply, but only to a maximum of 20 feet.	The front 10 feet of the front setback shall be landscaped and maintained. However, when abutting or across the street from a residential zone, the front setback for the residential zone shall apply, but only to a maximum of 20 feet.
Side (each)	None, 10 ft, when abutting a residential zone	
Street side	Same as front setback	
Reversed corner (street side)	Same as front setback	
Rear	None, 10 ft, when abutting a residential zone	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	33%	33%
Minimum Distance Between Structures on the Same Parcel	None	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	20 ft.
Accessory Structure - Maximum Height	35 ft.	20 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

TABLE 2-7
COMMERCIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	C-2	C-3
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	None	None
Minimum Parcel Width/Frontage:		
Interior	None	None
Corner	None	None
Reversed Corner	None	None
Siding on freeways/railroad ROW	None	None
Curve lots/cul-de-sacs	None	None
Minimum Parcel Depth	None	150 ft.
Maximum (Gross) Population Density	None, other than existing residential uses	None, other than existing residential uses
Size of New Zone	<i>The amount of land that may be zoned for "C-2" or "C-3" purposes in any one location shall as follows.</i>	
Minimum Area	5 acres	15 acres
Maximum Area	15 acres	50 acres
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	None, except when abutting or across the street from a residential zone, the front setback for the residential zone shall apply, but only to a maximum of 20 feet.	
Side (each)	None, 10 ft, when abutting a residential zone	
Street side	Same as front setback	
Reversed corner (street side)	Same as front setback	
Rear	None, 10 ft, when abutting a residential zone	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	33%	33%
Minimum Distance Between Structures on the Same Parcel	None	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	50 ft.
Accessory Structure - Maximum Height	35 ft.	50 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

TABLE 2-7
COMMERCIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	C-4	C-6
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	None	None
Minimum Parcel Width/Frontage:		
Interior	None	None
Corner	None	None
Reversed Corner	None	None
Siding on freeways/railroad ROW	None	None
Curve lots/cul-de-sacs	None	None
Minimum Parcel Depth	None	150 ft.
Maximum (Gross) Population Density	Residential Uses: 1 DU/2,175 sq. ft. Commercial Uses: None.	1 DU/2,400 sq. ft.
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	None, except when abutting a residential zone, the front setback shall be not less than 10 feet, which shall be landscaped and maintained.	
Side (each)	None, except when abutting a residential zone, the side setback shall be not less than 10 feet.	
Street side	None, except when abutting a residential zone, the side setback shall be not less than 10 feet, which shall be landscaped and maintained.	
Reversed corner (street side)	None, except when abutting a residential zone, the side setback shall be not less than 10 feet, which shall be landscaped and maintained.	
Rear	None, except when abutting a residential zone, the rear setback shall be not less than 10 feet.	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	None	None
Minimum Distance Between Structures on the Same Parcel	None	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	75 ft.	35 ft.
Accessory Structure - Maximum Height	75 ft.	35 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

TABLE 2-7
COMMERCIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	RCC	R-P
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	2 gross acres (However, a lesser area shall be allowed when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the parcel be less than one gross acre.)	7,500 sq. ft.
Minimum Parcel Width/Frontage:		
Interior	165 ft.	65 ft.
Corner	165 ft.	70 ft.
Reversed Corner	165 ft.	75 ft.
Siding on freeways/railroad ROW	165 ft.	65 ft.
Curve lots/cul-de-sacs	165 ft.	65 ft.
Minimum Parcel Depth	170 ft.	110 ft. 120 ft. (Parcels facing on major or secondary highways) 130 ft. (Parcels backing on freeways or railroad rights-of-way)
Maximum (Gross) Population Density	1 DU/per parcel	1 DU/2,175 sq. ft. Exceptions noted in Section 820.3.040.D
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	10 ft., except when abutting or across the street from a residential zone, the front setback for the residential zone shall apply. The setback shall be landscaped and maintained.	15 ft. (The setback shall be landscaped and maintained.)
Side (each)	None, except when abutting a residential zone, the side setback shall be not less than 20 feet.	10 ft (The setback shall be planted with trees at 20-foot intervals along its length.)
Street side	Same as front setback	10 ft (Private garages and/or carports designed to open onto a side street shall be setback at least 20 feet from the property line on the side street.)
Reversed corner (street side)	Same as front setback	10 ft

Development Feature	RCC	R-P
		(Private garages and/or carports designed to open onto a side street shall be setback at least 20 feet from the property line on the side street.)
Rear	None, except when abutting a residential zone, the rear setback shall be not less than 20 feet.	10 ft. (The setback shall be planted with trees at 20-foot intervals along its length.)
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	30%	50%
Minimum Distance Between Structures on the Same Parcel	None	None (Non-residential structures) 10 ft. (Residential structures) *
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	20 ft.**
Accessory Structure - Maximum Height (whichever is less)	35 ft.	12 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

*Ten ft. (minimum space for structures placed side to side), 15 ft. (minimum space for structures placed rear to side, front to side, with entries or exits into space), 20 ft. (minimum space for structures placed front to rear, rear to front, with entries or exits into space), and for structures placed front to front arranged about an interior court allowing a 10-foot wide driveway in the interior court, the driveway being access to the parking area or structure, the minimum space shall be 30 feet. Without the driveway, the space shall be 25 feet. Unenclosed porch or entry facilities may extend into a required setback or space not more than three feet. Porch covers may extend into the space not more than 18 inches. The minimum space between exterior walls of main and accessory structures, and between accessory structures, on the same parcel shall be six feet. Garages and other non-dwelling structures shall be located not less than six feet from any main structure unless the structure is attached to the main structure with a common wall or party wall. Where an accessory structure is used for garage purposes and where the garage is located within the area defined by the projection of the side lines of any main structure, and where vehicular access to the garage falls entirely or in part, within that area, the garage shall be located not less than 25 feet from the main structure(s).

** In the event the height of developed structures in an abutting "R" or "C-P" zone exceeds these provisions, this height restriction may be waived by Director Review and Approval. The waiver shall not exceed the height of the existing abutting development or the maximum structure height allowed in the abutting zone, whichever is lower.

CHAPTER 814.2 - INDUSTRIAL ZONES

814.2.010 – Purpose of Individual Industrial Zones

The purposes of the individual industrial zones and the manner in which they are applied are as follows.

- A. C-M (Commercial and Light Manufacturing) Zone.** The C-M zone is intended to provide for a close relationship between retail and wholesale sales, light manufacturing, warehousing, and distributing and storage operations which do not create adverse impacts involving dust, gas, lighting, odor, smoke, sound, soot, or vibration to any degree on adjacent uses. The C-M zone is consistent with the Mountain Commercial and Mountain Urban land use designations of the General Plan.
- B. M-1 (Light Industrial) Zone.** The M-1 zone is applied to areas appropriate for restricted non-intensive manufacturing and storage uses, including fabrication, manufacturing, and assembly of processed materials, which do not adversely impact surrounding uses. The M-1 zone is consistent with the Limited Industrial and General Industrial land use designations of the General Plan.
- C. M-2 (General Industrial) Zone.** The M-2 zone is applied to areas appropriate for a wider range of fabrication, manufacturing, processing, and storage uses, including warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing uses adjacent to non-industrial uses. The M-2 zone is consistent with the General Industrial land use designation of the General Plan.
- D. M-3 (Heavy Industrial) Zone.** The M-3 zone is applied to areas appropriate for heavy industrial uses engaged in the mechanical or chemical processing of materials or substances into new products, the assembling of component parts, or the blending of materials, including animal and poultry slaughtering, automobile assembly or recycling, machine shops, petroleum refining, and a variety of heavy manufacturing uses, which may require appropriate buffering from adjacent commercial and residential uses. The M-3 zone is consistent with the General Industrial land use designation of the General Plan.

814.2.020 – Industrial Zone Land Uses and Permit Requirements

A. Allowed land uses.

- 1. Table 2-8 indicates the uses allowed within each industrial zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
- 2. Industrial uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the industrial character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited land uses.** If a land use is not listed in a specific zone district or if a table cell associated with a listed land use is “blank”, that land use is prohibited in that specific zone district, unless listed as a permitted unclassified use in Chapter 842.5 or Chapter 846.5.
- C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).
- D. Land uses not listed.** For land uses not listed in Table 2-8, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.
- E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) and prior to establishment of any use/new use shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Education, Public Assembly, and Recreation					
Adult Businesses (Only when in compliance with Ordinance Code Chapter 6.33)		P	P	P	Ordinance Code Chapter 6.33
Libraries	P				
Reading Rooms	P				
Schools, Specialized Education and Training	P	P	P	P	
Sports and Recreational Facilities	C	C			

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Assembly					
Blacksmith			P		
Boat Building and Repairing	P	P	P	P	834.4.450
Electrical Equipment Manufacturing	P	P	P	P	834.4.450
Jewelry Manufacturing	P	P	P	P	834.4.450
Leather Products Manufacturing		P	P	P	834.4.450
Motor Vehicle Manufacturing		C	C	C	834.4.450
Paint Manufacturing			C	D	834.4.450
Textile Products Manufacturing	P	P	P	P	834.4.450
Tire Recapping, Retreading, and Rebuilding	P	P	P	P	834.4.450
Transportation Product Assembly		C	C	C	
Warehousing and Wholesaling (up to 10,000 square feet in gross floor area)	P	P	P	P	834.4.450
Warehousing and Wholesaling (greater than 10,001 square feet in gross floor area)	D	D	D	D	834.4.450
Welding	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing					
Beverage Production	P	P	P	P	834.4.450
Canning and Kindred Food Products Manufacturing				C	834.4.450
Chemical Products Manufacturing				C	834.4.450
Clothing Products Manufacturing		P	P	P	834.4.450
Concrete and Cement Products Manufacturing		C	D	D	834.4.450
Concrete, Gypsum, and Plaster Product Manufacturing				C	834.4.450
Cosmetic Products Manufacturing	P	P	P	P	834.4.450
Dairy Products Manufacturing	D	P	P	P	834.4.450
Electronic Motor Rebuilding	D	P	P		
Explosives, Fireworks, and Ordinance Manufacturing				C	834.4.450
Fabric Product Manufacturing	P	P	P	D	834.4.450
Food and Beverage Manufacturing	P	P	P	D	834.4.450
Furniture/Fixture/Cabinet Shops	P	P	P	P	
Glass Products Manufacturing		P	P	D	834.4.450
Grain Elevators		P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Handcraft Industries, Small – Scale Manufacturing.		P	P	P	
Laboratories	P	P	P	P	
Laundries and Dry Cleaning Plants	P	P	P	P	
Lumber and Wood Products	P	P	P	P	834.4.450
Lumber and Wood Products, Including Planing Mill		P	P	P	834.4.450
Machinery Manufacturing, General (No Punch Presses and/or Drop Hammers greater than 20 tons)	D	P	P	P	834.4.450
Machinery Manufacturing, Heavy (With Punch Presses and/or Drop Hammers greater than 20 tons)		C	C	C	834.4.450
Metal Industries			C	D	
Meat packing and processing (No On-Site Animal Slaughtering)	C	D	P	P	834.4.450
Meat processing, commercial (With On-Site Animal Slaughtering)				C	834.4.450
Monument and Tombstone Works		P	P	P	
Paper Products Manufacturing		P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.

