

Article 4 – GLOSSARY

Sections:

26-4-010 – Purpose

26-4-020 – Definitions

26-4-010 – Purpose

This article provides definitions of terms and phrases used in the Zoning Ordinance that are technical or specialized, or which may not reflect common usage. Uses are defined separately in Chapter 26, within the Use Standards Articles. If any of the definitions in this article conflict with others in this chapter or elsewhere in the County Code, these definitions shall control for only the provisions of this Zoning Ordinance. If a word is not defined in this chapter or in other chapters of the Zoning Ordinance, the Director shall determine the appropriate definition.

26-4-020 – Definitions

A. "A" Terms.

1. **Accessory Dwelling Unit.** An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
2. **Accessory Renewable Energy System.** An on-site renewable energy system, including but not limited to wind, bioenergy, solar, low-temperature geothermal heating systems, geothermal heat pump systems, and fuel cells and combinations thereof, where the energy generated is used primarily to meet the energy demands of the lawful use on the property where the system is located.
3. **Accessory Structure, Residential.** A structure, which is accessory to and incidental to a dwelling on the same lot.
4. **Accessory Structure, Agricultural.** A structure, primarily used in support of agricultural operations and which is located on the same lot as the agricultural operation.

5. **Accessory Use.** A use of land or a building that is related to and subordinate to the primary use of the land or building located on the same lot. (Compare with "Secondary Use")
6. **Administrative Citation.** A written citation on a form approved by the Director, issued to any person or entity responsible for creating or allowing a violation of the provisions of the County Code, when the agent of the County determines that a violation has occurred.
7. **Affordable Housing.** Affordable ownership or affordable rental housing as defined in this article.
8. **Affordable Housing Agreement.** A contract with the County executed by the developer of a residential project that limits the sales price and/or monthly rent of specified dwelling units within the project, establishes a time period during which the specified units shall continue to be sold and/or rented at affordable prices, and which may contain administrative, enforcement or other provisions to ensure that the specified units are sold and/or rented to targeted households at affordable sales prices and/or monthly rent over the entire term of the agreement.
9. **Affordable Housing Project.** A project that is granted a density bonus in exchange for the provision of affordable ownership housing, or affordable rental housing, which affordable housing, or a portion thereof, is subject to an affordable housing agreement pursuant to Section 26.89.100.
10. **Affordable Housing Unit, Restricted.** A unit of affordable rental or affordable ownership housing that is subject to an affordable housing agreement recorded and maintained in accordance with Sections 26.89.080 (Ownership unit occupancy and long-term restrictions) and 26.89.090 (Rental unit occupancy and long-term restrictions).
11. **Affordable Ownership Housing.** Home ownership housing for which the monthly housing costs (principal and interest payment on a thirty (30)-year, fixed-rate, fully amortized first mortgage, homeowners insurance, property taxes, and, as applicable, homeowners association dues and private mortgage insurance) do not exceed thirty percent (30%) of the maximum allowable income as established by the U.S. Department of Housing and Urban Development for extremely low-, very low-, low-, and moderate-income households, adjusted for household size; assuming that household size will equal the number of bedrooms contained within the unit, plus one (1).

12. **Affordable Rental Housing.** Rental housing for which the monthly housing costs (rent plus tenant-paid utilities) do not exceed thirty percent (30%) of sixty percent (60%) of median area income as established by the U.S. Department of Housing and Urban Development (HUD) for a low-income household, adjusted for household size, and, not more than thirty percent (30%) of fifty percent (50%) of HUD median area income for a very low-income household, adjusted for household size, and not more than thirty percent (30%) of thirty percent (30%) of HUD median area income for an extremely low-income household, adjusted for household size, assuming that the household size will equal the number of bedrooms contained within the unit, plus one (1).
13. **Agent of the County.** Any County employee or authorized representative of the County, or a designated County contractor, charged with the authority to implement or enforce any provision of the County Code.
14. **Agency having jurisdiction.** The agency having delegated authority to adopt, determine, mandate or enforce ordinances and regulatory requirements established by the County of Sonoma and other jurisdictional governing bodies.
15. **Agricultural Crop.** Any cultivated crop grown and harvested for commercial purposes, except for cannabis and other controlled substances, which are defined and classified separately.
16. **Agricultural Employee.** A person employed in the operation of an agricultural enterprise.
17. **Agricultural Enterprise.** An operation of a property owner/operator that derives their primary and principal income from the production of agricultural commodities for commercial purposes, including but not limited to the following: growing of crops or horticultural commodities; breeding and raising of livestock, poultry, bees, furbearing animals, horses; agricultural processing; and preparation of commodities for market. An agricultural enterprise excludes boarding of horses, forestry and lumbering operations, and commercial transportation of prepared products to market.
18. **Agricultural Lands.** Land designated in the General Plan within an agricultural land use category.
19. **Agricultural Processing.** The act of changing an agricultural product from its natural state to a different form, as grapes to wine, apples to juice or sauce, agricultural crops to extracted oils, etc.
20. **Agricultural Production.** Production of food, fiber and plant materials, including, but not limited to, growing, harvesting, crop storage and milking, etc., but not including agricultural support services, processing and visitor-serving uses.

21. **Antenna.** The transmitting and/or receiving device, including wires, rods, discs, or similar devices, that transmits or receives electromagnetic signals.
22. **Antenna, Vertical.** A vertical type antenna with no horizontal components other than a small radial element at its base.
23. Blank.
24. **Arboreal Value.** A mathematical evaluation of the arboreal component of a site for the purposes of establishing a plan for tree preservation.
25. **Attached Commercial Telecommunication Facility.** A commercial telecommunication antenna which is affixed, fastened, or joined to a residence, business, or similar structure, other than another telecommunication facility, and which does not include a tower.
26. **Applicant.** Any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities which seeks County permits and approvals.

B. "B" Terms.

1. **Base Unit.** A dwelling unit allowed on a site by the applicable zoning district, but not including an accessory dwelling unit, farm family unit, agricultural employee housing, or density bonus unit.
2. **Biodiesel.** A liquid fuel intended for consumption by compression ignition engines that is produced by chemical modification of plant oil, animal fat, or algae feedstock. Production involves reacting the feedstock with an alcohol such as ethanol in the presence of a catalyst.
3. **Bioenergy.** Renewable energy made available from materials derived from feedstocks that consist of recently living organisms or their metabolic by-products from sources such as farming, forestry, and biodegradable industrial and municipal waste.
4. **Biosolids.** Sewage sludge that has been treated, tested and shown to be capable of being used beneficially as a soil amendment for agricultural, silvicultural, horticultural, and land reclamation activities.
5. **Biotic Resources.** Unique or significant plant or animal communities including estuaries, fresh and salt water marshes, tideland resources, riparian corridors and certain terrestrial communities as set forth in the General Plan.
6. **Base Zoning District.** The primary zoning, as distinguished from a combining zone, that applies to a parcel of land as shown on the Zoning Map.

7. **Board.** The Sonoma County Board of Supervisors.
8. **Building.** See "structure."
9. **Building, Accessory.** A subordinate building, the use of which is incidental to that of the main building on the same lot or building site.
10. **Building Coverage.** The percentage of total lot area covered by structures, provided that pavement, driveways, uncovered decks less than thirty inches (30") in height, and roof overhangs less than two feet (2') wide may be excluded.
11. **Building Envelope.** A defined location or locations on a lot.
12. **Building, Main.** A building in which is conducted the principal use of the lot or building site on which it is situated.
13. **Building Site Area.** An area of land which may be smaller than a recorded lot or parcel occupied or to be occupied by a main building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open areas as are required by the terms of this chapter.
14. **Building Permit.** A permit issued in compliance with the County Code to allow construction of a structure or other physical improvement.
15. **Business Area.** Property contiguous to a highway that (a) upon one (1) side of which highway, for a distance of six hundred feet (600'), fifty percent (50%) or more of the contiguous property fronting thereon is occupied by a permanent business use, or (b) upon both sides of which highway, collectively, for a distance of three hundred feet (300'), fifty percent (50%) or more of the contiguous property fronting thereon is so occupied. A business area may be longer than the distances specified in this section if the above ratio of land in use for business to the length of the highway exists
16. **By Right.** A land use, structure, or activity allowed if it complies with applicable Zoning Ordinance requirements and no discretionary approval is required.

C. "C" Terms.

1. **California Environmental Quality Act (CEQA).** California State law (Public Resources Code Section 2100 et seq.) requiring government agencies to consider the environmental consequences of their actions before taking action on a proposed project.
2. **Cannabis.** All parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or hereafter be discovered or developed whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the

plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this section, "cannabis" does not mean "industrial hemp" as defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code, or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. Cannabis is classified as an agricultural product separately from other agricultural crops.

3. **Cannabis Business Owner.** A person with an aggregate ownership interest of twenty percent (20%) or more in the person applying for a permit, unless the interest is solely a security, lien, or encumbrance; the chief executive officer of a nonprofit or other entity; a member of the board of directors of a nonprofit; the trustee(s) and all persons that have control of the trust and/or the commercial cannabis business that is held in trust; and/or an individual who will be participating in the direction, control, or management of the person applying for a permit.
4. **Cannabis Cultivation.** Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.
5. **Cannabis Cultivation Area.** The total aggregate area(s) of cannabis cultivation on a single premises as measured around the outermost perimeter of each separate and discrete area of cannabis cultivation at the dripline of the canopy expected at maturity and includes, but is not limited to, the space between plants within the cultivation area, the exterior dimensions of garden beds, garden plots, hoop houses, green houses, and each room or area where cannabis plants are grown, as determined by the review authority.
6. **Cannabis Cultivation - Indoor.** Cannabis cultivation within any type of structure using exclusively artificial lighting.
7. **Cannabis Cultivation - Mixed-Light.** Cannabis cultivation in a greenhouse or other similar structure using natural light, light deprivation, and/or any combination of natural and supplemental artificial lighting.

8. **Cannabis Cultivation – Outdoor.** Cannabis cultivation using no artificial lighting conducted in the ground or in containers outdoors.
9. **Cannabis Cultivation Site.** The premises where commercial cannabis is planted, grown, harvested, dried, cured, graded, or trimmed or where all or any combination of those activities occurs.
10. **Cannabis Cultivation Type.** The type of cultivation is classified as outdoor, indoor or mixed-light as defined herein, consistent with the state licensing scheme.
11. **Cannabis Dispensary.** A facility where cannabis, cannabis products, or devices for the use of cannabis are offered, either individually or in any combination, for retail sale, including an establishment that delivers cannabis and/or cannabis products as part of a retail sale.
12. **Cannabis Distribution.** The procurement, sale, and transport of cannabis and cannabis products between licensees.
13. **Cannabis License.** A license issued by the state of California pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA).
14. **Cannabis Licensee.** Any person issued a license by the state of California under the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA).
15. **Cannabis Manufacturer.** A person that conducts the production, preparation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.
16. **Cannabis Manufacturing.** All aspects of the extraction process, infusion process, and packaging and labeling processes, including preparing, holding, or storing of cannabis products. Manufacturing also includes any preparing, holding, or storing of components and ingredients.
17. **Cannabis – Medical.** Any cannabis or cannabis product intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code.
18. **Cannabis Operator.** The individual authorized to represent the person applying for or operating pursuant to a permit authorizing any commercial cannabis activity pursuant to this chapter.
19. **Cannabis Product.** Cannabis that has undergone any process whereby the plant material has been transformed into a concentrate, including, but not limited to,

concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

20. **Cannabis Testing Laboratory.** A laboratory, facility, or entity in the state of California that offers or performs tests of cannabis or cannabis products.
21. **Cannabis Transport.** The physical movement of cannabis or cannabis products from one (1) licensed premises to another licensed premises.
22. **Carport.** An accessible and usable covered space not less than ten feet (10') by twenty feet (20') open on two (2) or more sides for the storage of automobiles.
23. **Certified Arborist.** Any person who has current certificate from the International Society of Arboriculture.
24. **Co-Generation.** The successive production of electrical or mechanical energy and useful heat energy.
25. **Co-Located Telecommunication Facility.** A telecommunication facility which is comprised of a single tower containing a combination of antennas owned or operated by more than one public or private entity.
26. **Combining District.** A district whose Regulation may supplement any other district except another combining district; for example, "RR" combined with "SR" (RR SR) adds the requirements of the scenic resource combining district.
27. **Commercial Renewable Energy Facility.** An energy generation facility using renewable fuel sources, including but not limited to wind, bioenergy, solar, geothermal, and fuel cells and combinations thereof, where the energy generated is used to meet off-site energy needs. Commercial renewable energy facilities are subject to the general development standards set forth in 26-88-200(b) as well as any applicable Special Use Regulation.
28. **Community Choice Aggregator (CCA).** As defined in Public Utilities Code Section 331.1 refers to any of the following entities, if that entity is not within the jurisdiction of a local publicly owned electric utility that provided electrical service as of January 1, 2003: any city, County, or city and County whose governing board elects to combine the loads of its residents, businesses, and municipal facilities in a communitywide electricity buyers' program or any group of cities, counties, or cities and counties whose governing boards have elected to combine the loads of their programs, through the formation of a joint powers agency established under Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the Government Code.

29. **Community Supported Agriculture.** A system by which people purchase, typically through monthly subscription, a share from a local farm and periodically receive fresh produce or other agricultural products produced or processed on site.
30. **Companion Animals.** Animals normally maintained in a home as pets.
31. **Composting.** The controlled or uncontrolled biological decomposition of organic wastes.
32. **Condominium.** An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential, commercial or industrial building on such property (See Civil Code Section 783.)

A condominium may also include a separate interest in other parts of the real property. For purposes of this chapter, and to the extent reasonably feasible, the term condominium apartment building and a stock cooperative, as each are defined by Sections 1103-4 of the Business and Professions Code. The creation of two (2) or more condominiums may be termed a condominium project.
33. **Condominium Conversion.** The subdivision of real property containing an apartment building or buildings or dwelling group into a condominium project, a planned unit development project, a community apartment project, or a stock cooperative project.
34. **Contiguous Riparian Vegetation.** Riparian vegetation that is physically touching or adjacent, and not separated by features like roads, developed land, or cropland.
35. **County.** The unincorporated portions of Sonoma County.
36. **County Boundary.** The boundary of the County, or the boundary of any city in the County.
37. **Cropland.** Land devoted to the production of agricultural crops.
38. **Cultural Events.** See "Periodic Special Events."

D. "D" Terms.

1. **Damage to a protected tree.** Significant injury to the root system or other parts of a tree including burning, application of toxic substances, damaging through contact with equipment or machinery or compacting the soil within the dripline, changing the natural grade, interfering with the normal water requirements of the tree, trenching or excavating within the dripline, or removing more than one-third of the live wood.

2. **Decision Maker.** The planning director, the design review committee, the board of zoning adjustments, the planning commission, or the board of supervisors, as appropriate.
3. **Density Bonus.** A density increase allowed pursuant to Section 26.89.050 (Density bonus programs) over the otherwise maximum allowable residential density permitted in the applicable zoning district. (See "Residential Density.")
4. **Density Bonus Unit.** A dwelling unit allowed in a project by the County in addition to base units pursuant to Section 26.89.050 (Density bonus programs).
5. **Department.** The Sonoma County Permit and Resource Management Department.
6. **Designated Stream.** A river or stream mapped or identified in the Open Space and Resource Conservation Element of the General Plan, or in an adopted area plan or specific plan or other adopted stream protection standards, guidelines, or mitigation measures.
7. **Development Fee.** The impact fees established by the board of supervisors for development including, but not limited to, special area development fees, Countywide traffic development fee, parkland dedication fee and affordable housing in-lieu fee. Development fee does not include fees established by special districts or school districts.
8. **Development Incentive.** See "Incentive."
9. **Development Permit.** A discretionary permit or approval including, but not limited to; subdivisions, use permits, precise development plans, lot line adjustments, variances, design review and zoning permits. Ministerial building permits not accompanied by any other type of discretionary review or approval are exempt from this definition.
10. **Development Standard.** For purposes of Article 89 (Affordable Housing Program Requirements and Incentives), a site or construction standard or condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, General Plan element, specific plan, or other local condition, law, policy, resolution, or regulation.
11. **Diameter At Breast Height (Dbh).** The average diameter of a standing live tree measured outside the bark, at breast height, a point four and one-half feet (1.37m) above the average ground level. For trees that are multi-stemmed at this height, diameter at breast height shall be calculated by measuring each stem

individually and combining the results. Diameter at breast height may be calculated by measuring the circumference of a tree at breast height and dividing by 3.14.

12. **Director.** The Sonoma County Permit and Resource Management Director or the Director's designee.
13. **Disabled Household.** A household with at least one (1) person who has a physical, developmental, or mental impairment that substantially limits one (1) or more major life activities, such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and/or working (Source: 24 CFR Part 8, Sec. 8.3).
14. **Discretionary Approval.** Action by the County by which individual judgement is used as a basis to approve or deny an application.
15. **Distributed Energy System Or Facility.** A small-scale electricity generation system or facility that is interconnected to the distribution network. Distributed energy systems primarily serve on-site uses, while distributed energy generation facilities generate power for both on- and off-site power needs.
16. **District.** See "zoning district."
17. **Drip Line.** The area identified by extending a vertical line from the outermost portion of the limb canopy to the ground with its axis parallel to the trunk.
18. Blank.
19. **Dwelling Group.** A group of two (2) or more detached or semi-detached, one (1) family duplex or multiple dwellings situated upon a permanent foundation, occupying a parcel of land having any yard, court or area in common.
20. **Dwelling Unit.** See "Residential - dwelling unit."

E. "E" Terms.

1. **Efficiency Kitchen.** A removable kitchen that contains a sink with a maximum waste line diameter of one and one-half (1.5) inches; cooking appliances that do not require natural gas, propane, or electrical service greater than 120 volts; a limited food preparation counter; and storage cabinets. Such kitchen shall not exceed six (6) lineal feet, except that if existing counter space is being converted to efficiency kitchen use then the counter space shall not exceed eight (8) lineal feet.
2. **Emerging Renewable Technology.** Technology that uses a renewable power source, such as solar or wind energy, to generate electricity, and that has emerged beyond the research and development phase, is commercially

available, and has significant commercial potential as determined by the Energy Commission. Emerging renewable technologies include photovoltaic, solar thermal electric, fuel cells using a renewable fuel, and small wind turbine technology no greater than fifty (50) kilowatts in size.

3. **Employment Node.** An area of contiguous parcels within an urban service area that encompasses at least three (3) acres of commercial-zoned land, ten (10) acres of industrial-zoned land, or a combination that provides an equivalent ratio.
4. **Exotic Animal.** Any wild animal which the California Fish and Game Commission has declared to be a prohibited wild animal and the importation, transportation or possession of which is unlawful except under authority of a revocable permit issued by the California Department of Fish and Game.
5. **Extremely Low-Income Household.** A household whose gross annual income does not exceed thirty percent (30%) of the median income for Sonoma County as established by the U.S. Department of Housing and Urban Development, adjusted for household size.

F. "F" Terms.

1. **Farm Animal.** Any animal, other than wild or exotic, customarily kept or raised by humans for companion and/or commercial purposes.
2. **Farm Family Dwelling.** An additional single-family dwelling incidental to the main dwelling in terms of size, location and architecture which is not leased, subleased, rented or subrented separately from the main dwelling nor divided by sale, and which is inhabited by a member of the farm operator's family.
3. **Farm Retail Sales Facility.** A small-scale retail facility for year-round sales of agricultural products grown or raised on the site or other properties owned or leased by the farm operator, and pre-packaged goods processed from onsite agricultural production, excluding alcoholic products. See Use Regulation 26-18-140. See also Tasting Room or Farm Stand.
4. **Farmworker.** See "Agricultural Employee."
5. **Farmworker Housing, Seasonal.** Any housing accommodation or structure of a temporary or permanent nature used as housing for farmworkers for not more than one hundred eighty (180) days in any calendar year and approved for such use pursuant to Title 25 of the California Code of Regulations.
6. **Farmworker Housing, Year-Round And Extended.** Any housing accommodation or structure of a temporary or permanent nature used as housing for

farmworkers for more than one hundred eighty (180) days in any calendar year and approved for such use pursuant to Title 25 of the California Code of Regulations.

7. **Feed Yard/Lot.** Corrals or holding areas for the primary purpose of holding or feeding animals for market and not incidental to a farm or ranch.
8. **Final Inspection.** The same meaning as described in the Uniform Building Code, as modified and adopted in Chapter 7 of the County Code.
9. **First Time Home-Buyer.** As defined by the CDC and set forth in its Sonoma County Affordable Housing Program Homeownership Policies, available at the offices of the CDC.
10. **Flood Proof Structure.** A structure which, in the opinion of the chief engineer of the Sonoma County water agency and the County building inspector, is designed and constructed to resist flotation, destruction, or major damage by the maximum flood predicted for the structure site.
11. **Flood, Selected.** The magnitude of flood to be used for establishing minimum flood profile levels and designating the outer limits of the part of the flood plain to be regulated, i.e., the outer limits of the floodway (F1) and floodplain (F2) districts. The selected flood shall be determined by the planning commission and the board of supervisors upon recommendation by the chief engineer of the Sonoma County water agency.
12. **Floodway.** The portion of the stream channel and the adjacent flood plain that must be reserved in order to discharge the selected flood without cumulatively increasing the water surface more than one foot (1').
13. **Forest Practice Rules.** The California Forest Practice Rules, California Code of Regulations, Title 14, Division 1.5, Chapter 4.
14. **Freestanding Commercial Telecommunication Facility.** A telecommunication facility which is operated in whole or part for commercial purposes such as mobile radio services, cellular telephone services, TV and radio broadcast, personal communication services, but which is not affixed, fastened, or joined to a residence, business, or similar structure. A facility which includes an antenna(s) placed upon a tower which is attached to a structure is considered to be a freestanding facility. Telecommunication facilities operated in whole or part by public agencies are included in this category. However, a telecommunication facility installed by a public utility for the sole purpose of monitoring and protecting its gas and electric facilities shall not be considered a telecommunication facility and shall be exempt from the telecommunication standards of this chapter.

- a. **Major Facility.** Such facility which involves a combination of towers and antennas greater than one hundred thirty feet (130') in height.
 - b. **Intermediate Facility.** Such facility which involves a combination of towers and antennas greater than forty feet (40') and less than or equal to one hundred thirty feet (130') in height.
 - c. **Minor Facility.** Such facility which involves a combination of towers and antennas less than or equal to forty feet (40') in height.
15. **Freeway.** Any expressway or limited access highway, as those terms are defined by the Streets and Highways Code of the State.
16. **Fuel Cell.** An advanced energy conversion device that combines hydrogen-bearing fuels with airborne oxygen in an electrochemical reaction to produce electricity very efficiently and with minimal environmental effects.

G. "G" Terms.

- 1. **Garage.** An accessible and usable covered parking space of not less than ten feet (10') by twenty feet (20') for storage of automobiles, such garage to be located on the lot so as to meet the requirements of this chapter for an accessory building.
- 2. **Garden Apartments.** An apartment building with a minimum of two thousand (2,000) square feet of building area per dwelling unit together with outdoor living or recreation space with planting and landscaping.
- 3. **Gasoline service station.** See "Fuel Station."
- 4. **General Plan.** The current adopted version of the Sonoma County General Plan.
- 5. **Geothermal.** Natural heat from within the earth, captured for production of electrical power.
- 6. **Guest House.** An accessory building to a single family dwelling which consists of a detached living area of a permanent type of construction. A guest house may contain a full or half bathroom, but may not contain provisions for appliances or fixtures for the storage and/or preparation of food, including, but not limited to, refrigeration, dishwashers or cooking facilities. The building shall not be leased, subleased, rented or sub-rented separately from the main dwelling except that a legal, fully permitted guest house may be used as a hosted rental as provided for under 26-88-118 (Hosted Rentals). The floor area of a guest house shall be a maximum of six hundred forty (640) square feet. Floor area shall be calculated by measuring the exterior perimeter of the guest house and the length of any common walls. In the case of straw bale or similar construction, floor area may

be calculated using interior dimensions. For the purpose of calculating the maximum size of a guest house, any storage area attached to the guest house, excluding garage, shall be included. A guest house shall be located closer to the primary dwelling on the subject lot than to a primary dwelling on any adjacent lot. The guest house shall not be located more than one hundred feet (100') from the primary dwelling on the subject lot, except where the planning director determines that a greater setback is appropriate in light of topography, vegetation or unique physical characteristics.

H. "H" Terms.

1. **Hardrock Quarry Operations.** Processed or crushed rock operations which entail the extraction, stockpiling, processing and sale of bedrock geologic deposits.
2. **Height of Buildings.** The vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof.
3. **Home Occupation.** The conduct of a business within a dwelling unit or accessory structure by occupants of the dwelling, with the business activity being subordinate to the residential use of the site. All home occupations shall be conducted in accordance with Section 26-88-121.
4. **Housing Opportunity Area.** A parcel or parcels of land designated by the County for affordable housing in compliance with the General Plan housing element and Section 26.89.050(F).
5. **Hybrid Alternative Energy Facilities.** An alternative energy system using one or more renewable fuel sources to provide electricity, gas, or heat energy. Batteries or fuel cells may be a part of a hybrid alternative energy facility.