Notes (continued):

- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Paving and Roofing Materials Manufacturing				C	834.4.450
Petroleum Bulk Plants	C	C	C	C	834.4.450
Petroleum Refining and Related Industries				C	834.4.450
Pharmaceutical Manufacturing	P	P	P	P	834.4.450
Plastics and Rubber Products	C	P	P	P	834.4.450
Plastics, Other Synthetics, and Rubber Product Manufacturing				C	834.4.450
Printing and Publishing	P	P	P	P	
Recycling Facilities – Large Collection Facility		P	P	P	834.4.300, 834.4.450
Recycling Facilities – Small Collection Facility		P	P	P	834.4.300
Recycling Facilities – Heavy Processing Facility				C	834.4.300, 834.4.450
Recycling Facilities – Light Processing Facility			P	P	834.4.300
Recycling Facilities – Reverse Vending Machines		P	P	P	834.4.300
Solid Waste Transfer Stations and Solid Waste Processing Facilities				C	
Structural Clay and Pottery Products Manufacturing	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- See Article 7 for definitions of the land uses listed.
- For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Motor Vehicle Retail Trade and Services					
Motor Vehicle Dismantling				C	
Motor Vehicle Parts and Sales	P	P	P	P	
Motor Vehicle Repair and Maintenance (Only Within an Enclosed Structure)	P	P	P	P	
Motor Vehicle Sales	P	P	P	P	
Motor Vehicle Service Stations	P	P	P	P	
Motor Vehicle Washes, All	P	P	P	P	
Motorcycle Shops	P	D			
Truck Repairing and Overhauling (Only Within Completely Enclosed Structure)	P	P	P	P	834.4.450
Truck Service Stations	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade					
Accessory Retail Uses (Only Ancillary to an Industrial Use)	P	P	P	P	See Article 7
Bakeries, Retail	P				
Building Material Stores	P	P	P	P	834.4.450
Cleaning and Dyeing Shops, (Retail Only, Dry Cleaning Clothes In Enclosed Machines, Using Non-Flammable Cleaning Compounds)	P				
Convenience Stores with Automotive Service Stations	P	P	P	P	
Department Stores	P				
Electric Supply Houses	P	P	P	P	
Equipment Rental/Sales Establishment	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Farm Equipment and Supply Sales, with Incidental Repairs	P	P	P	P	834.4.450
Flea Markets	C	C			
Frozen Food Lockers	P	P	P	P	834.4.450
Grocery Stores	P	P	P	P	
Ice Storage	P	P	P	P	834.4.450
Leather Goods and Luggage	P				
Music Stores	P				
Pawn Shops	P				
Plumbing Supplies (Only Within a Completely Enclosed Structure or Sound Wall)	P				834.4.450
Radio and Television Sales and Service	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Retail Stores, General Merchandise (under 5,000 sf.)	P	P	P		
Secondhand Stores (Only Within Completely Enclosed Structure)	P				
Sporting Goods	P				
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Toy Stores	P				
Variety and Notion Shops	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Inside of a Structure)	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Outside of a Structure)	P	P	P		
Video Stores	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services					
Advertising Structures	P	P	P	P	
Animal Hospitals/Veterinary Clinics	C	P	P	P	
Auction Houses	P	C			
Automated Teller Machines (ATM's), Drive-Up	P	P	P	P	
Automated Teller Machines (ATM's), Walk-Up	P	P	P	P	
Banks and Financial Services	P	P	P	P	
Bars and Alcoholic Beverage Drinking Places	P	P	P	P	834.4.080
Business Support Services	P				
Carpet and Rug Cleaning Plants	P				834.4.450
Cleaning and Dyeing Shops	P				
Copy Services	P				
Delicatessens	P	P	P	P	
Drive-Through Uses/Service	P	P	P	P	834.4.130
Equipment Rental/Sales	P	P	P		
Farm Equipment Services	P				
Kennels	C	P	P	P	
Laboratories	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services (Continued)					
Laundry and Dry Cleaning, Drop- Off/Pick Up Only	D				
Medical Services – Clinics, and Laboratories	P	P	P	P	
Mini Storage Facilities	P	P	P	P	834.4.450
Mortuaries and Funeral Parlors	C				
Offices, Business	P	P	P	P	
Offices, Corporate	P	P	P	P	
Offices, Professional	P	P	P	P	
Personal Services (No Adult Businesses)	P	P	P	P	
Printing and Publishing	P	P	P	P	
Restaurants	P	P	P	P	
Sign Painting	P				
Storage Yards	P	P	P	P	834.4.450
Taxidermists	P				
Vehicle and Freight Terminals	P	P	P	P	834.4.450
Warehousing	P	P	P	P	834.4.450
Wholesaling and Distribution	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
Blank	Use not allowed	

Notes:

- See Article 7 for definitions of the land uses listed.
- For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Transportation and Telecommunication Facilities					
Broadcast and Recording Studios	P				
Communication Equipment Structures/Buildings	P	P	P		
Microwave Relay Structures	D	D	D	D	834.4.420
Parking Lots/Garages	P	P	P	P	
Public Utility Facilities, Major	P	P	P	P	
Public Utility Facilities, Minor	P	P	P	P	
Satellite Dish/Antenna, Ground or Surface Mounted	P	D	D	P	
Satellite Dish/Antenna, Mast or Tower Mounted	C	C	C	C	
Residential					
Caretaker	D	D	P	P	
Emergency Shelters	P	P			834.4.140
Nonresidential					
Observatories	C	C	C	C	
Other					
Community Gardens	D	P	P	P	
Planned Industrial Developments	C	C	C	C	834.4.230

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

814.2.030 Industrial Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-9, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

TABLE 2-9
INDUSTRIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	C-M	M-1
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	None	
Minimum Parcel Width/Frontage:		
Interior	75 ft.	
Corner	75 ft.	
Reversed Corner	75 ft.	
Siding on freeways/railroad ROW	75 ft.	
Curve lots/cul-de-sacs	(Each curved and cul-de-sac parcel two acres in area or less shall have a minimum street frontage width of 60 feet.)	
Minimum Parcel Depth	120 ft.	
Maximum (Gross) Population Density	None, except for existing residential uses	
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	None, except that on any street or highway that is a boundary between industrial and residential zones, there shall be a front setback of not less than 15 feet. When the side lot line of an industrial zone adjoins a residential zone, there shall be a front setback of not less than 15 feet. These setbacks shall not be used for parking or loading.	
Side (each)	None, except that on any street or highway that is a boundary between industrial and residential zones, there shall be a side setback of not less than 15 feet. This setback shall not be used for parking or loading. When the side lot line of an industrial zone adjoins a residential zone, there shall be a side setback of not less than 15 feet. This side setback may be used for parking and/or storage, provided no material exceeds a height of six feet.	
Street side	When the rear lot line of a corner parcel in an industrial zone adjoins a residential zone, there shall be a side setback abutting the street of not less than 25 feet.	
Reversed corner (street side)	When the rear lot line of a reversed corner parcel in an industrial zone adjoins a residential zone, there shall be a side setback abutting the street of not less than 15 feet. This setback shall not be used for parking or loading.	
Rear	None, except that on any street or highway that is a boundary between industrial and residential zones, there shall be a rear setback of not less than 15 feet. This setback shall not be used for parking or loading. When the side lot line of an industrial zone adjoins a residential zone, there shall be a rear setback of not less than 15 feet. This side setback may be used for parking and/or storage, provided no material exceeds a height of six feet.	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	None	

Development Feature	C-M	M-1
Minimum Distance Between Structures on the Same Parcel	None	
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	75 ft.	
Accessory Structure - Maximum Height	75 ft.	
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	

TABLE 2-9
INDUSTRIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	C-M	M-1
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

TABLE 2-9
SPECIAL PURPOSE ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	M-2	M-3
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	None	
Minimum Parcel Width/Frontage:		
Interior	75 ft.	
Corner	75 ft.	
Reversed Corner	75 ft.	
Siding on freeways/railroad ROW	75 ft.	
Curve lots/cul-de-sacs	(Each curved and cul-de-sac parcel two acres in area or less shall have a minimum street frontage width of 60 feet.)	
Minimum Parcel Depth	120 ft.	
Maximum (Gross) Population Density	None, except for existing residential uses	
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	None, except that on any street or highway that is a boundary between industrial and residential zones, there shall be a front setback of not less than 15 feet. When the side lot line of an industrial zone adjoins a residential zone, there shall be a front setback of not less than 15 feet. These setbacks shall not be used for parking or loading.	
Side (each)	None, except that on any street or highway that is a boundary between industrial and residential zones, there shall be a side setback of not less than 15 feet. This setback shall not be used for parking or loading. When the side lot line of an industrial zone adjoins a residential zone, there shall be a side setback of not less than 15 feet. This side setback may be used for parking and/or storage, provided no material exceeds a height of six feet.	
Street side	When the rear lot line of a corner parcel in an industrial zone adjoins a residential zone, there shall be a side setback abutting the street of not less than 25 feet.	
Reversed corner (street side)	When the rear lot line of a corner parcel in an industrial zone adjoins a residential zone, there shall be a side setback abutting the street of not less than 10 feet.	
Rear	None, except that on any street or highway that is a boundary between industrial and residential zones, there shall be a rear setback of not less than 15 feet. This setback shall not be used for parking or loading. When the side lot line of an industrial zone adjoins a residential zone, there shall be a rear setback of not less than 15 feet. This side setback may be used for parking and/or storage, provided no material exceeds a height of six feet.	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	None	
Minimum Distance Between Structures on the Same Parcel	None	

Development Feature	M-2	M-3
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	None	None, except for advertising structures as provided in Chapter 830.3 (Signs)
Accessory Structure - Maximum Height	None	
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	

TABLE 2-9
INDUSTRIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	M-2	M-3
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

CHAPTER 816.2 - SPECIAL PURPOSE ZONES

816.2.010 – Purpose of Chapter, Applicability

This Chapter provides regulations applicable to development and new land uses in the special purpose zones established by Section 806.2.010 (Zones Established). The purposes of the individual special purpose zones and the manner in which they are applied are as follows:

- A. O (Open Space Conservation) Zone.** The O zone is intended to provide for permanent open space in the unincorporated areas of the County and to safeguard the health, safety, and welfare of the community by limiting developments in areas where sheriff and fire protection, protection against flooding by storm water, and dangers from excessive erosion are not possible without excessive costs to the community. The O zone is consistent with the Open Space and Public Lands and Open Space land use designations of the General Plan.
- B. P (Off-Street Parking) Zone.** The P zone is intended to provide for permanent parking areas. The P zone is consistent with the Commercial and Industrial land use designations of the General Plan.
- C. R-C (Resource and Conservation) Zone.** The R-C zone is intended to conserve and protect natural resources and natural habitats involving land and water areas that are essentially undeveloped, with not more than one primary dwelling unit per parcel. The R-C zone is consistent with the Open Space and Public Lands and Open Space land use designations of the General Plan.
- D. R-E (Recreational) Zone.** The R-E zone is intended to provide for the proper development of recreational areas, with appropriate regulations deemed necessary for the protection of the quality of the recreational areas and for the securing of the health, safety, and general welfare of the residents of the County. The R-E zone is consistent with the Eastside Rangeland, Open Space, and Public Lands and Open Space land use designations of the General Plan.
- E. R-S (Rural Settlement) Zone.** The R-S zone is intended to provide for small defined settlements by allowing a mixture of residential and commercial uses while protecting the rural character of the settlement area and the surrounding agricultural environment, with not more than one primary dwelling unit per parcel. The R-S zone is consistent with the Rural Settlement land use designation of the General Plan.
- F. TPZ (Timberland Preserve) Zone.** The TPZ zone is intended to provide for the exclusive management of lands and forests for the long-term commercial production and harvesting of trees, including uses which are an integral part of a timber management operation. The TPZ zone is consistent with the Open Space and Public Lands and Open Space land use designations of the General Plan.