I. "I" Terms.

1. **Important Farmland.** Lands mapped by the state Farmlands Mapping and Monitoring Program (FMMP) as Prime Farmland, Farmland of Statewide Importance, or Unique Farmlands. Does not include lands mapped by the FMMP as Farmlands of Local Importance unless specifically noted.
2. **Incentive.** For purposes of Article 89 (Affordable Housing Program Requirements and Incentives), a modification of zoning code requirements (e.g., minimum open space, minimum lot size, setbacks, parking standards); or an allowance of other regulatory incentives or measures granted in exchange for the provision of affordable ownership housing or affordable rental housing pursuant to Section 26.89.060.
3. **Incidental Use.** See "Secondary Use."

4. **Indoor Recreation.** See "Commercial Recreation Facility, Indoor."
5. **Infill Development.** A dwelling group, consisting of detached single-family dwellings or manufactured homes, on a single parcel located in an R1 low density residential district. The number of dwelling units within such dwelling group shall not exceed the maximum residential density permitted by the General Plan land use element.
6. **Institutional Use.** Any use, commonly consisting of offices, churches, public buildings, financial institutions, etc., whose function does not involve direct on-site sales of products or personal services.
7. **Instream Operations.** Sand and gravel operations which entail the extraction and sale of sand and gravel from stream and river channels.
8. **Intensity of Development.** The floor area or floor area ratio of a development.

J. "J" Terms.

1. **Junior Accessory Dwelling Unit.** A living space not exceeding five hundred (500) square feet in size and contained entirely within a legally established bedroom within the walls of an existing, fully permitted single-family dwelling. A junior accessory dwelling unit shall include an efficiency kitchen, and may include separate sanitation facilities or share sanitation facilities with the existing structure.

K. "K" Terms.

1. **Kennel Animal.** Any dog or cat kept at a commercial kennel or pet fancier kennel.
2. **Kitchen.** A kitchen means an area within a structure that is used or designed to be used for the preparation or cooking of food and that contains one or both of the following:
 - a. Cooking appliances or rough-in facilities including, but not limited to: ovens, convection ovens, stoves, stove-tops, built-in grills or microwave ovens or similar appliances, 240 volt electrical outlets or any gas lines; or
 - b. A sink less than 18 inches in depth with a waste line drain 1 ½ inches or greater in diameter AND a refrigerator exceeding five (5) cubic feet in capacity or space with an electrical outlet that may reasonably be used for a refrigerator exceeding five (5) cubic feet in capacity.

L. "L" Terms.

1. **Land Use.** See "Use."

2. **Land Use Regulation Table.** A table in Article 6 (Agricultural and Resource Zoning Districts) through Article 14 (Special Purpose Zoning Districts) identify permits required for allowed land uses in each zoning district
3. **Large Valley Oak.** Any valley oak having a diameter at breast height greater than twenty inches (20").
4. **Lead Agency.** Lead agency as defined in Section 15367 of the State CEQA Guidelines.
5. **Livestock.** Animals maintained as a source of food or clothing, including bovine and equine animals.
6. **Local Area Development Guidelines.** Design and other guidelines for development that apply to a specified community or local area, as a subunit of a planning area, and which provide a greater level of detail or relate special circumstances for use in that area.
7. **Lot.** Lot means a legally defined parcel or contiguous group of parcels in single ownership or under single control, usually considered a unit for purposes of development.
8. **Lot, Corner.** A lot, two (2) or more adjacent sides of which abut upon a street.
9. **Lot Coverage.** See "Building Coverage."
10. **Lot, Frontage.** The linear measurement of the front lot line.
11. **Lot, Key.** An interior lot adjacent to a corner lot, the side line of which is contiguous with the rear lot line of the corner lot.
12. **Lot Lines.** The property lines bounding the lot.
13. **Lot Line, Front.** Any of the following: (1) each street lot line of an interior or through lot, (2) either one or the other of the two (2) street lot lines of a corner lot.
14. **Lot Line, Rear.** The lot line opposite and most distant from the front line, where such lot line is not also a street lot line.
15. **Lot Line, Side.** Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.
16. **Lot of Record.** A lot that is designated upon a map showing the lot, block and tract as indicated on a final map, as such map is filed in the County recorder's office, or as a lot shown on a recorded parcel map.

17. **Lot Width.** The least distance between the side lot lines, measured at points midway between the front and rear lot lines. In the case of triangular lots, or lots that are bounded by more than four (4) straight lines, or that have curvilinear side lines, the planning director shall determine the lot width.
18. **Lot Depth.** Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.
19. **Low-Income Household.** A household whose gross annual income does not exceed eighty percent (80%) of the median income for Sonoma County as established by the U.S. Department of Housing and Urban Development, adjusted for household size.
20. **Lower-Income Household.** Includes "Low-Income Households," "Very Low-Income Households" and "Extremely Low-Income Households."

M. "M" Terms.

1. **Major Timberland Conversion.** A timberland conversion that requires a timberland conversion permit, or is exempt from a timberland conversion permit under Section 1104.2 of the Forest Practice Rule.
2. **Manufactured Cannabis.** Raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.
3. **Manufactured Home.** A dwelling unit including mobile homes and factory-built housing as defined in Sections 18210.5 and 19971, respectively, of the California Health and Safety Code.
4. **Marijuana.** See Cannabis.
5. **Market Rate Unit.** A dwelling unit in a residential project that is not restricted by an affordable housing agreement, and which is not expected to be provided as affordable to an extremely low-, very low-, low- or moderate-income household.
6. **Medical Marijuana.** See "Cannabis - Medical."
7. **Ministerial Action.** A governmental decision involving little or no personal judgment by the decision maker as to the wisdom or manner of carrying out a project. The decision maker merely applies the law to the facts as presented but uses no special discretion or judgement in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and

the decision maker cannot use personal, subjective judgement in deciding whether or how a project should be carried out.

8. **Mobile Home.** A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed to be used as a dwelling unit with or without a permanent foundation. Mobile home does not include a recreational vehicle or factory-built housing as defined in Section 19971 of the California Health and Safety Code.
9. **Moderate-Income Household.** A household whose gross annual income does not exceed one hundred twenty percent (120%) of the median income for Sonoma County as established by the U.S. Department of Housing and Urban Development, adjusted for household size.
10. **Multi-Family Housing Project.** See "Rental Housing Project."
11. **Multiple-User Telecommunication Facility.** A telecommunication facility which is comprised of multiple towers containing a combination of antennas owned or operated by more than one (1) public or private entity.

N. "N" Terms.

1. **Natural Slope.** The slope of the ground prior to any grading or other land disturbing activity. Natural slope shall be determined by measuring the horizontal distance between adjacent contours on a USGS quadrangle map or other topographic map acceptable to the County with a scale of not less than 1:24000 (1" = 2000') and contour intervals of not more than twenty (20') feet, and then dividing the difference in elevation between the two contours by the measured horizontal distance. The horizontal distance shall be measured perpendicular to the contours.
2. **Noncommercial Telecommunication Facility.** A telecommunication facility which is operated solely for personal use and not for commercial purposes.
3. **Nonconforming Use.** A lawful use existing on the effective date of a Zoning Ordinance restriction and continuing since that date in nonconformance to the Zoning Ordinance restriction.
4. **Nonoperative Motor Vehicle Storage Yard.** The placing on any lot or parcel or contiguous lots or parcels of land one (1) or more nonoperative motor vehicles for a period exceeding fifteen (15) days. A nonoperative motor vehicle is any which cannot be moved under its own power, or cannot be operated lawfully on a public street or highway within this state. Nonoperative motor vehicle shall not include "vehicles of historic value" as defined by the California Vehicle Code which have current special identification plates as provided herein.

5. **Nursery – Cannabis.** An establishment that produces only clones, immature plants, and seeds for wholesale distribution to permitted cultivators or dispensaries, used specifically for the planting, propagation, and cultivation of medical cannabis.
6. **Nursery – Retail.** See “Plant Nursery.”
7. **Nursery – Wholesale.** An establishment engaged in the commercial production of trees, plants, seeds, stock, and other vegetation grown on site outdoors either in the ground or in containers for wholesale distribution to other businesses. Wholesale nursery does not include cannabis nurseries which are classified separately.
8. **Nursery – Wholesale Greenhouse.** An establishment engaged in the commercial production of trees, plants, seeds, stock, and other vegetation grown within a commercial greenhouse for wholesale distribution to other businesses. Wholesale greenhouse nursery does not include cannabis nurseries which are classified separately.

O. “O” Terms.

1. **Old Growth Redwood.** Any redwood tree over two hundred (200) years old.
2. **Open Areas.** Those areas suitable for common recreational use or which provide visual relief to developed areas, exclusive of flood control channel rights-of-way, areas devoted to parking, vehicular traffic or private use, and any other area which does not significantly lend itself to the overall benefit of either the particular development or surrounding environment. Open areas may include areas in private lot ownership, provided, that such areas are not fenced. The boundaries of open areas shall be treated as property lines in determining required rear and side yard setbacks. At least fifty percent (50%) of the required open area shall be contained as a single visually identifiable area exclusive of connecting corridors or pathways, and in no case be less than fifty feet (50') in width nor five thousand (5,000) square feet in area.
3. **Outdoor Advertising Sign.** Any card, cloth, paper, metal, painted or wooden sign of any character (excluding appurtenant and directional signs) placed for outdoor advertising purposes, on the ground or onto any tree, wall, bush, rock, post fence, building, structure or thing. The term "placed," as used in this definition, includes erecting, constructing, maintaining, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing to, or making visible in any manner.

4. **Outdoor Advertising Structure.** A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any advertisement of any kind whatsoever may be placed. The term placed, as used in this definition, includes erecting, constructing, maintaining, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing to, or making visible in any manner.
5. **Ownership Housing Project.** A project of two (2) or more units, whether attached or detached, when those units are each placed on individual or air-space lots such that each individual unit may be owned separately.

P. "P" Term

1. **Parking Spaces.** Usable off-street area with independent access, not included within established front-yard setback, at least nine feet (9') by twenty feet (20') for diagonal or perpendicular vehicle parking, or at least eight feet (8') by twenty-two feet (22') for parallel vehicle parking.
2. **Periodic Special Events.** Periodic special events such as parades, concerts, festivals, races and gatherings which attract, either by direct participation, or as spectators, a large gathering of people. (Also "Cultural Events.")
3. **Permit.** A County approval required by the Zoning Ordinance, including Design and Site Plan Review, Historic Resource Permits, Use Permits, Planned Development Permits, Variances and Zoning Permits. The term "permit" does not including planning clearances, building permits, grading permits, and other construction-related approvals unless otherwise indicated. See also "Use Permit" and "Zoning Permit."
4. **Person.** An individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, tribe, or any other group or combination acting as a unit and includes the plural as well as the singular number.
5. **Photovoltaic (PV).** A technology that uses a semiconductor to convert sunlight directly into electricity.
6. **Planned Development.** A real estate development other than a community apartment project, a stock cooperative or a cooperative, or a condominium and which is more particularly defined in Sections 11003 and 11003.1 of the California Business and Professions Code and subsequent amendments thereto, and having either or both of the following features:
 - a. Any contiguous or noncontiguous lots, parcels or areas owned in common by the owners of the separately owned lots, parcels or areas consisting of

areas or facilities the beneficial use and enjoyment of which is reserved to same or all of the owners of separately owned lots, parcels or areas;

- b. Any power existing to enforce any obligation in connection with membership in the owners association, or any obligation pertaining to the beneficial use and enjoyment of any portion of, or any interests in, either the separately or commonly owned lots, parcels or areas by means of a levy or assessment which may become a lien upon the separately owned lots, parcels or areas of defaulting owners or members, which said lien may be foreclosed in any manner provided by law for the foreclosure of mortgages or deeds of trust, with or without a power of sale.
- 7. **Planning Department.** The permit and resource management department.
- 8. **Primary Caregiver.** The same meaning as Health and Safety Code Section 11362.7(d), as may be amended.
- 9. **Primary Owner.** The property owner who resides in the property for a majority of the year, and does not have another primary residence. Primary owner does not include residences or condominiums owned as a timeshare, limited liability partnership or corporation, or fractional ownership of six (6) or more interests.
- 10. **Prime Soils.** Soils classified by the United States Department of Agriculture Soil Conservation Service as Class I or Class II.
- 11. **Processing Services.** Support services which are related to and necessary for agricultural processing activities.
- 12. **Protected Perimeter.** The tree dripline.
- 13. **Protected Tree.** Any of the following: Big Leaf Maple *Acer macrophyllum* , Black Oak *Quercus kelloggii* , Blue Oak *Quercus douglasii* , Coast Live Oak *Quercus agrifolia* , Interior Live Oak *Quercus wislizenii* , Madrone *Arbutus menziesii* , Oracle Oak *Quercus morehus* , Oregon Oak *Quercus garryana* , Redwood *Sequoia sempervirens* , Valley Oak *Quercus lobata* , California Bay *Umbellularia californica* and their hybrids.
- 14. **Public Garage.** Any premises, except those herein defined as a private or storage garage, used for the storage or care of motor vehicles or where any such vehicles are equipped for operation or repair or kept for remuneration, hire or sale.
- 15. **Public Safety/Service Facilities, Minor.** See Use Regulation 26-30-090.

Q. "Q" Terms.

1. **Qualified Patient.** The same meaning as Health and Safety Code Section 11362.7(f), as may be amended.
2. **Quasi-Public Use or Facility.** A use operated by a private nonprofit, educational, religious, charitable or medical institution, having the primary purpose of serving the general public, and including uses such as churches, private schools and universities, community, youth and senior citizen recreational facilities, private hospitals and the like.

R. "R" Terms.

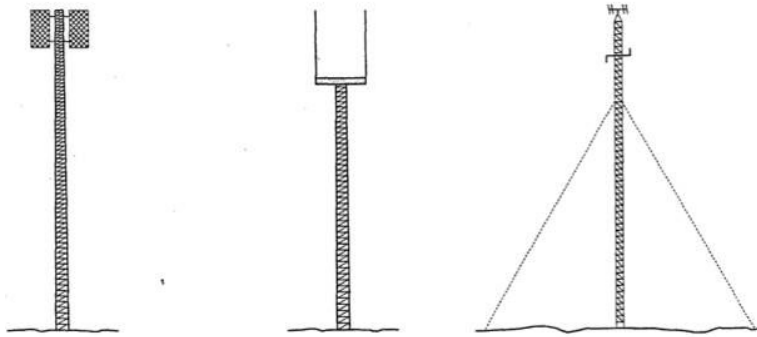
1. **Recycling Facility.** Either a recycling collection or processing facility. Also Recycling Processing Facility. See Use Regulation 26-18-030J
2. **Registered Professional Forester.** A registered professional forester as defined in Section 895.1 of the Forest Practice Rules .
3. **Rental Housing Project.** A project of two (2) or more units on a single lot, such that the individual units cannot be separately owned.
4. **Residential Density.** The maximum number of dwelling units per acre or the minimum number of acres per dwelling unit as permitted in the applicable zoning district.
5. **Residential – Dwelling Unit.** A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one (1) kitchen, which constitute an independent housekeeping unit, occupied by or intended for one (1) household on a long-term basis. Dwelling unit does not include a tent, travel trailer, recreational vehicle or similar vehicle or structure.
6. **Residential Project.** For the purposes of Article 89 (Affordable Housing Program Requirements and Incentives), one (1) or more dwelling units on a single site, including residential units provided within a mixed-use development.
7. **Resource Agency.** A federal or state agency having jurisdiction by law over natural resources affected by an activity.
8. **Restoration.** Actions taken with the primary goal to maintain, improve, or restore physical, chemical, and biological functions of a stream, wetland, or other sensitive habitat.
9. **Review Authority.** The official or body designated to approve, conditionally approve, or deny an application.
10. **Riparian Corridor.** The area occupied by a river or stream and related plant and animal communities.

11. **Riparian Corridor, #-Foot.** A riparian corridor with a streamside conservation area of 50/100/200 feet as specified, on each side of a designated stream measured from the top of the higher bank.
12. **Riparian Functions.** The beneficial uses of areas in and along streams, including: providing food, water, and breeding, egg deposition and nesting areas for fish, amphibians, reptiles, birds, insects, and mammals; providing protective cover, shade and woody debris to stream channels as habitat for coho salmon, steelhead, freshwater shrimp, and other protected and common aquatic-dependent species; providing movement opportunities, protective cover, and breeding, roosting, and resting habitat for terrestrial wildlife; filtering sediment and pollutants in runoff into streams; providing erosion protection for stream banks; and facilitating groundwater recharge.
13. **Riparian Tree.** A woody perennial plant growing in a riparian corridor, typically larger than fourteen (14) feet at maturity with a well-defined stem and definite crown having a single or multi-trunk structure, with a minimum diameter at breast height of two (2) inches for a single stem or aggregate of multi-trunk stems of five (5) inches, and a minimum height of ten (10) feet.
14. **Riparian Vegetation.** Plant communities contiguous to and affected by surface and subsurface hydrologic features of water bodies (rivers, streams, lakes, or wetlands) that have one (1) or both of the following characteristics: 1) distinctly different vegetative species than adjacent areas, and 2) species similar to adjacent areas but exhibiting more vigorous or robust growth forms. Riparian vegetation is usually transitional between wetland and upland.
15. **River Terrace Operation.** Sand and gravel operations which entail the extraction, stockpiling, processing and sale of sand and gravel from terrace floodplain deposits.
16. **Roof.** The exterior surface on the top of a building or structure, as shown in the illustration accompanying "structure ridgeline."

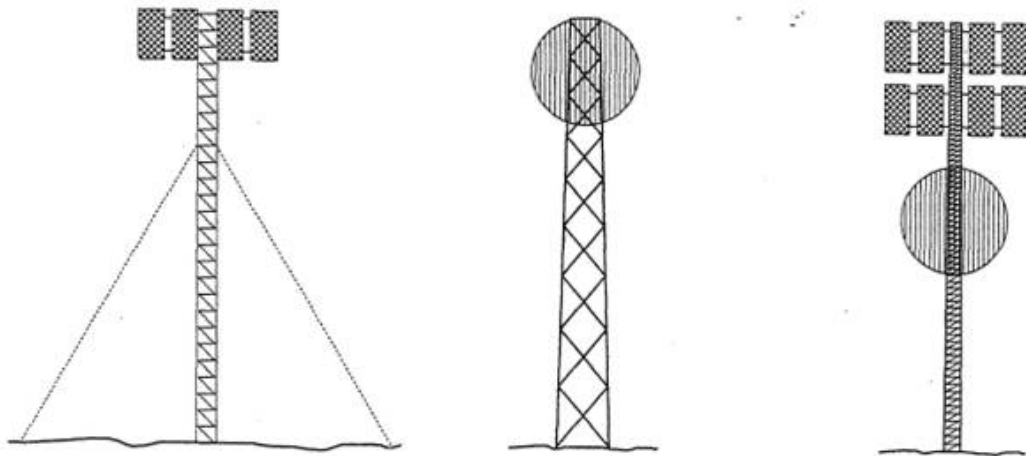
S. "S" Terms.

1. **Scenic Corridor.** As designated on Figure OS-2 of the General Plan open space element, a strip of land of high visual quality along a certain roadway.
2. **Scenic Highway.** Those roadways in Sonoma County that have been so designated by the state of California.
3. **Seasonal Farmworker Housing.** See "agricultural employee housing, seasonal."

4. **Second Unit.** See "accessory dwelling unit."
5. **Secondary Use.** A use of land or a building that is subordinate to, but may be different from the primary use of the land or building located on the same lot.
6. **Senior Household.** A household with at least one (1) person who is sixty-two (62) years of age or older.
7. **Silhouette.** A calculation of the exposed surface area of the towers and antennas associated with a telecommunication facility, as seen from an elevation perspective, as shown in the accompanying illustration.



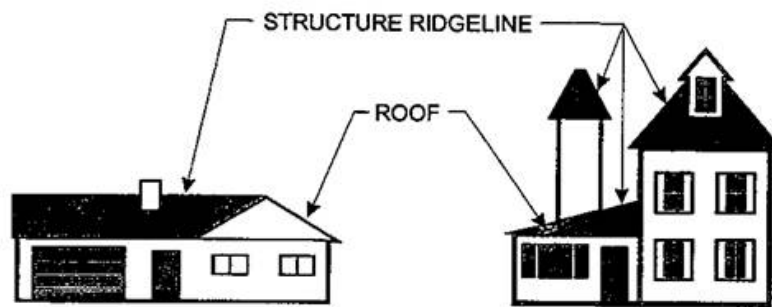
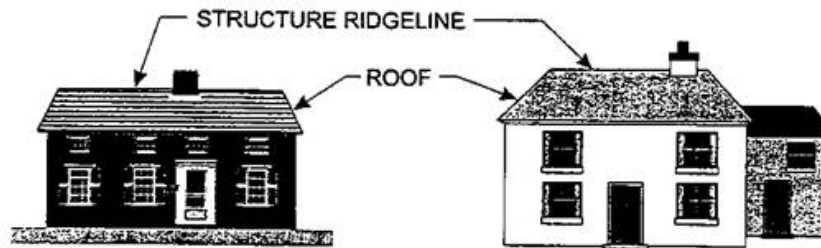
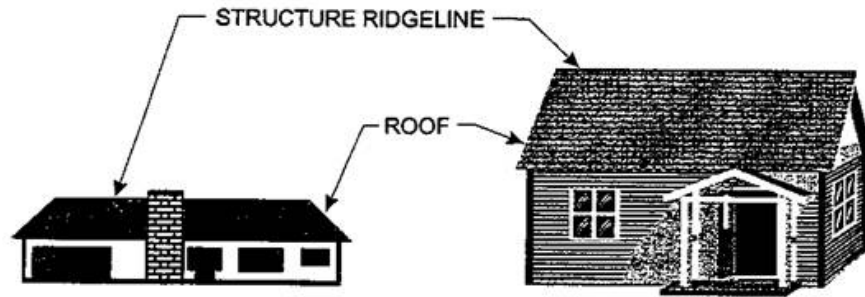
The silhouette is a calculation of the physical surfaces of the combined tower and antenna(s) included in a telecommunication facility. Only the physical surfaces, and not the air spaces in between, are counted in the calculation. The silhouette calculation is measured from the viewing angle which presents the largest exposure from an elevation perspective.



8. **Site Class I or II timberland.** As defined in Section 1060 of the Forest Practice Rules.
9. **Site Classification.** Site classification as defined in Section 4528 of the Public Resources Code.

10. **Site Coverage.** The percentage of total lot area encumbered by impervious surfaces, including all structures, buildings and paved or compacted driveways, parking areas, patios and walkways and similar features.
11. **Slope.** An inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance (e.g., 2:1) or as a percentage (e.g., fifty percent (50%)).
12. **Sludge.** Solid material produced through sewage treatment processes.
13. **Small Alcoholic Beverage Retail Establishment.** An alcoholic beverage retail establishments with less than ten thousand (10,000) square feet of floor area.
14. **Small Collection Facility.** A small collection facility which occupies an area of not more than five hundred (500) square feet and includes: reverse vending machines occupying more than fifty (50) square feet; bins, boxes, cans, kiosk-type units and other containers or receptacles; and/or a properly licensed automobile, truck, trailer or van.
15. **Small Wind Energy System.** A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity under the Emerging Renewables Fund of the Renewables Investment Plan administered by the California Energy Commission and which will be used primarily to reduce onsite consumption of utility power.
16. **Solar Thermal Electric.** The conversion of sunlight to heat and its concentration and use to power a generator to produce electricity. Typically, solar concentrators boil water with focused sunlight, generating high-pressure steam which drives conventional turbine generators.
17. **State CEQA Guidelines.** The State Guidelines for Implementation of the California Environmental Quality Act, California Code of Regulations Title 14, Division 6, Chapter 3.
18. **State Stocking Standards.** Stocking standards as defined in Section 895.1 of the Forest Practice Rules.
19. **Street.** A public or private thoroughfare which affords principal means of access to abutting property, including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfare except an alley as defined herein.
20. **Street Line.** The boundary between a street and property.
21. **Structure.** Anything constructed or erected, the use of which requires a location on the ground or attachment to something having location on the ground.

22. **Structural Alterations.** Any change in the supporting members of a building such as bearing walls, columns, beams or girders.
23. **Structure Ridgeline.** The long, narrow crest at the top of the juncture of two (2) or more surfaces making up the roof of a building or structure, as shown in the accompanying illustration.



T. "T" Terms.

1. **Timber.** Those species of trees listed as commercial species for the Coast Forest District, Group A, in Section 895.1 of the Forest Practice Rules.
2. **Timber Harvesting Plan.** A timber harvesting plan approved by the Director of the California Department of Forestry and Fire Protection, or by the State Board

of Forestry and Fire Protection upon appeal, pursuant to Section 1032 et seq. of the Forest Practice Rules.