816.2.020 – Special Purpose Zone Land Uses and Permit Requirements

- A. Allowable uses in the O zone.** Allowable uses and permit requirements in the O (Open

Space Conservation) zone are as follows.

1. The following uses are permitted by right, without a Director's Review and Approval or a Conditional Use Permit:
 - a. Agricultural Uses (crop production and animal grazing), without residential dwellings;
 - b. Fisheries;
 - c. Flood control channels, freeways, park drives, parkways, settlement basins, spreading grounds, and utility easements;
 - d. Forest and Wildlife Preserves, including accessory structures; and
 - e. Parks and Playgrounds, Moderate Intensity.
 - f. Farmworker Housing Complexes subject to the provisions of Section 834.4.160.
 2. The following uses may be allowed subject to a Director's Review and Approval:
 - a. Microwave relay structures.
 3. The following uses may be allowed subject to the approval of a Conditional Use Permit:
 - a. Caretaker Housing;
 - b. Concrete and Cement Products Manufacturing; (Including manufacture of concrete products including batching plants, hot mix plants, or the use of asphalt or petroleum products.)
 - c. Logging Camp, Temporary; and
 - d. Timber Harvesting and Related Timber Product Processing Facilities, Temporary.
- B. Allowable uses in the P zone.** Allowable uses and permit requirements in the P (Off-Street Parking) zone are as follows.
1. The following uses are permitted by right, without a Director's Review and Approval or a Conditional Use Permit:
 - a. Off-Street Parking Lots; and
 - b. Nonresidential structures accessory to parking lot operation for maintenance purposes, not exceeding 100 square feet.

2. The following uses may be allowed subject to a Director's Review and Approval:

a. None

3. The following uses may be allowed subject to the approval of a Conditional Use Permit:

a. Incidental commercial uses contained within the parking structure;

b. Parking Garages; and

c. Recreational Vehicle Storage (Recreational vehicle and boat storage, including parking structures with a height not exceeding 12 feet).

C. Allowable uses in the R-C zone. Allowable uses and permit requirements in the R-C (Resource and Conservation) zone are as follows.

1. The following uses are permitted by right, without a Director's Review and Approval or a Conditional Use Permit:

a. Agricultural Grazing;

b. Beekeeping;

c. Forest Fire Lookout Stations;

d. Home Occupations, Class I;

e. Single-Family Dwelling (including Mobile Home Occupancy);

f. Temporary Mill/Chipping Facilities subject to the requirements of 834.4.380;

g. Timber Growing and Harvesting, not including processing facilities; and

h. Watershed and Wildlife Preservation and Management.

2. The following uses may be allowed subject to a Director's Review and Approval:

a. Ground Water Recharge;

b. Home Occupations, Class II;

c. Logging Camp, Temporary;

d. Microwave relay structures;

e. Mobile Home, Temporary;

- a. Assembly/Meeting Facilities;
- b. Commercial uses deemed necessary by the Commission for the proper development of a recreational area(s);
- c. Guest Ranches;
- d. Hotels/Motels;
- e. Mobile Home Parks (6 or more developed spaces);
- f. Off-Road Vehicle Areas; (**NOTE:** These areas may contain recreational facilities for the driving, testing, and racing of motorcycles, trail bikes, 4-wheel drive vehicles, or similar vehicles which are principally designed or commonly used for off-highway recreational purposes. Features of these sites may include hill climb areas, race courses, or motor cross/auto-cross areas. The sites shall be located east of the Friant-Kern Canal or west of Interstate 5 and shall not be located on prime agricultural land as defined by the California Land Conservation Act.)
- g. Parks and Playgrounds, or Camps or Campgrounds, High Intensity;
- h. Planned Commercial Developments; (**NOTE:** Uses within a Planned Commercial Development shall be limited to those uses permitted in the underlying zone and shall be developed under a single theme with functional relationships to each other based on the needs of the surrounding community.)
- i. Public Utility Facilities; and
- j. Recreational Vehicle Parks.

E. Allowable uses in the R-S zone. Allowable uses and permit requirements in the R-S (Rural Settlement) zone are as follows.

1. The following uses are permitted by right, without a Director's Review and Approval or a Conditional Use Permit:
 - a. Accessory Structures (Residential);
 - b. Agricultural Accessory Storage, Structures, and Uses;
 - c. Agricultural Product Sales, on-site;
 - d. Animal Uses;
 - e. Child Day Care Homes, Small;
 - f. Crop Production;
 - g. Home Occupations, Class I;

- h.** Poultry Raising, Small; and
 - i.** Single-Family Dwelling (including Mobile Home Occupancy).
 - 2.** The following uses may be allowed subject to a Director's Review and Approval:
 - a.** Home Occupations, Class II;
 - b.** Mobile Home, Temporary;
 - c.** Post Offices;
 - d.** Public Utility Facilities (e.g., Telephone Communication Equipment);
 - e.** Schools, Public; and
 - f.** Second Dwelling Unit.
 - 3.** The following uses may be allowed subject to the approval of a Conditional Use Permit:
 - a.** Agricultural Chemicals, Sales, and Service;
 - b.** Antique Shops;
 - c.** Assembly/Meeting Facilities;
 - d.** Bakeries, Retail;
 - e.** Barber and Beauty Shops;
 - f.** Bars and Alcoholic Beverage Drinking Places;
 - g.** Building Materials Sales;
 - h.** Contractors Storage Yard, Agricultural Services;
 - i.** Drug Stores;
 - j.** Farm Equipment and Machinery Sales, Rental, Storage, and Maintenance;
 - k.** Farm Labor Contractor Services;
 - l.** Feed and Farm Supplies Sales;
 - m.** Frozen Food Lockers; (Including meat cutting and packing.)
 - n.** Garden Supplies;

-
- o.** Grocery Stores;
 - p.** Hardware Stores;
 - q.** Kennels, Commercial;
 - r.** Liquefied Petroleum Gas Distribution Sales and Storage;
 - s.** Microwave relay structures;
 - t.** Motor Vehicle Repair and Maintenance, only when conducted within a fully enclosed structure;
 - u.** Motor Vehicle Service Stations;
 - v.** Offices;
 - w.** Public Utility Facilities (e.g., Electric Distribution Facilities);
 - x.** Restaurants;
 - y.** Retail Stores, General Merchandise;
 - z.** Truck and Trailer Maintenance and Storage, only when the vehicles are devoted exclusively to the transportation of agricultural equipment, products, and/or supplies; (Maintenance shall be allowed only when conducted within a fully enclosed structure.
 - aa.** Veterinary Clinics and Animal Hospitals;
 - ab.** Water Well Drilling/Pump Instillation;
 - ac.** Welding and Blacksmith Shops, only when part of farm equipment sales and service; and

F. Allowable uses in the TPZ zone. The uses specified in this Section have been determined to be compatible uses consistent with the Timberland Productivity Act of 1982. Allowable uses and permit requirements in the TPZ (Timberland Preserve) zone are as follows.

- 1.** The following uses are permitted by right, without a Director's Review and Approval or a Conditional Use Permit:
 - a.** Agricultural Grazing;
 - b.** Camps and/or Parks, Non-Intensive (with no permanent facilities);
 - c.** Growing and Harvesting of Timber and Forest Products, including but not limited to roads, log landings and log storage areas, but not including processing

facilities;

- d. Management for Fish, Watershed, and Wildlife Habitat or Fishing and Hunting;
 - e. Parks, Low Intensity (with no permanent facilities); and
 - f. Temporary Mill/Chipping Facilities subject to the requirements of 834.4.380.
2. The following uses may be allowed subject to a Director's Review and Approval:
- a. Camps and/or Parks, Private, Low Intensity (with no permanent facilities);
 - b. Caretaker Housing (Single-family dwelling and normal accessory structure(s) for owner or caretaker when the dwelling is necessary for the timber management operation, with not more than one dwelling per parcel);
 - c. Logging Camp, Temporary;
 - d. Parks, Private, Low Intensity (with no permanent facilities);
 - e. Single-Family Dwelling; and
 - f. Timber Harvesting and Related Timber Product Processing Facilities, Temporary.
3. The following uses may be allowed subject to the approval of a Conditional Use Permit:
- a. Public Utility Facilities (Communication and Water Transmission Facilities Only); and
 - b. Timber Growing, Harvesting, and Related Timber Product Processing Facilities.

G. Unclassified uses. Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director's Review and Approval (Chapter 846.5).