3. **Timberland.** Timberland as defined in Section 1100 of the Forest Practice Rules.
4. **Timberland Conversion Permit.** A timberland conversion permit issued by the Director of the California Department of Forestry and Fire Protection, or by the State Board of Forestry and Fire Protection upon appeal, pursuant to Section 1100 et seq. of the Forest Practice Rules.
5. **Timber Operations.** Timber operations as defined in Section 4527 of the Public Resources Code.
6. **Timber Production.** Growing and harvesting timber for commercial purposes.
7. **Tower.** The support structure, including guyed, monopole and lattice types, upon which antennas are located as part of a telecommunication facility or upon which a wind turbine (or other mechanical device) is mounted as part of a small wind energy system.
8. **Tower Height.** The height above grade of the fixed portion of the tower, excluding any telecommunication antennas or a wind energy system or its blades.
9. **Transient Use or Transient Occupancy.** occupancy of a lodging facility or residence by any person other than the primary owner by concession, permit, right of access, license, gift or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days.
10. **Travel Trailer.** A vehicle, other than a motor vehicle or mobile home which is designed or used for human habitation and for travel or recreational purposes, which is not more than eight feet (8') in width and is less than forty feet (40') in length, and which may be moved upon a public highway without special permit or chauffeur's license or both, without violating any provision of the Vehicle Code of the state.
11. **Travel Trailer Park Or Recreational Trailer Park.** Any area or tract of land where one (1) or more lots accommodate owners or users of travel trailers used for travel or recreational purposes wherein occupancy by any one individual does not exceed ninety (90) consecutive days in any one (1) calendar year.
12. **Tree.** A healthy living large woody plant which ordinarily has a central trunk and at maturity exceeds a height of fourteen feet (14').

U. "U" Terms.

1. **Universal Design.** An environment designed and built to be accessed and used by all persons, regardless of ability or mobility.
2. **Urban Service Area.** An urban service area designated in the General Plan land use element. Also "County-Designated Area Urban Service Area."
3. **Use or Land Use.** The activity conducted on a site or in a structure, or the purpose for which a site or structure is designed, arranged, occupied, or maintained.
4. **Use Permit.** A Conditional Use Permit or a Minor Use Permit.

V. "V" Terms.

1. **Vacation Rental.** A dwelling unit, or a dwelling unit and a guest house intended for permanent occupancy that is available, used, let or hired out for transient occupancy by any person other than the primary owner; or is otherwise occupied on a transient basis. Vacation rental does not include occasional home exchanges that are not otherwise subject to transient occupancy tax, hosted, rentals, or a bed and breakfast inn.
2. **Vegetation removal.** The cutting, breaking, burning or uprooting of vegetation, the application of herbicide to vegetation, the covering over of vegetation with earth, or the compacting of the soil under and around vegetation. For the purposes of this chapter, vegetation means all natural, non-cultivated plant life including the root system, stem, trunk, crown, branches, leaves or blades.
3. **Very Low-Income Household.** A household whose gross annual income does not exceed fifty percent (50%) of the median income for Sonoma County as established by the U.S. Department of Housing and Urban Development, adjusted for household size.
4. **Veterinary Clinic.** A facility for the provision of medical services for animals, which may include incidental sales of pharmaceuticals for the medical care of animals, and associated kenneling of animals on site.
5. **Volatile Solvent.** Volatile solvents may include but is not limited to: (1) explosive gases, such as Butane, Propane, Xylene, Styrene, Gasoline, Kerosene, O₂ or H₂; and (2) dangerous poisons, toxins, or carcinogens, such as Methanol, Methylene Chloride, Acetone, Benzene, Toluene, and Tri-chloro-ethylene as determined by the Fire Marshall.

W. "W" Terms.

1. **Wet Bar.** A single sink with a waste drain line no greater than 1 ½ inches in diameter and an under counter refrigerator no greater than 5 cubic feet in size with cabinets and/or counter top area not exceeding 6 lineal feet. A wet bar shall not include a refrigerator in excess of 5 cubic feet in size or a kitchen sink greater

than 2 square feet in size or a gas or electric range, stove top and/or oven (but may include a microwave oven).

2. **Wind Energy Conversion System.** A machine used to convert the kinetic energy of the wind into a usable form of electrical energy, including wind turbine generators, rotors, and blades.
3. **Wind Energy System Height.** The height above grade of the fixed portion of the tower including the vertical length of any extensions such as the rotor blade.
4. **Work/Live Unit.** A single unit comprised of one (1) or more rooms, occupied and utilized by a single household, which accommodates both work activity and residential occupancy, in which the working space is predominant and the residential facilities secondary, and which includes:
 - a. Working space reserved for and regularly used for commercial or industrial use by one (1) or more residents of the unit; and
 - b. Complete residential cooking, sleeping and sanitary facilities in compliance with all applicable building codes.
5. **Wrecking and Salvage Yards.** See Use Regulation 26-20-170.

X. "X" Terms

Y. "Y" Terms.

1. **Yard, Front.** A yard extending across the front of the lot between the inner side yard lines and measured from the front line of the lot to the nearest lines of the building; provided, that if any building line or official plan line has been established for the street upon which the lot faces, then such measurement shall be taken from such building line or official plan line to the nearest line of the building.
2. **Yard, Rear.** A yard extending across the full width of the lot and measured between the rear line of the lot and the nearest line of the main building.
3. **Yard, Side.** A yard between the line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard.
4. **Year-Round or Extended Seasonal Farmworker Housing.** See "Agricultural Employee Housing, Year-Round or Extended Seasonal."

Z. "Z" Terms.

1. **Zoning Database.** The official zoning map of Sonoma County identifying the zoning districts and combining districts that apply to properties in unincorporated Sonoma County.

2. **Zoning District.** A portion of the County within which certain uses of land and buildings are specified and within which certain yards and other open areas are required and certain height limits are established for buildings, all as set forth and specified in this chapter.
3. **Zoning Ordinance.** Chapter 26 of the Sonoma County Code.
4. **Zoning Permit.** A document issued by the Planning Division, typically permitting a parcel of land to be used for a prescribed purpose. See also "Permit."

Article 6 – AGRICULTURAL AND RESOURCE ZONES

Sections:

- 26-6-010 – Purpose of Article
- 26-6-020 – Purpose of Agricultural and Resource Zones
- 26-6-030 – Allowed Land Uses
- 26-6-040 – Development Standards

26-6-010 – Purpose of Article

This article identifies allowed land uses in the agricultural and resource zones, permits required for allowed uses, and general standards for site development.

26-6-020 – Purpose of Agricultural and Resource Zones

A. General. The agricultural and resource zones protect agricultural land and natural resource and open space areas, support the county's agricultural and natural resource economic base in a sustainable manner, and manage and conserve natural resources to avoid depletion and promote replenishment of these resources.

B. Specific.

1. **Land Intensive Agriculture (LIA).** The LIA zone:
 - a. Enhances and protects lands best suited for permanent agricultural use and capable of relatively high production per acre of land; and
 - b. Implement the land intensive agriculture land use category of the General Plan and the policies of the agricultural resources element.
2. **Land Extensive Agriculture (LEA).** The LEA zone:
 - a. Enhances and protects lands best suited for permanent agricultural use and capable of relatively low production per acre of land; and
 - b. Implements the Land Extensive Agriculture land use category of the General Plan and the policies of the Agricultural Resources Element.
3. **Diverse Agriculture (DA).** The DA zone:
 - a. Enhances and protects land where soil, climate, and water conditions support farming but where small acreage intensive farming and part-time farming activities are predominant, and where farming may not be the principal occupation of the farmer; and
 - b. Implement the diverse agriculture land use category of the General Plan and the policies of the Agricultural Resource Element.

4. **Resources and Rural Development (RRD).** The RRD zone:
 - a. Protects lands needed for:
 - (1) Commercial timber production, geothermal production, aggregate resources production;
 - (2) Watershed, fish and wildlife habitat, biotic resources; and
 - (3) Agricultural production activities not subject to the Agricultural Resources Element of the General Plan.
 - b. Allows very low-density residential development and recreational and visitor-serving uses where compatible with resource use and available public services; and
 - c. Implements the resources and rural development land use category of the General Plan.
5. **Timberland Production District (TP).** The TP zone:
 - a. Conserves and protects of land capable of producing timber and forest products; and
 - b. Establishes timberland zoning and taxation consistent with the Forest Taxation Reform Act of 1976.

26-6-030 – Allowed Land Uses

A. General.

1. Table 6-1 identifies the allowed uses and permit requirements in the agricultural and resource zones.
2. All uses may be subject to additional standards and regulations and may require a Zoning Permit, Design Review, or other additional review. Additional regulations that apply to allowed uses are noted in the "Use Regulations" column in Table 6-1.
3. If Table 6-1 shows two permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions, as described in the use regulations for the allowed use.

- B. Additional Permits.** A Zoning Permit, Design Review or other permits may be required in addition to those permits required by Table 6-1. See individual use regulations sections for additional requirements that may apply.

C. Unlisted Land Uses.

1. If a proposed use is not specifically listed in any allowed land use table, the use shall not be allowed, except as provided below.
2. For a proposed use not listed in any allowed land use table, the Director may determine that the proposed use is equivalent to a permitted or conditionally permitted use.

3. When the Director determines that a proposed use is equivalent to a listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required, and all applicable requirements of the Development Code.

Table 6-1: Allowed Land Uses in Agricultural and Resource Zones

Key of symbols for Table 6-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
Agricultural & Resource-Based Land Use Category						
Agricultural Crop Production and Cultivation	P	P	P	P	-	26-18-020
Agricultural Processing	C	C	C	C	-	26-18-030; 26-88-210
Agricultural Processing, Small Scale	P*	P*	P*	P*	-	26-18-040
Agricultural Support Services	P*/C	P*/C	P*/C	-	-	26-18-050
Animal Keeping: Beekeeping	P	P	P	P	P	26-18-060
Animal Keeping: Confined Farm Animals	P/C	P/C	P/C	C	-	26-18-070
Animal Keeping: Farm Animals	P	P	P	P	-	26-18-080
Animal Keeping: Livestock Feed Yards	C	C	C	C	-	26-18-090
Animal Keeping: Pet Fancier	P	P	P	P	-	26-18-100
Aquaculture	-	C	C	C	-	26-18-110
Composting, Commercial	-	C	C	C	-	26-18-120
Composting, Non-commercial	P	P	P	P	-	26-18-130
Farm Retail Sales	P	P	P	P	-	26-18-140
Farm Stands	P	P	P	P	-	26-18-150
Indoor Crop Cultivation	P	P	P	P/C	-	26-18-160
Land and Resource Management	P	P	P	P	P*	26-18-170
Mining, Surface	-	-	-	C	C	26-18-180; Chapter 26A
Mushroom Farming	C	C	C	C	-	26-18-190
Nursery, Wholesale	P	P	P	P	-	26-26-200
Tasting Rooms	C	C	C	C	-	26-18-210
Timber Management	-	-	-	P	P	26-18-220
Timber Operator Storage Yard, Off-Site	-	-	-	C	C	26-18-230
Timber Operator Storage Yard, On-Site and Incidental	-	-	-	P	P	26-18-230

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
Timber Saw Mills and Lumber Production	-	-	-	C	C	26-18-240
Timberland Conversions, Major	-	-	-	C	C	26-18-250; 26-88-160
Timberland Conversions, Minor	P	P	P	P	-	26-18-250; 26-88-150
Industrial, Manufacturing, Processing and Storage Land Use Category						
Animal Product Processing	C	C	C	C	-	26-20-020
Fertilizer Plants	C	C	C	C	-	26-20-030
Recreation, Education & Public Assembly Land Use Category						
Camp, Organized	-	-	-	C	C	26-22-020
Campgrounds	-	C	C	C	C	26-22-030
Community Meeting Facilities	C	C	C	C		26-22-050
Country Club	-	-	-	C	-	26-22-060
Educational Institution: Elementary and Secondary Schools	-	C	C	C		26-22-080
Golf Course	C	C	C	C	-	26-22-100
Parks and Playgrounds	P	P	P	-	-	26-22-110
Periodic Special Events	p*	p*	p*	p*	p*	26-22-120
Recreation and Sports Facilities: Rural Sports and Recreation	C	C	C	C	-	26-22-160
Studios for Art Crafts, Dance, Music	P	P	P	P	-	26-22-190
Residential Land Use Category						
Accessory Dwelling Unit	P	P	P	P	P	26-24-020; 26-88-060
Agricultural Employee Housing: Caretaker Dwelling	P	P	P	P	-	26-24-030
Agricultural Employee Housing: Full-Time	P	P	P	P	-	26-24-040
Agricultural Employee Housing: Seasonal	P	P	P	P	-	26-24-050
Agricultural Employee Housing: Temporary Camp	P	P	P	P	-	26-24-060
Agricultural Employee Housing: Year-Round or Extended Seasonal	P	P	P	-	-	26-24-070
Cottage Food Operation	P	P	P	P	P	26-24-100
Dwelling, Single-Family	P	P	P	P	P	26-24-130
Family Day Care Home, Large	P	P	P	P	P	26-24-150; 26-88-080
Family Day Care Home, Small	P	P	P	P	P	26-24-150
Farm Family Dwelling	P	P	-	-	-	26-24-160
Guest House	P	P	P	P	-	26-24-170
Home Occupation	P	P	P	P	-	26-24-180; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	26-24-190; 26-88-061
Live/Work	C	C	C	C	-	26-24-200; 26-88-122