816.2.030 – Special Purpose Zone General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-10, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

TABLE 2-10
SPECIAL PURPOSE ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	O	P
Minimum dimensions required for each NEWLY CREATED parcel.		
Minimum Parcel Size	5 acres	None
Minimum Parcel Width/Frontage:		40 ft.
Interior	None	40 ft.
Corner	None	40 ft.
Reversed Corner	None	40 ft.
Siding on freeways/railroad ROW	None	40 ft.
Curve lots/cul-de-sacs	None	40 ft.
Minimum Parcel Depth	None	40 ft.
Maximum (Gross) Population Density	None, other than caretaker residential uses	None (No dwellings allowed.)
Setbacks Required	These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.	
Front	35 ft.	None No structure or parking allowed closer than 10 ft. from an abutting residential zone.
Side (each)	20 ft.	
Street side	35 ft.	
Reversed corner (street side)	35 ft.	
Rear	20 ft.	
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	10%	None, provided all setback requirements are complied with.
Minimum Distance Between Structures on the Same Parcel	None	None
Main Structure - Maximum Height	Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.	
	35 ft.	75 ft.
Accessory Structure - Maximum Height	35 ft.	75 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

TABLE 2-10
SPECIAL PURPOSE ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE

Development Feature	R-C	R-E
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	Determined by zone's acreage designation (40, 60, 80 acres)	2.0 acres (The area and dimensional requirements of the T-P zone shall apply for mobile home and recreational vehicle spaces.)
Minimum Parcel Width/Frontage:		
Interior	None	165 ft.
Corner	None	165 ft.
Reversed Corner	None	165 ft.
Siding on freeways/railroad ROW	None	165 ft.
Curve lots/cul-de-sacs	None	165 ft.
Minimum Parcel Depth	None	170 ft.
Maximum (Gross) Population Density	1 DU/parcel	One caretaker residence/parcel (The density for the T-P zone shall apply for mobile home and recreational vehicle spaces, except that a lower density may be required in compliance with environmental limitations of the site.)
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	35 ft.	35 ft.
Side (each)	20 ft.	20 ft.
Street side	35 ft.	35 ft.
Reversed corner (street side)	35 ft.	35 ft.
Rear	20 ft.	20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	One to 10% depending on parcel size*	50% (As determined by the Health Department upon the basis of soil analysis tests for parcels without both community water supply and public sewage disposal systems, but not greater than 50%)
Minimum Distance Between Structures on the Same Parcel	None	Mobile home and recreational vehicle parks (The T-P zone shall apply.) Guest ranches, hotels/motels (The R-2 zone shall apply.)
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	25 ft.
Accessory Structure - Maximum Height (whichever is less)	35 ft.	25 ft.

Development Feature	R-C	R-E
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	Determined by zone's acreage designation (40, 60, 80 acres)	2.0 acres (The area and dimensional requirements of the T-P zone shall apply for mobile home and recreational vehicle spaces.)
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

*Allowed structures shall not exceed one percent of the total parcel area for parcels 10 acres or larger. Parcels less than 10 acres but more than 2.5 acres shall not exceed five percent parcel coverage. Parcels 2.5 acres or less, but more than 37,500 sq. ft. shall not exceed 10% parcel coverage. The parcel coverage of parcels 37,500 sq. ft. or less shall be determined by the residential zone whose minimum parcel size is closest to the area of the parcel.

TABLE 2-10
SPECIAL PURPOSE ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)

Development Feature	RS	TPZ
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	2.0 acres (Except that parcels of 36,000 sq. ft. or larger shall be allowed if community water facilities are available.)	40/160 acres*
Minimum Parcel Width/Frontage:		
Interior	165 ft.	None
Corner	165 ft.	None
Reversed Corner	165 ft.	None
Siding on freeways/railroad ROW	165 ft.	None
Curve lots/cul-de-sacs	165 ft.	None
Minimum Parcel Depth	170 ft. (Parcel depth shall not exceed four times parcel width.)	None
Maximum (Gross) Population Density	1 DU/parcel, other than existing residential uses	None (Single-family dwellings and normal accessory structures for owner or caretaker when necessary for the timber management operation, but no more than one dwelling per parcel.)
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	35 ft.	35 ft.
Side (each)	10 ft.	20 ft.
Street side	25 ft.	35 ft.
Reversed corner (street side)	25 ft.	35 ft.
Rear	20 ft.	20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures)	
Maximum Parcel Coverage	None 30% for residential uses	10%
Minimum Distance Between Structures on the Same Parcel	6 ft. (Minimum distance between a structure used for human habitation and any other structure.)	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft.	
Accessory Structure - Maximum Height (whichever is less)	35 ft.	
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	

Development Feature	RS	TPZ
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	2.0 acres (Except that parcels of 36,000 sq. ft. or larger shall be allowed if community water facilities are available.)	40/160 acres*
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

Notes:

* There shall be a minimum parcel area of 40 contiguous acres under a single ownership, provided that once zoned TPZ, a parcel may not be divided into parcels containing less than 160 acres unless the original owner prepares a joint timber management plan prepared and approved as to content by a registered professional forester for the parcels to be created. The joint timber management plan shall provide for the management and harvesting of timber by the original and any subsequent owners and shall be recorded with the County Recorder as a deed restriction on all newly created parcels. The deed restriction shall run with the land rather than with the owners and shall remain in force for a period of not less than 10 years from the date the division is approved by the Board. The division shall be approved only by a four-fifths vote of the full Board and only after recording of the deed restriction.

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CHAPTER 818.2 – OVERLAY/COMBINING ZONES

818.2.010 - Purpose of Chapter, Applicability

- A. Purpose.** The purpose of this Chapter is to describe the adopted overlay zones which are designed to modify specific provisions of the underlying zone(s). The purpose of an Overlay District is to modify specific provisions of the underlying zone district(s). Overlay Districts will generally be applied to areas that have different underlying zone districts but have unique features or characteristics that are common to the parcels that are located within the overlay district.
- B. Applicability.**
1. The applicability of any overlay zone to specific sites is illustrated by the overlay Zone Map symbol established by Section 806.2.010 (Zones Established).
 2. Overlay zones will generally be applied to areas that have different underlying zones, but have unique features or characteristics that are common to the parcels that are located within the overlay zone.
- C. Identification.** Overlay zones shall be identified by suffixing the applicable overlay letters next to the underlying zone's map symbol.
- D. In the event of conflicts.** In the event of any conflict between the provisions of this Chapter and any other provision of this Zoning Ordinance, this Chapter shall control.

818.2.020 - Purpose of Overlay/Combining Zones

The purposes of the individual overlay/combining zones and the manner in which they are applied are as follows:

- A. M (Mountain) Overlay Zone.** The Mountain Overlay zone is intended to provide for residential and mixed retail and service uses within mountain and foothill communities. The Mountain Overlay zone may be applied to any zone, except the O (Open Conservation) and AE (Exclusive Agricultural) zones, which is identified as being consistent with the Mountain Residential and Mountain Commercial land use designations of the General Plan. This overlay zone shall be identified by suffixing the letter "m" next to the underlying zone's map symbol.
- B. NB (Neighborhood Beautification) Overlay Zone.** The Neighborhood Beautification Overlay zone is intended to protect and preserve the integrity of the County neighborhoods within designated unincorporated areas, which have a history of and reputation for well-kept properties. The general welfare of the County and its neighborhoods is founded, in part, upon the appearance and maintenance of private properties and tree-lined streets. This

overlay zone shall be identified by suffixing the letters “nb” next to the underlying zone’s map symbol.

- C. HB (Highway Beautification) Overlay Zone.** The Highway Beautification Overlay Zone is intended to provide standards (HBOS) which are designed to promote consistent aesthetic provisions for future development within County jurisdictional lands located along Highway 99. These provisions allow for growth in commerce while securing an aesthetically attractive character for future development along Highway 99.

818.2.030 – M (Mountain) Overlay Zone Allowable Uses

- A. Allowed uses.** Uses Permitted, Uses Permitted Subject to Director Review and Approval, Uses Permitted Subject to Conditional Use Permit, and Uses Expressly Prohibited shall be those stated in the underlying zoning district, except that uses and development types as defined herein, may only be permitted subject to approval of a Director Review and Approval or a Conditional Use Permit.
- B. Allowable uses in the M Overlay Zone.** The following use may be allowed subject to the Director’s Review and Approval:
1. Single-family dwellings in conjunction with a permitted commercial use subject to the population density standards of Section 818.2.040.C (existing Section 850.5-C-2).

818.2.040 – M (Mountain) Overlay Zone Property Development Standards

The following property development standards and those specified in Articles 3 (Development and Operational Standards) and 4 (Standards for Specific Land Uses) shall apply to all land and structures in the Mountain Overlay zone. Property development standards of the underlying zone shall be appropriate only when specific reference is provided in this Chapter. No parcel in a Mountain Overlay zone shall be developed that is not adequate in size to accommodate the proposed structure(s) and use(s), including required and essential vehicular movement and storage, pedestrian movement, landscaping, and sewage disposal fields with consideration for snow storage and preservation and enhancement of scenic and open space values.

- A. Minimum parcel size.** Parcel area shall be not less than the standards of the underlying zone.
- B. Minimum parcel dimensions.** Parcel dimensions shall be not less than the standards of the underlying zone.
- C. Maximum (gross) density.**
1. **Underlying residential zones.** For parcels with an underlying residential zone including R-P and T-P, the standards of the underlying zone shall apply subject to the following:

- a. Maximum density shall not exceed one dwelling unit for each 4,350 square feet of parcel area in those areas in which the underlying zone provides a greater density (e.g., R-2, R-2-A, R-P, and T-P).
- b. Multi-family dwellings shall occur only as planned unit developments.
- c. Except for one single-family dwelling, all development on parcels which are 10 acres or larger shall be subject to the approval of a Conditional Use Permit in compliance with Chapter 842.5.

2. Underlying commercial zones.

- a. For residential uses on parcels with an underlying commercial zone, the maximum density shall not exceed one dwelling unit for each 4,350 square feet of parcel area.
- b. Only that portion of the parcel area devoted exclusively to residential use and to open space shall be considered in computing allowable density.

3. Commercial uses. For commercial uses, there are no density requirements.

D. Structure height requirements.

1. Structures subject to the following height standards:

- a. Height shall be measured from the grade level abutting the structure on the side facing the street to the highest point of the structure.
- b. Where the structure fronts on more than one street, the height shall be measured at the grade level abutting the structure on the side which faces the most prominent street thoroughfare.
- c. Height shall not exceed 25 feet.
- d. Where a sprinkler system with adequate water delivery is installed or where community fire protection facilities are capable of providing water delivery, height may be increased to 35 feet.

E. General setback requirements.

1. The setback requirements of the underlying zone shall apply.
2. Required setback areas shall not be paved except for allowed access and parking.

F. Minimum distance between structures located on the same parcel.

1. No specific requirements, except that the more restrictive standards of the R-2, R-2-A, T-P, and R-P underlying zones shall apply in those underlying zones.
2. No animal or fowl barn, coop, corral, pen, or stable shall be located within 40 feet of any structure used for human habitation or within 100 feet of the front property line.

G. Maximum Parcel Coverage. The requirements of the underlying zone shall apply.

H. Fences, Hedges and Walls.

1. For residential uses, the provisions of the R-R District, shall apply.
2. Trash storage areas for commercial or multi-family uses shall be screened from abutting properties or public rights-of-way on all sides by vegetation, wire and vegetation or solid wall.
3. For properties developed and zoned for commercial uses which abut properties zoned for residential uses:
 - a. A solid masonry wall of earthen color tone not less than five (5) nor more than six (6) feet in height shall be erected along or parallel to side and rear property lines dividing the residential and non-residential properties. Other materials acceptable to the Director may be permitted or required if it can be determined that the substitute materials provide a reasonably equivalent protection for abutting residential properties from noise and glare.
 - b. No fence, hedge or wall over three (3) feet in height shall be permitted in any required front yard or in the required side yard on the street side of a corner or a reversed corner lot.

I. Off-Street Parking.

1. General Requirements:

- a. All off-street parking facilities for commercial and multi-family uses shall be designed and developed so that vehicles leaving the property to enter the right-of-way will do so in a forward direction.

2. For Residential Uses:

- a. There shall be at least one parking space for each dwelling unit in addition to any required parking area for commercial uses.
- b. Parking spaces shall be on the same lot with the main building which they are intended to serve or on an adjacent lot. They shall not be located in any required yard which abuts a street except that where the required yard has a slope from

street to parking area greater than twenty-five (25) percent, the parking space may be in the required yard. No garage doors or other movable fixture shall project beyond a property line.

3. For Commercial Uses:

- a. There shall be at least two square feet of off-street parking area for each one square foot of gross floor area devoted or incidental to a commercial use. If such use falls into any of the special uses set forth in Chapter 828.3, such conditions shall apply.
- b. The parking area shall meet the standards prescribed below:
 - 1) Said space shall be provided on a site not more than five hundred (500) feet from the external boundaries of the lot upon which the building it serves is located.
 - 2) This required parking area shall be provided in any of the following ways:
 - (1) On the lot with the building served;
 - (2) On a contiguous lot or a lot within five hundred (500) feet of the building or use being served;
 - (3) By membership in an assessment district established for the purposes of providing off street parking for the uses located in said District;
 - (4) In a large parking area or compound, and where all the overall total relationship between the parking area and the total floor area planned is in conformity with the provisions of this Section, the off street parking requirements for individual uses will be considered to be complied with when such parking areas are placed in a "P" (Off Street Parking) zone.

J. Access.

1. There shall be adequate vehicular access from a dedicated and improved street, service road or alley, the design of which shall be approved by the Director of Public Works.
2. The Director shall specify the location and number of ingress and egress points by conditions established at the time of site plan review or building permit.

K. Outdoor Advertising. Only the signs listed below which meet the listed standards of aesthetics shall be permitted. Advertising structures and portable signs shall be prohibited except as permitted in 2(a), below.

1. Aesthetics

- a. The supporting members of signs shall appear to be an integral part of the building or structure.
- b. All signs, together with supports, shall be kept in repair.
- c. Signs shall not be affixed to any tree or rock outcropping.
- d. Signs, except those offering properties for sale, rent or lease, shall indicate only the name and nature of the business occupancy or owner by words or logo.
- e. No signs, or portions of signs, shall move or revolve.
- f. Lights used to illuminate signs shall be designed and installed so that light is not directed upon surfaces beyond the property line. No light bulb, tube filament or similar source of illumination shall be visible from a point off the property. Signs making use of stroboscopic light, rotary beacons, chasing or flashing effects, or intermittent or variable intensity lighting shall be prohibited.

2. Permitted Signs and Regulating Standards

- a. Any sign which has no visual impact upon surrounding properties or public rights-of-way shall be permitted.
- b. In areas with an underlying residential zoning district, excepting the “R-P” District, the sign provisions of the “R-1-A” District Section 822.5-K shall apply except that temporary real estate directional signs and offsite directional signs for major recreational uses, hospitals, and colleges shall be prohibited.
- c. In areas with an underlying zoning of “R-P” the provisions of Section 831.5-K shall apply.
- d. For commercial areas, the following standards shall apply:

(1) Building mounted signs (painted or flat)

- (a) Such signs shall be limited to one per occupancy for each building frontage which has a public entrance to the occupancy for which the sign pertains.
- (b) Buildings signs shall not exceed one hundred (100) square feet in area or one square foot per front foot of the facade of the building on which the sign is to be mounted whichever is the lesser area. Computation of area shall be based upon that portion of the structure wherein the pertaining use is conducted.

(2) Free-standing signs

(a) One free-standing sign shall be permitted per parcel under separate ownership when developed with permitted uses. Such parcel may be composed of one or more lots.

(b) Signs shall not exceed one hundred (100) square feet in area or one square foot per one linear foot of parcel frontage along the street on which the sign is to be located, whichever is the lesser area.

3. Signs Offering Property for Sale, Rent or Lease

a. One sale, rent or lease sign may be posted by the property owner or his authorized agent per road frontage for any one lot, building, or occupancy.

b. Signs offering property for sale, rent or lease shall not exceed six (6) square feet in area.

L. Loading.

The provisions of Chapter 828.3 shall apply.

M. Site Plan Review.

1. The site plan review requirements of the underlying district shall apply.

2. Where topographical features or trees with trunk diameters of six (6) inches or larger exist on the property, or within abutting required yards on adjacent properties, they shall be shown on maps, drawings, photographs, etc., which accompany the Site Plan Review application. Location of wells and sewage disposal systems (excluding community systems) shall be shown on the plans.

818.2.050 – NB (Neighborhood Beautification) Overlay Zone Allowable Uses

Uses permitted, uses permitted subject to Director Review and Approval, and uses permitted subject to Conditional Use Permit shall be those stated in the underlying zone.

818.2.060 – NB (Neighborhood Beautification) Property Development Standards

A. Property development standards. The following property development standards shall apply to all residentially-zoned property, land and structures in the Neighborhood Beautification Overlay District, unless there is a specific exception stated. The property development standards of the underlying zone and those specified in Articles 3 (Development and Operational Standards) and 4 (Standards for Specific Land Uses) shall apply except as modified herein.

NOTE: Lot area, lot dimensions, population density, building height, general yard requirements, space between buildings, lot coverage and fences, hedges and walls development standards of the underlying district shall apply.

1. On and Off-Street Parking:

- a.** The general off street parking requirements of the underlying district and the provisions of the General Conditions of Chapter 828.3 shall apply. However, residentially-zoned property in the Neighborhood Beautification Overlay District shall be subject to all of the following requirements commencing upon the effective date of rezoning as part of a Neighborhood Beautification Overlay District. To the extent these Neighborhood Beautification Overlay District requirements are more restrictive than any general requirements, the more restrictive shall prevail. Unless specifically stated, the Neighborhood Beautification Overlay District provisions for on and off-street parking shall not apply to residentially-zoned properties having an underlying zoning of “R-A” or “R-R.”
- b.** In addition to, and notwithstanding Section 828.3.030.E and 828.3.030.F, the front yard storage, parking, keeping or maintaining on a lawn or other landscaped surface of trailers, vehicles, boats and personal watercraft (whether on-trailer or off-trailer), shall be prohibited. This prohibition shall also apply to any side yard abutting any street, except on a regular corner lot where the vehicle is behind a solid fence, hedge, or wall not less than five (5) feet high. Nonconforming status shall not be granted.

B. Property Maintenance Standards

- 1.** No solid waste, solid waste containers, or bulk refuse shall be maintained, except during a collection period, in the front yard or within a side yard of any property, abutting a street, when that property is residentially-zoned property. This provision shall not apply to properties having an underlying zoning of “R-A” or “R-R”.
- 2.** The following items shall be prohibited on any residentially-zoned property:

 - a.** Dead, decayed, diseased or hazardous trees, or weeds which endangers the public safety by creating a fire hazard, or trees determined to be hazardous due to death, decay, disease, root intrusion or location;
 - b.** Residue from a fire or demolition which endanger the public safety;
 - c.** Rubbish, litter, items of machinery, refuse, garbage, scrap metal, lumber, concrete, asphalt, tin cans, tires and piles of earth, or furniture or household items (that have fallen into disuse or disrepair), which constitute an unsightly appearance;

This provision shall not apply to properties having an underlying zoning of “R- A” or “R-R.”;

3. The front yard and any side yard of any lot abutting a street, including any parking strip, when that property or that lot is residentially-zoned property, shall be maintained and irrigated, so that any trees, shrubs and other landscaping therein are adequately irrigated and maintained. A tenant, lessee or occupant shall only be responsible therefor if he has not entered into a contract with the owner, a property manager, or another private party under which that other party is responsible to maintain such yards. These provisions shall include residentially-zoned properties having an underlying zoning of “R-A” or “R-R.”

C. Trees in Park Strips or Public Rights-Of-Way

In addition to and notwithstanding the following provisions, an encroachment permit, is required, under other sections of the Fresno County Ordinance Code, including but not limited to, Ordinance Code Chapters 13.08 and 13.12, for private improvements within park strips and public rights of way.

1. Tree Irrigation and Maintenance in Park Strips / Public Rights-of-Way.
 - a. Any trees in a park strip or the public right-of-way adjacent to or abutting a lot shall be properly irrigated by the owner or occupant of the adjacent or abutting lot, so long as the adjacent or abutting lot has a structure upon same.
 - b. The County may prune trees in a park strip or the public right-of-way adjacent to or abutting property as part of regular maintenance or as necessary in order to maintain public roadways. In such instance, the County will provide notification that such an effort is forthcoming.
 - c. Any person desiring to remove, for any reason, any tree (with a trunk diameter equal to or greater than six (6) inches at ground level), which is in a park strip or public right-of-way, shall apply to the Director of Public Works and Planning, or designee, for a permit as outlined in Section D of this Chapter. The County is not required to obtain a permit, nor are public utilities acting within the scope of their easement.

D. Tree Removal within Park Strips or Public Rights-Of-Way.

1. **Director’s investigation.** The Director, or designee, shall investigate and may approve, with or without conditions, or deny, the issuance of a permit for removal of the tree(s) subject to the following procedure:
 - a. Property owner of the property immediately adjacent to the park strip or right-of-way containing the subject tree shall complete a tree removal permit application;

- b. The Director, or designee, shall notify the Supervisor of the supervisorial district in which the parcel is located;
- c. Within 10 days of receipt the application, the County shall post a copy of the written notice of application adjacent to the tree(s) proposed to be removed for 10 days, in order to notify the residents of the area;
- d. The Director, or designee, shall approve or deny the permit within 30 days of receipt of the application. The Director's determination is final.

2. Health and Safety. Any tree that presents a risk to the health and safety to the public and/or potential for damage to real or personal property, can be removed without adherence to the provisions cited above if, upon notification from the adjacent property owner, the Department of Public Works and Planning verifies the reported safety concern.

818.2.070 – HB (Highway Beautification) Overlay Zone Allowable Uses

Uses permitted, uses permitted subject to Director Review and Approval, and uses permitted subject to Conditional Use Permit shall be those stated in the underlying zone.

818.2.080 – HB (Highway Beautification) Overlay Zone Property Development Standards

A. Purpose and intent. The Highway Beautification Overlay Zone Standards (HBOS) are intended to promote consistent aesthetic provisions for future development within County jurisdictional lands along Highway 99. These provisions allow for growth in commerce while securing an aesthetically attractive character for future development along Highway 99.