Land Use	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Use Regulations
Permanent Supportive Housing	P	P	P	P	-	26-24-230
Residential Community Care, Large	C	C	C	C	-	26-24-240
Residential Community Care, Small	P	P	P	P	P	26-24-240
Temporary Occupancy of Travel Trailer	P	P	P	P		26-24-260; 26-88-010(p)
Transitional Housing	P	P	P	P		26-24-270
Retail Land Use Category						
Firewood Yard	-	-	C	C	C	26-26-060
Nursery, Retail	C	C	C	C	-	26-26-120
Services Land Use Category						
Cemeteries	C	C	C	C	-	26-28-050
Commercial Horse Facilities	C	C	C	C	-	26-28-060
Commercial Kennels	C	C	C	C	-	26-28-070
Day Care Center	C	C	C	C	-	26-28-080
Horse Boarding	P	P	P	P	-	26-28-100
Lodging: Agricultural Farmstay	P	P	P	P	-	26-28-110; 26-88-085
Lodging: Agricultural Marketing Accommodations	C	C	C	-	-	26-28-120
Lodging: Bed and Breakfast (B&B)	-	C	C	C	-	26-28-130; 26-88-118
Lodging: Hosted Rental	P	P	P	P	-	26-28-140
Lodging: Vacation Rental	-	P	P	P	-	26-28-160; 26-88-120
Veterinary Clinic	-	-	-	C	-	26-28-230
Transportation, Energy, Public Facilities Land Use Category						
Airfield and Landing Strips: Agricultural, Resource or Personal Landing Strip	-	C	C	C	C	26-30-020
Low Temperature Geothermal Resource Development	C	C	C	-	C	26-30-050
Oil and Gas Exploration and Extraction	-	-	-	C	-	26-30-070
Public Safety Facilities	C	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	†	† See 26-30-110 and Section 26-88-200, -202, -206, and -208
Telecommunications Facilities	†	†	†	†	†	† See 26-30-120 and Section 26-88-130
Other Land Uses						
Cannabis Cultivation, Personal Use	P	P	P	P	P	26-88-258
Commercial Cannabis Uses	†	†	†	†	†	† See 26-88-250; 26-88-254

D. Williamson Act. All uses on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones.

E. Restricted Nonagricultural Uses.

1. For the purpose of this subsection, a “restricted nonagricultural use” means the following land uses:
 - a. Agricultural farmstays
 - b. Cemeteries
 - c. Commercial kennels
 - d. Day care centers
 - e. Golf courses
 - f. Horse boarding
 - g. Home occupations
 - h. Land and resource management
 - i. Low temperature geothermal resource development
 - j. Meeting facilities
 - k. Non-commercial composting
 - l. Public parks and playgrounds
 - m. Pet fancier facilities
 - n. Public safety facilities
 - o. Public utility facilities
 - p. Recreation and sports facilities: rural sports and recreation
 - q. Renewable energy facilities
 - r. Temporary events
 - s. Studios for arts and crafts
 - t. Telecommunication facilities
 - u. Application of clean dredge material or biosolids
2. In addition to any other applicable standards or criteria, restricted nonagricultural uses in the LIA, LEA, and DA zones are allowed, only if the applicant demonstrates that:
 - a. The use meets a local need;
 - b. The use avoids conflict with agricultural activities; and
 - c. The use is consistent with General Plan Objectives AR-4.1 and Policy AR-4a
3. If a restricted nonagricultural use requires a discretionary permit, the use must also comply with all applicable Conditional Use Permit approval criteria and requirements.

F. Geotechnical Studies. In the RRD zone, geotechnical studies involving no grading or construction of new roads or pads are a Permitted Use. Geotechnical studies which involve grading or construction of new roads or pads are subject to a Use Permit.

G. Dredge Materials and Biosolids. In the LIA, LEA, DA, and RRD zones, the application of clean dredge material or biosolids from wastewater treatment plants is allowed with a Use Permit, subject, at a minimum, to General Plan Policy PF-2s.

H. Hazardous Materials.

1. A Use Permit is required for commercial and industrial uses otherwise permitted by-right in the RRD zone which involve significant quantities (over 100 kg/month) of hazardous materials as defined by Title 22 of the California Code of Regulations.
 2. Such uses are not permitted on land subject to a Williamson Act contract.
- I. Craft and Garage Sales.** In the LIA, LEA, DA, and RRD zones, craft sales and garage sales not exceeding two sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided. Craft sales and garage sales involving three or four sales days per year require a Use Permit.

26-6-040 – Development Standards

- A. General.** Table 6-2 identifies the development standards in the agricultural and resource zones.
- B. Combining Zones.** Properties with a combining zone designation as shown in the Zoning Database (ex. LG Local Guidelines Combining District) may be subject to additional development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable Combining Zone may modify the development standards.
- C. TP Zone - Maximum Units Per Property.** In the TP zone, more than one detached single-family dwelling unit is allowed on a property under single ownership with a Use Permit. The total number of units may not exceed:
1. four per property; and
 2. One unit per 160 acres or the maximum density allowed by the General Plan, whichever is less.
- D. Lot Size Standards.**
1. **Agricultural Homesite Parcels – DA Zone.** In the DA zone, a lot line adjustment may reduce a lot to less than 10 acres as allowed by Section 26-88-180 (Agricultural Homesite Parcels).
 2. **Additional Lot Size Standards.** See 26-16-030.A (Williamson Act Lands) and 26-16-030.B (Clustered Development).
- E. Lot Coverage.** See 26-16-050.A (Increased Lot Coverage for Farm Operations) and 26-16-050.B (Residential Greenhouses and Swimming Pools).
- F. Increased Building Height.** The maximum allowed building height shown in Table 6-2 may be increased with Design Review approval in accordance with Article 82.

Table 6-2: Development Standards in Agriculture and Resource Zones

Key of symbols for Table 6-2:

† = Standard indicated in Supplemental Standards column

Standard	LIA Zone	LEA Zone	DA Zone	RRD Zone	TP Zone	Supplemental Standards
Residential Density (min. acres per unit)	20-100	60-320	10-60	20-320	160	26-6-040.C; 26-16-020
Lot Size (min. acres)	20	1.5	10	20	No min.	26-6-040.D; 26-16-030
Lot Width (min. ft.)	125	125	125	125	125	
Front Property Line Setback (min. ft.)	30	30	30	30	See 26-6-040.G.1	26-6-040.G; 26-16-060
Street Side Property Line Setback (min. ft.)	30	10	10	10	See 26-6-040.G.1	26-6-040.G; 26-16-060
Interior Side Property Line Setback (min. ft.)	10	10	10	10	See 26-6-040.G.1	26-6-040.G; 26-16-060
Rear Property Line Setback (min. ft.)	20	20	20	20	See 26-6-040.G.1	26-6-040.G; 26-16-060
Front Street Centerline Setback (min. ft.)	55	55	55	55	No min.	
Lot Coverage for Parcels less than 2 acres (max.)	20%	20%	20%	20%	No max.	26-6-040.E; 26-16-050
Lot Coverage for Parcels 2 to 5 acres (max.)	†	†	†	†	No max.	† 18,000 sq. ft. or 15%, whichever is greater; 26-6-040.E; 26-16-050
Lot Coverage for Parcels more than 5 acres to 20 acres (max.)	†	†	†	†	No max.	† 30,000 sq. ft. or 10%, whichever is greater; 26-6-040.E; 26-16-050
Lot Coverage for Parcels greater than 20 acres(max.)	†	†	†	†	No max.	† 85,000 sq. ft. or 5%, whichever is greater; 26-6-040.E; 26-16-050
Height, Residential Structures (max. ft.)	35	35	35	35	35	26-6-040.F; 26-16-040
Height, Agricultural Structures (max. ft.)	50	50	50	35	50	26-6-040.F; 26-16-040
Parking	†	†	†	†	†	† See Article 86

G. Setbacks.

1. **TP Zone.** Minimum setbacks from property lines in the TP zone are as follows:
 - a. Front: 10 percent of parcel depth to a maximum of 75 feet.
 - b. Street and Interior Side: 10 percent of parcel width to a maximum of 20 feet.

- c. Rear: 20 ft.
- 2. **Reduced Setbacks for Agricultural Buildings.** In the LIA, LEA, and DA zones, minimum front and side setbacks for agricultural buildings and structures may be reduced up to 50 percent when necessary for efficient farming operations.
- H. **Accessory Buildings on Vacant Parcels.** See 26-16-080 (Accessory Buildings on Vacant Parcels).
- I. **Two-Parcel Subdivision for Farm Worker Housing.** To accommodate the development of farmworker housing, the two-way division of a parcel subject to a Williamson Act contract is allowed subject to the following requirements:
 - 1. The parcel to be divided is in the in the LIA, LEA, DA, or RRD zone.
 - 2. The division complies with California Subdivision Map Act and County Code Chapter 25 (Subdivisions).
 - 3. The resulting parcel will be sold or leased for agricultural employee ("farmworker") housing and is not more than 5 acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by Subdivision (b) of Section 1140.4 of the Labor Code.
 - 4. The parcel will be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.
 - 5. The parcel to be sold or leased will be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than 30 years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one year. The deed restriction shall be in a form satisfactory to County Counsel.
 - 6. There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.
 - 7. The parcel to be sold or leased is contiguous to one or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.
 - 8. The farmworker housing project complies with Section 26-88-010(l) (Seasonal Farmworker Housing) or Section 26-88-010(o) (Year-round and Extended Seasonal Farmworker Housing), and includes provisions to minimize potential impacts on surrounding agricultural and rural residential land uses.

9. A subdivision of land pursuant to this section will not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased will remain subject to that contract.

Article 8 – RESIDENTIAL ZONES

Sections:

- 26-8-010 – Purpose of Article
- 26-8-020 – Purpose of Residential Zones
- 26-8-030 – Allowed Land Uses
- 26-8-040 – Development Standards
- 26-8-050 – Multifamily Development Standards

26-8-010 – Purpose of Article

This article identifies allowed land uses, permit requirements for land uses, and basic development standards in the residential zones.

26-8-020 – Purpose of Residential Zones

A. General. The residential zones provide areas for housing and other uses compatible with a residential setting.

B. Specific.

1. **Agriculture and Residential (AR).** The AR zone provides lands for raising crops and farm animals in areas designated primarily for rural residential use.
2. **Rural Residential (RR).** The RR zone preserves the rural character and amenities in areas best utilized for low-density residential development. Rural residential uses are intended to take precedence over agricultural uses. Agricultural service uses are not allowed.
3. **Low Density Residential (R1).** The R1 zone stabilizes and protects the residential characteristics of an area and promotes and encourages a suitable environment for residents of all ages. The R1 zone is intended for low-density single-family homes which are compatible with the existing neighborhood character.
4. **Medium Density Residential (R2).** The R2 zone reserves appropriately located areas for a variety of dwelling types at a reasonable range of densities and preserves the desirable characteristics of single-family neighborhoods while accommodating higher densities.
5. **High Density Residential (R3).** The R3 zone allows a range of dwelling types at higher densities in appropriate locations and preserves the desirable characteristics of single-family neighborhoods while accommodating higher densities and to ensure adequate light, air, privacy, and open space for each dwelling unit.

26-8-030 – Allowed Land Uses**A. General.**

1. Table 8-1 identifies the allowed uses and permit requirements in the residential zones.
2. All uses may be subject to additional standards and regulations and may require a Zoning Permit, Design Review, or other additional review. Additional regulations that apply to allowed uses are noted in the “Use Regulations” column in Table 8-1.
3. If Table 8-1 shows two permit types separated by a slash mark (e.g., “P/C”), this indicates that the permitting level may differ depending upon project conditions, required as described in the use regulations for the allowed use.

B. Additional Planning Permits.

1. In addition to the permits identified in Table 8-1, Design Review is required for certain projects in compliance with Article 82 (Design Review), including the following:
 - a. All planned developments and condominiums with four or more dwelling units in the RR zone.
 - b. All dwelling groups, apartments, and similar residential developments with four or more dwelling units in the R3 zone.
 - c. Cottage housing developments, except where there are no exterior changes.
2. A Zoning Permit or other permits may be required in addition to those permits identified in Table 8-1. See individual use regulations sections for additional requirements that may apply.