B. Applicability.

- 1. The "HB" Overlay Standards shall apply to all property located within 1,000 feet of the outside boundaries of the Highway 99 ultimate right-of-way.
- 2. Any new use or expansion of an existing use approved after the effective date of this Zoning Ordinance and located within the "HBOS" boundaries shall be subject to the provisions of this Section.

C. Definitions. For purposes of this Section, the following definitions shall apply:

Advertising structure. Any notice or advertisement, pictorial or otherwise, and all structures used as an outdoor display, regardless of size and shape, for the purposes of making anything known.

At-Grade. A section of highway, the grade of which is within five feet of the grade of adjacent properties.

Co-location. Locating more than one antenna on the same antenna mount.

Communication tower. A structure which supports equipment necessary for the conduct of a public communications business.

Depressed. A section of highway, the grade of which is more than five feet below of the grade of the adjacent properties.

Elevated. A section of highway, the grade of which is more than five feet above the grade of adjacent properties.

Freestanding sign. Any advertising structure supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Gateway sign. A freestanding sign that marks a perceptually designated city/county border.

Guyed tower. A communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Lattice tower. A self-supporting communication tower consisting of an open-work structure made of crossing bars or rods forming a network used for support.

Marquee sign. Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure; advertises multiple destinations within a set location.

Monopole. A self-supporting communication tower consisting of a single pole.

Monument sign. A freestanding sign in which the entire bottom of the sign is in contact with the ground.

Off-site advertising structures. An advertising structure referencing services and products not available at the location of the sign.

Wall sign. Any sign attached parallel to, but within six inches of a wall; painted on the surface of a wall; or erected and confined within the limits of an outside wall of any building or structure, which is supported by the wall or building, and which displays only one sign surface.

D. Permitted uses. Uses permitted shall be those uses permitted in the underlying zone.

E. Uses subject to Director Review and Approval. Uses permitted subject to review and approval by the Director as provided for in Chapter 846.5.

1. Those uses permitted subject to review and approval by the Director in the underlying zone.

2. Advertising structures referencing off-site services and products.
- F. **Uses subject to a Conditional Use Permit.** Uses permitted subject to a Conditional Use Permit shall be those uses permitted subject to a Conditional Use Permit in the underlying zone as provided for in Chapter 842.5.
- G. **Unclassified uses.** Certain specified land uses are allowed by Unclassified Use Permit in compliance with Chapter 842.5.
- H. **Uses expressly prohibited.** Uses expressly prohibited shall be those uses expressly prohibited in the underlying zone. Excludes unclassified uses.
- I. **Property development standards.** The following property development standards and those specified in Articles 3 (Development and Operational Standards) and 4 (Standards for Specific Land Uses) shall apply to all land and structures in the HBOS. Property development standards of the underlying zone shall be appropriate only when specific reference is made below.
 1. **Parcel area.** Parcel area shall not be less than the parcel area standards of the underlying zone.
 2. **Parcel dimensions.** Parcel dimensions shall not be less than the parcel dimension standards of the underlying zone.
 3. **Population density.** Population density shall not exceed the population density standards of the underlying zone.
 4. **Structure Height.** Structure height shall not exceed the structure height restrictions of the underlying zone.
 5. **Setbacks.** Setbacks shall be as required in the underlying zone with the following exceptions:
 - a. Agricultural uses shall be exempt from the landscape buffer requirements of this Section.
 - b. Landscape buffers shall be placed along all property lines adjacent to the highway, except as noted in Subparagraph g., below, and maintained by the property owner, a homeowner's association, or property management company responsible for the maintenance of common facilities.
 - c. No landscape buffer required by this Section shall result in the removal of existing trees.

- d.** For all landscape buffers required by this Section, a landscape and irrigation plan shall be prepared for review and approval by the Director.
- e.** Exceptions to the landscape buffer requirements due to site or structure location, property dimensions, or other factors may be considered through the Variance process (Chapter 860.5) with the understanding that the overall objectives of the HBOS must be achieved to the maximum extent feasible.
- f.** For residential subdivisions, the following yard requirements shall apply:
 - (1)** Properties adjacent to at-grade highway sections shall require a landscape buffer of no less than 20 feet deep and the landscape buffer shall be placed along all property lines adjacent to the highway.
 - (a)** The landscape buffer shall consist of groundcover and shrubs. Trees shall be provided within the landscape buffer at a minimum rate of one tree for each 25 feet of highway frontage, and may be spaced evenly or planted in groups or clusters.
 - (b)** No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.
 - (2)** Properties located adjacent to elevated highway sections shall require a landscape buffer of no less than 10 feet deep and the landscape buffer shall be placed along all property lines adjacent to the highway.
 - (a)** The landscape buffer shall consist of trees provided at a minimum rate of one tree for each 25 feet of highway frontage. The trees may be spaced evenly or planted in groups or clusters and shall be of a species which will grow tall enough to be visible from the highway.
 - (b)** No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.
 - (3)** Properties located adjacent to depressed highway sections shall require a landscape buffer of no less than 10 feet deep and the landscape buffer shall be placed along all property lines adjacent to the highway.
 - (a)** The landscape buffer shall consist of groundcover and shrubs. Trees shall be provided within the landscape buffer at a minimum rate of one tree for each 25 feet of highway frontage and may be spaced evenly or planted in groups or clusters.
 - (b)** No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.

- g. For vehicle wrecking yards, vehicle storage yards, transit storage facilities, electrical distribution substations, garbage and green waste recycling, refuse incineration, solid waste transfer stations, power generating plants, junkyards, pallet yards, recycling facilities, surface mining operations, and waste-to-energy plants, or similar uses, the following yard requirements shall apply to all property lines that allow visibility into the site from the highway:

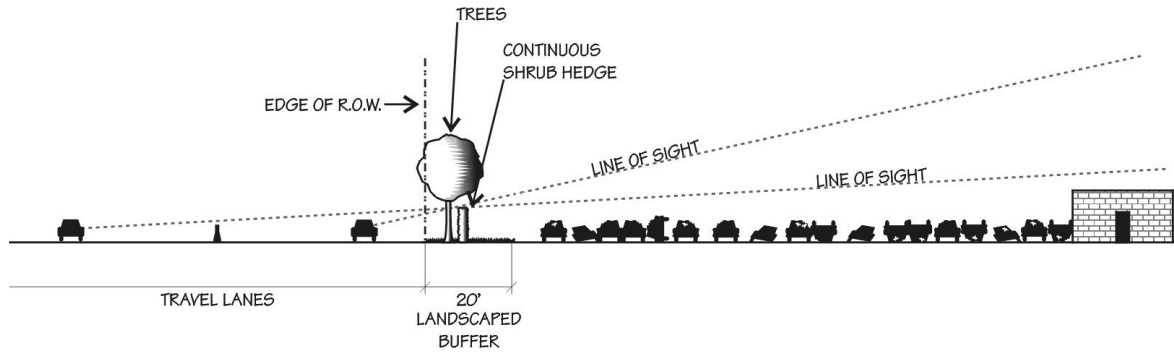


Figure 1

Required landscape buffer for land uses specified in Subparagraph 818.2.080.H.5.g(1) next to at-grade highway section

- (4) Properties located adjacent to at-grade highway sections shall require a landscape buffer of no less than 20 feet deep.
- (a) The landscape buffer shall contain, at a minimum, a continuous shrub hedge, interplanted 20 feet on center with trees. Shrub varieties used shall be fast growing and attain an ultimate height of no less than eight feet.
- (b) No structures, parking areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.

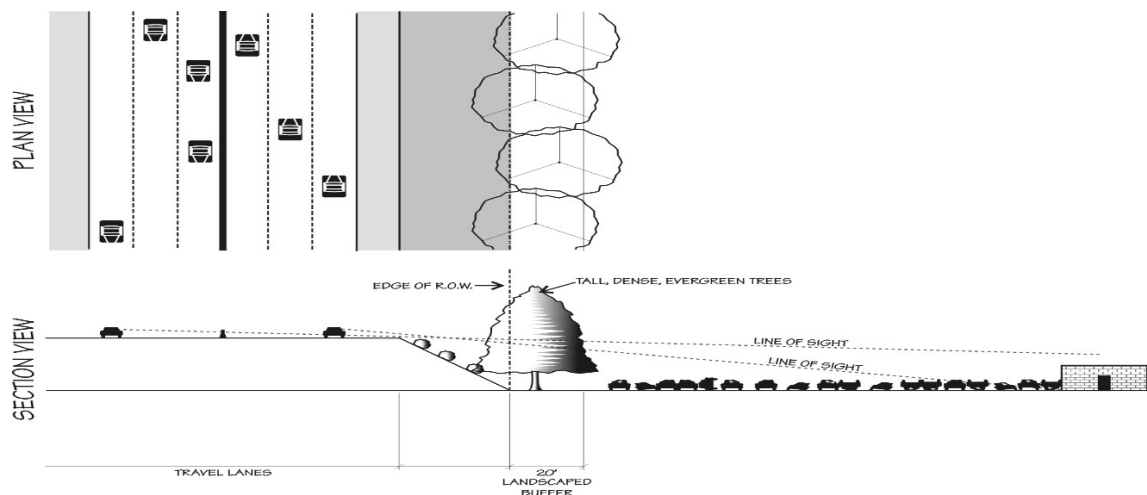


Figure 2

Required landscaped buffer for land uses specified in Subparagraph 818.2.080.H.5.g(1) next to above grade highway section

- (5) Properties located adjacent to elevated highway sections shall require a landscape buffer of no less than 20 feet deep.
 - (a) The landscape buffer shall consist of trees spaced at 20 feet on center and staggered or triangularly spaced within the buffer to minimize visibility into the site from the highway. Species used shall be fast growing, dense, tall evergreen trees.
 - (b) No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.
- (6) Properties located adjacent to depressed highway sections shall require a landscape buffer no less than 10 feet deep.
 - (a) The landscape buffer shall contain a continuous shrub hedge adjacent to the edge of the highway right-of-way. Trees shall be planted on center at a minimum rate of one tree for each 20 feet of highway frontage. Shrub varieties used shall be fast growing and attain an ultimate height of no less than eight feet.
 - (b) No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.