Table 8-1: Allowed Land Uses in Residential Zones

Key of symbols for Table 8-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
Agricultural & Resource-Based Land Use Category						
Agricultural Crop Production and Cultivation	P	P	P	P	P	26-18-020
Agricultural Processing	C	-	-	-	-	26-18-030
Animal Keeping: Beekeeping	P	P	P	P	P	26-18-060
Animal Keeping: Confined Farm Animals	C	-	-	-	-	26-18-070
Animal Keeping: Farm Animals	P	P	-	-	-	26-18-080
Animal Keeping: Pet Fancier	P	P	-	-	-	26-18-100

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
Composting, Non-commercial	P	-	-	-	-	26-18-130
Farm Retail Sales	C	-	-	-	-	26-18-140
Farm Stands	P	C	-	-	-	26-18-150
Indoor Crop Cultivation	P/C	P	-	-	-	26-18-160
Mushroom Farming	C	-	-	-	-	26-18-190
Nursery, Wholesale	P	p	-	-	-	26-26-200
Timberland Conversions, Minor	P	P	-	-	-	26-18-250; 26-88-150
Recreation, Education & Public Assembly Land Use Category						
Civic Institution	-	C	C	C	C	26-22-040
Community Meeting Facilities	C	C	C	C	C	26-22-050
Country Club	C	C	C	C	C	26-22-060
Educational Institutions: Colleges and Universities	-	-	C	C	C	26-22-070
Educational Institutions: Elementary and Secondary Schools	C	C	C	C	C	26-22-080
Educational Institutions: Specialized Education and Training	-	C	-	-	-	26-22-090
Golf Course	C	C	C	C	C	26-22-100
Parks and Playgrounds	-	C	C	C	C	26-22-110
Periodic Special Events	P	P	P	P	P	26-22-120
Recreation and Sports Facilities: Rural Sports and Recreation	C	-	-	-	-	26-22-160
Studios for Art Crafts, Dance, Music	-	C	-	-	-	26-22-190
Residential Land Use Category						
Accessory Dwelling Unit	P	P	P	P	P	26-24-020; 26-88-060
Agricultural Employee Housing: Short Term Camp	P	-	-	-	-	26-24-030
Congregate Housing, Large		C	-	C	C	26-24-090
Congregate Housing, Small	-	P	P	P	P	26-24-090
Cottage Food Operation	P	P	P	P	P	26-24-100
Cottage Housing Developments	-	-	P	P	-	26-24-110; 26-88-063
Dwelling, Multi-Family	-	-	-	P	P	26-24-120
Dwelling, Single-Family	P	P	P	P	P	26-24-130
Dwelling, Two-Family	-	-	-	P	P	26-24-140
Family Day Care Home, Large	P	P	P	P	P	26-28-150; 26-88-080
Family Day Care Home, Small	P	P	P	P	P	26-28-150; 26-88-080
Guest House	P	P	P	-	-	26-24-170
Home Occupation	P	P	P	P	P	26-24-180; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	26-24-190; 26-88-061
Live/Work	C	C	C	C	-	26-24-200; 26-88-122

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
Mobile Home Parks	-	-	-	C	C	26-24-220; 26-88-100
Permanent Supportive Housing	P	P	P	P	P	26-24-230
Residential Community Care, Large	C	C	C	C	C	26-24-240
Residential Community Care, Small	P	P	P	P	P	26-24-240
Single-Room Occupancy, Small	-	-	-	C	P	26-24-250; 26-88-125
Single-Room Occupancy, Large				C	C	26-24-250; 26-88-125
Temporary Occupancy of Travel Trailer	P	P	P	-	-	26-24-260; 26-88-010(p)
Transitional Housing	P	P	P	P	P	26-24-270; 26-88-127
Retail Land Use Category						
Nursery, Retail	C	C	-	-	-	26-26-120
Services Land Use Category						
Cemeteries	C	C	-	-	-	26-28-050
Commercial Horse Facilities	C	-	-	-	-	26-18-060
Commercial Kennels	C	-	-	-	-	26-18-070
Day Care Center	C	C	C	C	C	26-28-080
Homeless Shelter, Small Scale	-	-	C	C	C	26-28-090; 26-88-127
Horse Boarding	P	-	-	-	-	26-18-100
Lodging: Bed and Breakfast (B&B)	C	C	-	-	-	26-28-130; 26-88-118
Lodging: Hosted Rental	P	P	P	-	-	26-28-140
Lodging: Vacation Rental	P / C	P / C	P / C	-	-	26-28-160; 26-88-120
Medical Services: Hospitals	-	-	-	-	C	26-28-180
Veterinary Clinic	C	-	-	-	-	26-28-230
Transportation, Energy, Public Facilities Land Use Category						
Low Temperature Geothermal Resource Development	C	C	C	C	C	26-30-050
Public Safety Facilities	C	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	†	† See 26-30-110 and Section 26-88-200
Telecommunications Facilities	†	†	†	†	†	† See 26-30-120 and Section 26-88-130
Other Land Uses						
Cannabis Cultivation, Personal Use	P	P	P	P	P	26-88-258

- C. Craft and Garage Sales.** In the AR and RR zones, craft sales and garage sales not exceeding two sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided. Craft sales and garage sales involving three or four sales days per year require a Use Permit.

26-8-040 – Development Standards

- A. General.** Table 8-2 identifies the development standards in the residential zones.
- B. Combining Zones.** Properties with a combining zone designation as shown in the Zoning Database (ex. LG Local Guidelines Combining District) may be subject to addition development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable Combining Zone may modify the development standards.

Table 8-2: Development Standards - Residential Zones

Key of symbols for Table 8-2:

† = Standard indicated in Supplemental Standards column

Standard	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Supplemental Standards
Acres per Dwelling Unit (min.)	1-20	1-20	N/A	N/A	N/A	26-8-040.F; 26-16-020
Max. Dwelling Units per Acre (max.)	N/A	N/A	1-6	6-12	12-20	26-8-040.F; 26-16-020
Lot Size (min. sq. ft.)	See 26-8-040.G	See 26-8-040.G	6,000	6,000	6,000	26-8-040.G; 26-16-030
Lot Width (min. ft.)	80	80	60	60	80	
Front Property Line Setback (min. ft.)	30	20	20	20	15	26-8-040.J; 26-16-060
Street Side Property Line Setback (min. ft.)	30	20	20	20	15	26-8-040.J; 26-16-060
Interior Side Property Line Setback (min. ft.)	10	5	5	5	5	26-8-040.J; 26-16-060
Rear Property Line Setback (min. ft.)	20	20	20	20	10	26-8-040.J; 26-16-060
Front Street Centerline Setbacks (min. ft.)	55	45	45	45	45	26-16-060
Side Street Centerline Setbacks (min. ft.)	55	45	45	45	45	26-16-060
Lot Coverage (max.)	See 26-8-040.I.1	35%	40%	50%	60%	26-8-040.I 26-16-050
Main Building Height (max. ft.)	35	35	35	35	†	26-8-040.H

Standard	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Supplemental Standards
Accessory Building Height (max. ft.)	35	35	15	35	1 story	26-8-040.H
Multi Family Development Standards	†	†	†	†	†	† See 26-8-050
Parking	†	†	†	†	†	† See Article 86

- C. Affordable Housing.** Development standards in this article may be modified for affordable housing and other priority projects in accordance with Article 89 (Affordable Housing Program Requirements and Incentives).
- D. Cottage Housing.** In the R2 and R3 zones, cottage housing developments are subject to the standards in Section 26-88-263 (Cottage Housing Developments).
- E. R2 Multi-Family.** In the R2 zone, multifamily developments of five or more units are subject to the high density residential (R3) development standards including those listed in Table 8-2 and additional R3 standards listed in 26-8-040.
- F. Density Standards.**
 - 1. Reduced Density in Residential Zones.**
 - a. All residential projects shall be designed to meet the minimum density requirements shown in the General Plan Land Use Element or on the sectional district maps, whichever is more restrictive.
 - b. The review authority may approve a lesser density upon finding that the reduction is necessary to mitigate a particular significant effect on the environment and that no other specific mitigation measure or alternative would provide a comparable lessening of the significant impact.
 - c. Nothing set forth in this section shall be construed to prohibit the construction of a single-family dwelling on a single lot of record.
 - 2. R3 Density Equivalents.** In the R3 zone, residential densities are calculated in density unit equivalents shown in Table 8-3 using net parcel area (excluding right-of-way dedications).

Table 8-3: R-3 Residential Density Unit Equivalents

Dwelling Unit Size	Density Units
Micro Apt or Studio (<500 sq. ft.)	0.33 density unit
One-bedroom (<750 sq. ft.)	0.5 density unit
Two-bedroom (<1,000 sq. ft.)	0.75 density unit
Three-bedroom	1.0 density unit
Four or more bedrooms	1.5 density units

- G. Lot Size Standards.**
 - 1. AR Zone.** The minimum lot size in the AR zone is:
 - a. 1 acre on lots served by public water; and
 - b. 1.5 acres on lots that are not served by public water.

2. **RR Zone.**

- a. The minimum lot size in the RR zone is 20,000 square feet on lands designated Urban Residential on the General Plan land use map.
- b. On lands designated rural residential on the General Plan land use map, the minimum lot size in the RR zone is:
 - (1) 1 acre on lots served by public water; and
 - (2) 1.5 acres on lots that are not served by public water.

3. **Williamson Act Lands.** See 26-16-030.A (Williamson Act Lands).

4. **Clustered Development.** See 26-16-030.B (Clustered Development).

H. Height Standards.

1. **Increased Building Height.** See 26-16-040.A (Increased Building Height).

2. **Solar Impacts - R2 Zone.**

- a. An application for a new main building in the R2 zone shall include evidence showing compliance with paragraph (2) below if the proposed building:
 - (1) Exceeds 15 feet in height; and
 - (2) Is located on a property with a side yard that abuts a north, northwesterly or northeasterly property line.
- b. The proposed building may not cast a shadow greater than 10 percent of the solar collection absorption area on the adjacent lot at any one time between the hours of 9:00 a.m. to 3:00 p.m. on December 21st local standard time.

3. **R3 Increased Height.** In the R3 zone, a maximum building height of three stories and 40 feet is allowed with Design Review approval for:

- a. Housing Opportunity Area Type "A" projects; or
- b. Projects where the majority of resident parking is provided as tuck-under (podium-style) ground floor parking.

4. **R3 Abutting R1 and R2.** The following applies to R3 buildings within 30 feet of an abutting R1 or R2 zone:

- a. The maximum height of a building within 30 feet of the R1 or RR zone is 30 feet.
- b. A second story within 30 feet of the R1 or R2 zone must be set back an additional 5 feet or more from the first-floor building wall.

I. Lot Coverage.

1. **AR Zone.** Table 8-4 shows maximum allowed lot coverage in the AR zone.

Table 8-4: AR Zone Lot Coverage

Parcel Size	Maximum Allowed Lot Coverage
Parcels less than 2 acres	20%
Parcels 2 to 5 acres	18,000 sq. ft. or 15%, whichever is greater
Parcels more than 5 acres to 20 acres	30,000 sq. ft. or 10%, whichever is greater
Parcels more than 20 acres	85,000 sq. ft. or 5%, whichever is greater

2. R3 Zone.

- a. Lot area not occupied by buildings in the R3 zones shall be devoted to landscaping, lawns, private yard spaces, play or recreational areas, and open parking and access areas.
- b. The review authority may approve a 10 percent increase in lot coverage upon finding that, due to the efficient use of land, the project provides sufficient on-site open space and recreation areas.

3. Farm Operations in RR Zone. See 26-16-050.A (Increased Lot Coverage for Farm Operations).

4. Greenhouses and Swimming Pools. See 26-16-050.B (Residential Greenhouses and Swimming Pools).

J. Setbacks.

1. **R2 Abutting R1 or R2.** If a side property line in the R2 zone abuts an R1 or RR zone, the minimum side yard setback is increased by 1 foot for each 4 feet of building height in excess of 15 feet.
2. **R2 and R3 Setback Adjustments.** The following setback adjustments apply in the R2 and R3 zones.
 - a. In a proposed project with multiple buildings, minimum front and street side setbacks for individual buildings may be reduced up to 5 feet so that the average setbacks for all buildings are at least:
 - (1) 20 feet in the R2 zone; and
 - (2) 15 feet in the R3 zone to obtain an average of 20 feet for all buildings in the proposed development.
 - b. On lots where access is gained to an interior court by way of a side yard, or where an entrance to a building faces the sideline, the minimum interior side setback is 10 feet.
3. **Porches.** Unenclosed front porches in multifamily projects may extend up to 10 feet into the required front setbacks provided that adequate sight distance is maintained from driveways, alleys or roads.

4. **Other Exceptions and Adjustments.** See Section 26-16-060 (Setbacks) for additional allowed exceptions and adjustments to setback standards.
 5. **Agricultural Buffers.** An agricultural buffer may be required for any nonagricultural land use that adjoins land zoned AR or designated as agricultural land in the General Plan. See Section 26-88-040(f).
- K. Waived Covered Parking for Single-Family Dwellings.** See 26-16-80.B (Waived Covered Parking for Single-Family Dwellings).
- L. Planned Developments and Condominiums.**
1. **Where Allowed.** Planned developments and condominiums are permitted in the RR, R1, R2, and R3 zones.
 2. **Development Standards.** Lot size, setback, and coverage requirements in Table 8-2 do not apply to planned developments and condominiums.
 3. **R1 Density.** In the R1 zone, allowed densities for planned developments or condominiums shall be in accordance with the General Plan Land Use Element or the B Combining District, whichever is more restrictive. Allowed density shall also consider density which could be accommodated following conventional subdivision design, acknowledging topographical variations and permitted conventional lot areas.
 4. **Common Walls.** Dwelling units in planned developments or condominiums may be attached and share common walls.
 5. **Condominium Conversions.** Condominium conversions proposed as part of planned developments or condominiums are subject to the requirements of Section 26-88-193 and applicable Housing Element policies.
 6. **Review Criteria.** When reviewing a proposed planned development or condominiums project, the review authority shall consider compatibility with adjacent development, unique characteristics, innovation, the provision of amenities, universal design, and housing affordability among relevant criteria.