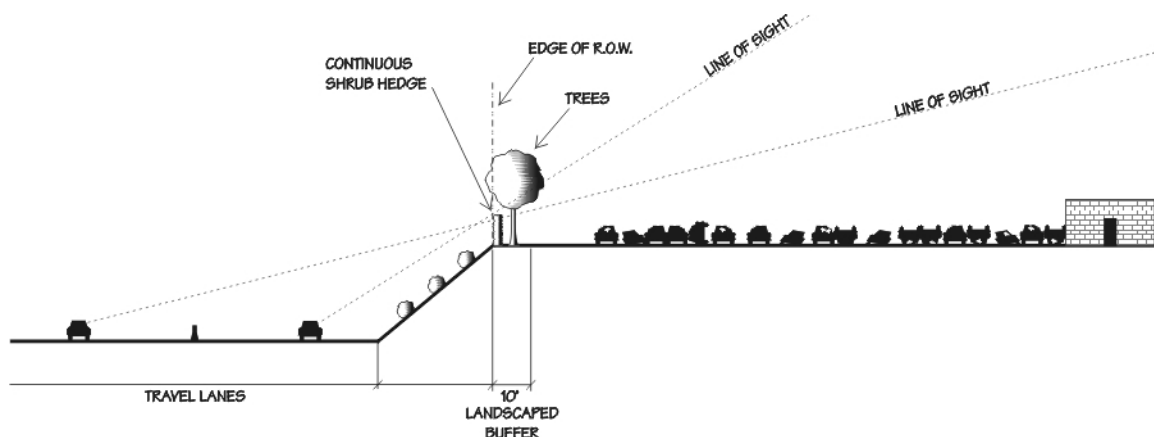


Figure 3

Required landscape buffer for land uses specified in Subparagraph 818.2.080.H.5.g(3) next to below grade highway section

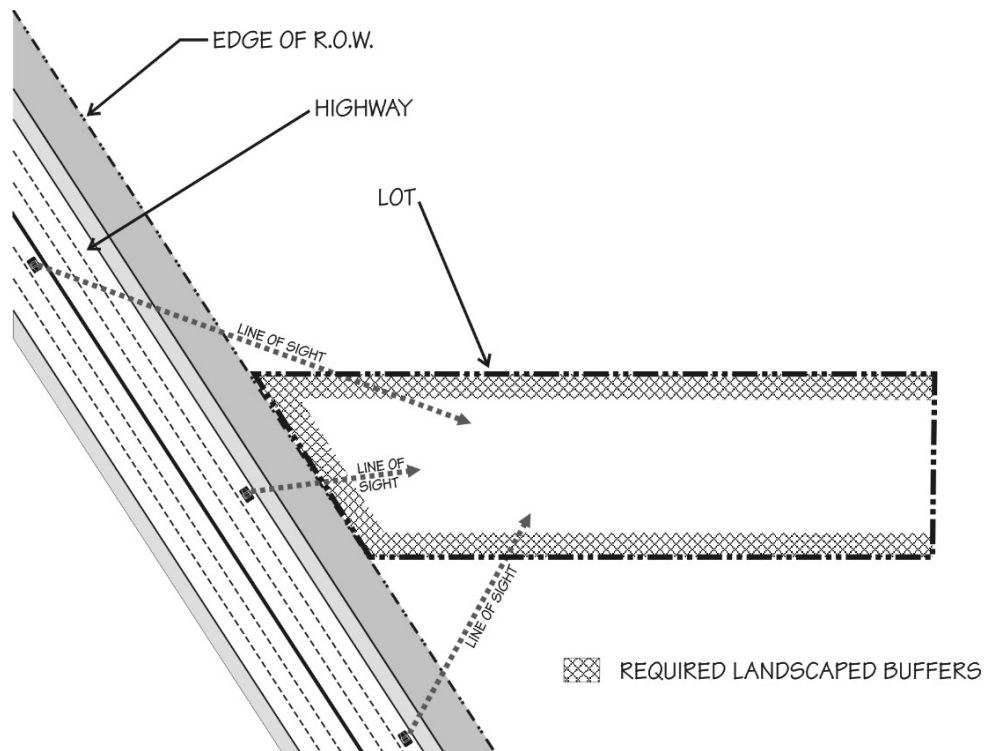


Figure 4

Possible required landscape buffers for land uses specified in Subparagraphs 818.2.080.H.5.g(1) thru (3). These uses must provide landscape buffers along all property lines that allow visibility into the site from the highway.

- h.** For all other uses not included in Subparagraphs f. and g., above, the following yard requirements shall apply:
 - (1)** Properties located adjacent to at-grade highway sections shall require a landscape buffer of no less than 20 feet deep and the landscape buffer shall be placed along all property lines adjacent to the highway.
 - (a)** The landscape buffer shall consist of groundcover or shrubs. Trees shall be provided within the landscape buffer at a rate of one tree for each 25 feet of highway frontage, and may be spaced evenly or planted in groups or clusters.
 - (b)** No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.

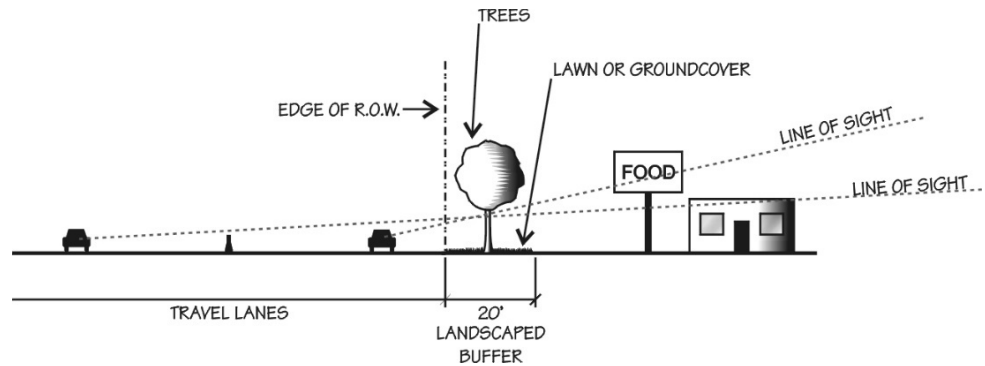


Figure 5

Required landscape buffer for land uses specified in Subparagraph 818.2.080.H.5.h(1) next to at-grade highway section

- (2) Properties located adjacent to elevated highway sections shall require a landscape buffer of no less than 20 feet deep and the landscape buffer shall be placed along all property lines adjacent to the highway.
 - (a) Trees shall be provided within the landscape buffer at a minimum rate of one tree for each 25 feet of highway frontage. The trees may be spaced evenly or planted in groups or clusters and shall be of a species which will grow tall enough to be visible from the highway.
 - (b) No freestanding signs or communication towers may be established within the landscape buffer.

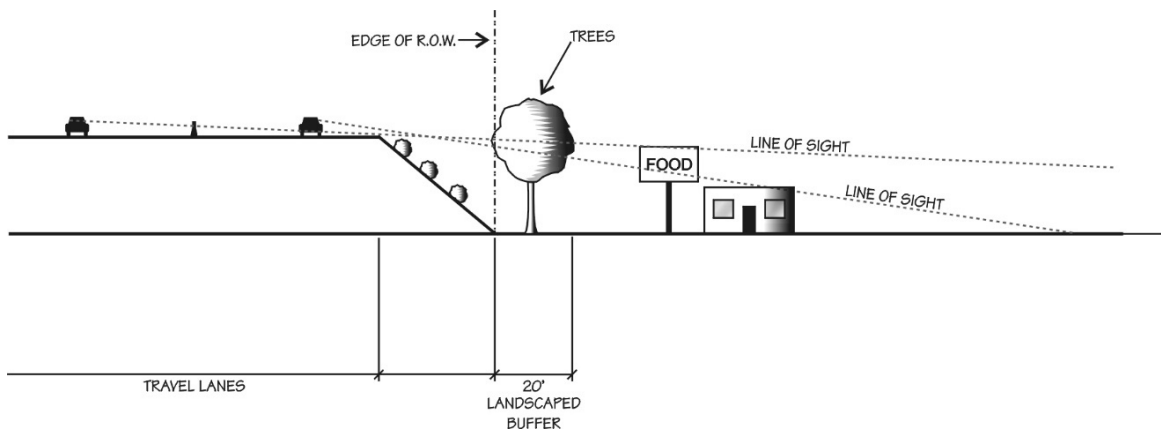


Figure 6

Required landscape buffer for land uses specified in Subparagraph 818.2.080.H.5.h(2) next to elevated highway section

- (3) Properties located adjacent to depressed highway sections shall require a landscape buffer of no less than 20 feet deep and the landscape buffer shall be placed along all property lines adjacent to the highway.

- (a) Trees shall be provided within the landscape buffer at a minimum rate of one tree per 25 feet of highway frontage. The trees may be spaced evenly or planted in groups or clusters and shall be placed close enough to the right-of-way line that they will be visible from the highway.
- (b) No structures, parking areas, storage areas, trash or recycling areas, utility equipment, freestanding signs, communication towers, or other structures may be established within the landscape buffer.

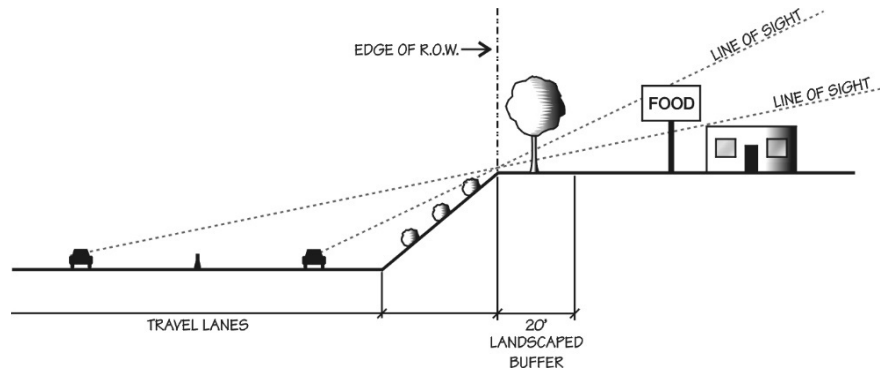


Figure 7

Required landscape buffer for land uses specified in Subparagraph 810.2.080.H.5.h(3). next to depressed highway section

Highway Beautification Overlay Yard Requirements*			
Use Type	Adjacent Highway Type		
	At-Grade	Elevated	Depressed
Agricultural Uses (See Subparagraph 818.2.080.H.5.b for details)	As required by underlying zone.	As required by underlying zone.	As required by underlying zone.
Residential (See Subparagraph 818.2.080.H.5.f for details)	20' landscape buffer consisting of lawn, groundcover, or shrubs. 1 tree shall be planted for each 25 feet of highway frontage.	10' landscape buffer. 1 tree shall be planted for each 25 feet of highway frontage.	10' landscape buffer. 1 tree shall be planted for each 25 feet of highway frontage.
Wrecking Yards, Storage Yards, Recycling Facilities, Used Equipment Yards, or Similar Uses. (See Subparagraph 818.2.080.H.5.g for details)	20' landscape buffer with a continuous shrub hedge, planted 20' on center with trees.	20' landscape buffer planted with large, dense evergreen trees 20' on center.	10' landscape buffer with a continuous shrub hedge and trees planted 20' on center.
Other uses not previously specified	20' landscape buffer consisting of lawn, groundcover, or shrubs. 1	20' landscape buffer. 1 tall tree shall be planted for every 25	20' landscape buffer. 1 tree shall be planted for every 25 feet of

(See Subparagraph 818.2.080.H.5.h for details)	tree shall be planted for every 25 feet of highway frontage.	feet of highway frontage.	highway frontage and trees shall be visible from the highway.
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** For illustrative purposes, only. Refer to text for complete requirements.*

6. **Space between structures.** Space between structures shall not be less than the space required by the underlying zone.
7. **Parcel coverage.** Parcel coverage shall not exceed the coverage allowed by the underlying zone.
8. **Fences, hedges, and walls.** Fences, hedges, and walls shall be as required in the underlying zone, excepting those standards prescribed by the HBOS.
9. **Off-street parking.** Off-street parking shall be as required in the underlying zone.
10. **Outdoor advertising.** Advertising structures shall be as regulated in the underlying zone with the following exceptions:
 - a. Freestanding signs.
 - (1) No freestanding sign shall be permitted on parcels in which the underlying zone prohibits freestanding signs.
 - (2) No more than two freestanding signs may be permitted on any parcel. One may be permitted facing the highway, and one may be permitted facing the road which the parcel fronts. No more than one freestanding sign may be permitted on parcels that are not adjacent to the highway.
 - (3) No freestanding sign may be permitted within a required landscaped buffer, with the exception of monument signs.
 - (4) The maximum permitted sign area for monument signs in a required landscaped buffer shall be 60 square feet.
 - (5) Sign height shall be as follows. The maximum permitted height of freestanding signs shall be the lesser of the underlying zone or dependent on the distance that the freestanding sign is set back from the highway calculated using the following formula: one foot of sign height shall be permitted for each one foot that the sign is set back from the highway to a maximum of 35 feet in height. Signs that do not meet the requirements require approval of a Conditional Use Permit.
 - (6) The maximum permitted sign area for freestanding signs shall be the lesser of the underlying zone or dependent on the distance that the sign is set back from the highway calculated using the following formula:

three square feet of sign area shall be permitted for each one foot that the sign is set back from the highway to a maximum of 200 square feet in area.

b. Marquee signs.

- (1) No marquee sign shall be permitted on parcels in which the underlying zone prohibits marquee signs.
- (2) No more than one marquee sign may be permitted on any parcel.
- (3) No marquee sign may be permitted within a required landscape buffer.
- (4) Sign height shall be as follows. The maximum permitted height of marquee signs shall be the lesser of the underlying zone or dependent on the distance that the marquee sign is set back from the highway calculated using the following formula: one foot of sign height shall be permitted for each one foot that the sign is set back from the highway to a maximum of 100 feet in height. Signs that do not meet the requirements require approval of a Conditional Use Permit.
- (5) The maximum permitted sign area for marquee signs shall be the lesser of the underlying zone or dependent on the distance that the sign is set back from the highway calculated using the following formula: three square feet of sign area shall be permitted for each one foot that the sign is set back from the highway to a maximum of 200 square feet in area.

c. Wall Signs

- (1) No wall sign shall be permitted on parcels in which the underlying zone prohibits wall signs.
- (2) The maximum permitted sign area for wall signs shall be the lesser of the underlying zone or 10 percent of the subject wall area.

d. Nonconforming signs.

- (1) Signs that become nonconforming on or after the effective date of these standards, but which lawfully existed and were maintained before the effective date of these standards shall be removed or made to conform within 10 years after the effective date of these standards. During the interim 10-year period, the nonconforming signs shall be kept in good repair and visual appearance.

- (2) Any sign determined to be of historical significance and identified as such in any community or specific plan, shall be exempt from the removal and conformance requirements of this Section.
- (3) A nonconforming sign may be required to be removed before the 10-year amortization period if it meets any of the following criteria:
 - (a) The sign was erected without first complying with all ordinances and regulations in effect at the time of its construction and installation or use.
 - (b) The sign was lawfully erected, but its use has ceased, or its owner has abandoned it, for a period of not less than 90 days.
 - (c) The sign has been more than 50 percent destroyed, repair of the sign would require more than copy replacement, and the damage cannot be repaired within 30 days of the date of its occurrence.
 - (d) The sign owner remodels the sign, beyond a change of copy, without first complying with all ordinances and regulations in effect at the time of its remodeling.
 - (e) The property owner expands or enlarges the structure or land use upon which a lawfully erected, nonconforming sign is located, and the sign is displaced by the construction, enlargement, or remodeling.
 - (f) The sign is or may become a danger to the public or is unsafe.
 - (g) The sign constitutes a traffic hazard that was not created by relocation of streets or highways or by acts of the governing body.
- 11. **Utility and mechanical equipment.** Utility and mechanical equipment (e.g., heating units, air conditioners, antennas, satellite dishes, HVAC units, or similar devices) shall be integrated into the design of the structure or situated on the site so that they are not visible from the highway. When this is not possible, the equipment shall be screened from view of the highway by a masonry wall or other screening methods acceptable to the County.
- 12. **Trash and recycling areas.** Trash and recycling areas shall be located on site so that they are not visible from the highway. When this is not possible, the trash and recycling areas shall be screened from view of the highway by a masonry wall.

J. Communication towers. Communication towers and related facilities shall be as regulated in the underlying zone with the following exceptions:

1. No communication tower shall be permitted on parcels in which the underlying zone prohibits communication towers.
2. The permitting of communication towers on any parcel shall require approval of an Unclassified Conditional Use Permit in compliance with Chapter 842.5.
3. Each application for a communication tower shall be accompanied by the following:
 - a. A signed statement from the applicant indicating their intention to share space on the tower with other providers (aka co-location).
 - b. A copy of the lease between the applicant and the landowner. The lease shall contain the following provisions:
 - (1) The landowner and the applicant shall have the ability to enter into leases with other carriers for co-location.
 - (2) The landowner shall be responsible for the removal of the communications tower or facility in the event the lessee fails to remove it upon abandonment.
4. Communication towers shall be of a monopole design. Lattice tower and guyed tower designs are prohibited.
5. Communication towers may not be permitted within a required landscaped buffer.
6. The maximum permitted height of communication towers shall be the lesser of the underlying zone or dependent on the distance that the communication tower is set back from the highway calculated using the following formula: one foot of height shall be permitted for each one foot that the tower is set back from the highway to a maximum of one 150 feet in height. Lightning rods, not to exceed 10 feet in height, shall not be included within the height limitations.
7. Communication towers shall be designed to accommodate co-location opportunities.
8. Communication towers shall maintain a galvanized finish, unless camouflaged in some other manner.
9. Communication towers shall be spaced no closer than 1,500 feet from all other towers. Communication equipment mounted to existing towers, tall structures, water towers, grain silos, church steeples, or structures (e.g., light poles) shall not be subject to this requirement.

10. Mobile or immobile equipment not used in direct support of a communications tower facility shall not be stored or parked on the site of the communication tower unless repairs or maintenance of the tower are being conducted.
11. Accessory uses shall only include structures and facilities necessary for transmission functions and satellite ground stations associated with them, but shall not include broadcast studios, offices, vehicle storage areas, or other similar uses not necessary for the transmission function.
12. Accessory structures related to the operation of a communication tower shall be constructed of building materials consistent with the primary use of the site and shall be subject to the Site Plan Review process as described in Chapter 854.5.
13. Communication towers shall only be illuminated as required by the Federal Communications Commission and/or the Federal Aviation Administration. Security lighting around the base of the communication tower may be provided if the lighting is shielded so that no light is directed towards adjacent properties or right-of-way.
14. The base of the tower and related facilities shall be screened from view with a solid masonry wall a minimum of six feet in height. A landscaped buffer of no less than five feet in depth shall be provided outside of the screening wall.
15. Any communication tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of the tower shall remove the same within 90 days of a receipt of notice from the County notifying the owner of the abandonment. If the tower is not removed within the 90-day period, the County may remove the tower at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

818.2.090 – Historic Preservation

HP (Historic Preservation) Overlay District. The purpose of this overlay district is to promote the preservation historic resources as listed in the resource inventory maintained by the Fresno County Historic Landmarks and Records Advisory Commission (Commission) as a means encourage County/neighborhood pride, recognize, and preserve unique architectural features or places of historic significance that may otherwise be lost, and foster a sense of identity based on the recognition and use of historic resources.

A. Process. Any property owner whose property is listed on the resource inventory maintained by the Commission may opt to submit an Amendment (Rezone) Application on their property proposing to place the HP Overlay to the parcel to protect the historic resources of said site subject to the following requirements:

1. All sites located within the HP Overlay shall be considered historic.

2. Demolition, alteration, or addition to any structure shall be subject to review by the Commission.
3. If the Commission, upon consideration of the required Findings, determines that the proposed demolition, alteration, or addition is appropriate, the Commission shall issue a Certificate of Appropriateness authorizing, or conditionally authorizing, in whole or in part, the proposed activity.
4. No alterations, structural or otherwise, shall occur to any structure located within the HP Overlay without authorization from the Commission, unless said alterations are necessary to address a health and/or safety issue.
5. With the exceptions noted above, all provisions of the underlying Zone District shall apply.

B. Certificate of Appropriateness. A Certificate of Appropriateness is a permit that can be approved, conditionally approved, or denied based upon consideration of project associated with proposing the demolition, alteration or addition to any structure located within the HP Overlay District. The Certificate shall be issued by the Commission upon determination that the proposal is consistent with the required Findings as listed in Subsection C. The determination of the Commission is final in cases of approval or conditional approval.

In cases of denial, the determination of the Commission is appealable to the Board of Supervisors.

C. Required Findings.

1. The proposed work will not adversely affect the significant architectural features or character of the historic resource.
2. The project is consistent with any applicable requirements of the California Environmental Quality Act (CEQA).
3. The proposed work is consistent with applicable Zoning Ordinance provisions or those project elements that are not consistent are or have been addressed.
4. The proposed work is consistent with applicable General Plan policies.

CHAPTER 819.2 – SPECIFIC PLANS

819.2.010 - Purpose of Chapter, Applicability

- A. Purpose.** The purpose of this Chapter is to provide for the specific plans adopted by the County.
- B. Applicability.**
1. The specific plans contained in this Chapter contain the zoning regulations for and shall govern the development of properties covered by the respective specific plan.
 2. In order to maintain the accuracy and integrity of each specific plan contained in this Chapter, the contents of each specific plan have been placed in this Chapter exactly as adopted by the County, with only minor formatting to better fit the accepted style and formatting of the entire Zoning Ordinance.
 3. All internal references are to other articles, chapters, and sections of this Zoning Ordinance.
 4. Certain specified land uses are allowed by Unclassified Use Permit in compliance with Chapter 842.5.

819.2.020 - PLACEHOLDER

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