26-8-050 – Multifamily Development Standards

- A. Applicability.** The standards in this section apply in the residential zones to dwelling groups and multifamily structures involving four or more dwelling units.
- B. Underground Utilities.**
1. All utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any residential development shall be placed underground, except for equipment appurtenant to underground facilities, (e.g., surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts).

2. The developer is responsible for complying with the requirements of this section, and shall make the necessary arrangements with the utility companies involved for the installation of the facilities.
- C. Landscaping.** Landscaping shall be provided and perpetually maintained in all required yards for the life of the project.
- D. Drainage.** Adequate drainage and stormwater management using low-impact development guidelines is required
- E. Refuse Collection Areas.**
1. All refuse collection areas shall be enclosed on at least three sides by a five-foot high wall, such wall to be constructed of masonry or other material as specifically approved by design and site plan review.
 2. Alternate methods of refuse and recycling storage and screening thereof may be approved by the director.
- F. Parking.**
1. To the extent possible, all off-street parking areas shall be screened from view of surrounding residents by a fence not less than four feet in height, or by landscape materials having a normal growth of not less than four feet in height.
 2. All points of vehicular access and vehicular circulation to and from off-street parking areas and driveways and onto public rights of way shall be approved by the Director of Transportation and Public Works.
 3. Unless an alternative permeable treatment is approved by the Director of Transportation and Public Works and Design Review, all off-street parking areas shall be paved with asphalt or its equivalent, and shall conform to the off-street parking design standards of Article 86. Use of alternative permeable surfaces is strongly encouraged wherever feasible in order to maintain or enhance groundwater absorption and recharge.
- G. Public Utilities.** Public utilities and necessary easements shall be provided as required by applicable public utilities and agencies.
- H. Privacy.**
1. Main buildings shall be placed such that privacy issues are minimized.
 2. Building-to-building window placement shall be staggered, or otherwise designed to provide adequate privacy between the units, as determined by design and site plan review.
- I. Open/Recreational Space Requirement.**
1. In developments of four or more rental units on a single lot, a landscaped, usable open recreational and leisure area, totaling at least 200 square feet for each dwelling unit,

shall be provided except that for projects limited to seniors, at least 150 square feet of landscaped, usable open area shall be provided for each dwelling unit.

2. Landscaped areas shall be conveniently located and readily accessible to each dwelling unit, as determined by the review authority.
3. Private open space areas (i.e., patios and balconies) may be considered for up to 50 percent of the required open recreational and leisure area.
4. The following areas shall not be considered as contributing to the required recreational and leisure areas:
 - a. Any required front or side yard.
 - b. Any paved (non-permeable) area used for parking or vehicular circulation
 - c. Any area with a dimension of less than 6 feet.

J. Exterior Lighting.

1. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare.
2. Lighting shall not wash out structures or any portions of the site.
3. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.
4. Flood lights are not permitted.
5. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

K. Water Conservation.

1. A water conservation plan including the best available conservation technologies or measures to reduce water demand to the maximum extent feasible including installation of recycled water plumbing, ultra low-flow fixtures, rainwater collection systems and graywater reuse.
2. Landscaping plans must comply with the County Code Chapter 7D3 (Water Efficient Landscape).
3. Prior to building permit issuance, a landscape permit application shall be submitted for all new and rehabilitated landscapes, as required by County Code Chapter 7D3. Verification from a qualified irrigation specialist that landscaping plan complies with Chapter 7D3 shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by Department staff prior to certificate of occupancy or operation of the use.

L. Vacation Rentals. No vacation rental, timeshares, or transient occupancies are allowed.

- M. Design Review.** Prior to issuance of a building permit, Design Review approval is required for all dwelling groups, apartments, and similar residential developments with four or more dwelling units.

Article 10 – COMMERCIAL ZONES

Sections:

- 26-10-010 – Purpose of Article
- 26-10-020 – Purpose of Commercial Zones
- 26-10-030 – Allowed Land Uses
- 26-10-040 – Development Standards

26-10-010 – Purpose of Article

This article identifies allowed land uses in the commercial zones, permits required for allowed uses, and general standards for site development.

26-10-020 – Purpose of Commercial Zones

- A. General.** The commercial zones provide appropriately located areas for a wide range of business and employment activities with development standards to ensure well-designed facilities and compatibility with adjacent land uses.
- B. Specific.**
 - 1. **Administrative and Professional Office District (CO).** The CO zone provides areas for administrative and professional office space in urban service areas that are designed and landscaped so as to be harmonious with adjacent residential uses.
 - 2. **Neighborhood Commercial District (C1).** This C1 zone provides areas for various retail business, service and professional activities in rural neighborhoods and within urban service areas.
 - 3. **Retail Business and Service District (C2).** The C2 zone provides areas for a full range of retail goods and services to serve the countywide residential and business community. The C2 zone provides for comparison retail shopping and direct consumer service uses which are usually sought on occasion, rather than daily.
 - 4. **General Commercial District (C3).** The C3 zone provides a location for wholesale and heavy commercial uses and services necessary within the county which are not suited to other commercial districts.
 - 5. **Limited Commercial District (LC).** The LC zone provides areas for retail sales and services necessary for the daily self-sufficiency of urban and rural areas in keeping with their character.
 - 6. **Commercial Rural District (CR).** The CR zone provides locations in rural areas and unincorporated communities for a mixture of residential and commercial uses. The CR

zone supports compatibility between commercial uses and community residents by retaining discretionary jurisdiction over new commercial uses.

7. **Agricultural Services District (AS).** The AS zone limits allowed uses to those necessary to support local agricultural production.
8. **Recreation and Visitor-Serving Commercial District (K).** The K zone encourages a compatible blend of recreation and tourist-commercial uses to maintain and enhance Sonoma County's recreational resources.

26-10-030 – Allowed Land Uses

A. General.

1. Table 10-1 identifies the allowed uses and permit requirements in the commercial zones.
2. All uses may be subject to additional standards and regulations and may require a Zoning Permit, Design Review or other additional review. Additional regulations that apply to allowed uses are noted in the “Use Regulations” column in Table 10-1.
3. If Table 10-1 shows two permit types separated by a slash mark (e.g., “P/C”), this indicates that the permitting level may differ depending upon project conditions as described in the use regulations for the allowed use.

B. Additional Permits.

1. In addition to the permits required by Table 10-1, Design Review is required for all allowed uses in compliance with Article 36 (Specific Permit Requirements), except that Design Review is not required in the AS zone.
2. A Zoning Permit or other permits may be required in addition to those permits required by Table 10-1. See individual use regulations sections for additional requirements that may apply.

Table 10-1: Allowed Land Uses in Commercial Zones

Key of symbols for Table 10-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Agricultural & Resource-Based Land Use Category									
Agricultural Crop Production and Cultivation	-	-	-	-	-	-	P	P	26-18-020
Agricultural Processing	-	-	-	-	-	C	C	-	26-18-030
Agricultural Support Services	-	-	-	-	-	P*/C	P*/C	-	26-18-050
Animal Keeping: Beekeeping	P	P	P	P	P	P	P	P	26-18-060
Animal Keeping: Livestock Feed Yards	-	-	-	-	-	C	C	-	26-18-090
Farm Retail Sales	-	-	-	-	-	-	P	-	26-18-140
Farm Stands	-	-	-	-	-	-	P	-	26-18-150
Mushroom Farming	-	-	-	-	-	C	C	-	26-18-190
Nursery, Wholesale	-	-	-	C	-	-	P	P	26-18-200
Tasting Rooms	-	-	-	-	-	P*	P*	-	26-18-210
Industrial, Manufacturing, Processing and Storage Land Use Category									
Animal Product Processing	-	-	-	-	-	C	C	-	26-20-020
Fertilizer Plants						C			26-20-030
Laboratories	-	-	-	C	-	-	-	-	26-20-040
Laundry Plants	-	-	-	P	-	-	-	-	26-20-050
Manufacturing/Processing, Light	-	-	-	P	-	-	-	-	26-20-070
Manufacturing/Processing, Medium	-	-	-	P	-	-	-	-	26-20-080
Recycling Collection Facilities	†	†	†	†	†	†	†	†	† See 26-20-090 & 26-88-070
Recycling Processing Facilities	†	†	†	†	†	†	†	†	† See 26-20-100 & 26-88-070
Storage: Contractor's Storage Yard	-	-	-	C	-	-	-	-	26-20-110
Storage: Manufacture Home Storage	-	-	-	C	-	-	-	-	26-20-120
Storage: Personal Storage	-	-	-	P	-	-	-	-	26-20-130
Storage: Vehicle, Boat, and RV Storage	-	-	-	C	-	-	-	-	26-20-140
Storage: Warehouses	-	-	-	P	-	-	-	-	26-20-150
Storage: Wholesale and Distribution	-	-	-	P	-	-	-	-	26-20-160
Wrecking and Salvage Yards	-	-	-	C	-	-	-	-	26-20-170
Recreation, Education & Public Assembly Land Use Category									

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Camp, Organized	-	-	-	-	-	-	-	C	26-22-020
Campgrounds	-	-	-	-	-	-	-	C	26-22-030
Civic Institution	C	-	-	-	-	-	-	C	26-22-040
Community Meeting Facilities	C	C	C	-	C	C	-	C	26-22-050
Country Clubs	-	-	-	-	-	-	-	C	26-22-060
Educational Institutions: Colleges and Universities	-	C	P	-	C	-	-	C	26-22-070
Educational Institutions: Specialized Education and Training	-	C	P	-	C	-	-	C	26-22-090
Golf Course	-	-	-	-	-	-	-	C	26-22-100
Parks and Playgrounds	C	-	-	-	-	-	-	P/C	26-22-110
Periodic Special Events	P	P	P	P	P	P	P	P	26-22-120
Recreation and Sports Facilities: Health/Fitness Facility	C	-	C	C	C	C	-	C	26-22-130
Recreation and Sports Facilities: Recreation Facility, Indoor	C	-	C	C	C	C	-	C	26-22-140
Recreation and Sports Facilities: Recreation Facility, Outdoor	-	-	-	-	-	-	-	C	26-22-150
Recreation and Sports Facilities: Rural Sports and Recreation	-	-	-	-	-	-	-	C	26-22-160
Recreation and Sports Facilities: Shooting Ranges	-	-	-	-	-	-	-	C	26-22-170
Sports and Entertainment Assembly	-	-	-	-	-	-	-	C	26-22-180
Studios for Art Crafts, Dance, Music	-	C	-	-	C	-	-	C	26-22-190
Theater and Entertainment Venues	-	-	C	C	-	-	-	-	26-22-200
Visitor/Interpretive Center	-	-	-	-	-	-	-	P	26-22-210
Residential Land Use Category									
Caretaker Dwelling	-	-	-	-	C	-	C	C	26-24-080
Dwelling, Single-Family	C	C	C	C	C	P	P	C	26-24-130
Family Day Care Home, Large	-	P	P	-	P	P	P	P	26-28-150; 26-88-080
Family Day Care Home, Small	-	P	P	-	P	P	P	P	26-28-150
Home Occupation	P	-	-	-	-	P	P	P	26-24-180; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	26-24-190; 26-88-061

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Live/Work	C	C	C	C	C	C	C	C	26-24-200; 26-88-122
Mixed-Use Development	C	P*/C	P*/C	-	P*/C	-	-	C	26-24-210; 26-88-123
Permanent Supportive Housing	P	P	P	P	P	P	P	-	26-24-230
Residential Community Care, Large	C	C	C	C	C	-	C	C	26-24-240
Residential Community Care, Small	P	P	P	-	P	P	P	P	26-24-240
Single-Room Occupancy, Large	-	C	C	-	C	-	-	-	26-24-250; 26-88-125
Single-Room Occupancy, Small	-	-	C	-	C	-	-	-	26-24-250; 26-88-125
Transitional Housing	P	P	P	P	P	P	P	-	26-24-270; 26-88-127
Retail Land Use Category									
Alcoholic Beverage Sales, Large		P	P	-	P	C			26-26-020
Alcoholic Beverage Sales, Small	-	C	C	C	C	C	-	-	26-26-020; 26-88-195
Bar, Tavern, Nightclub	-	C	P	C	C	C	-	C	26-26-030
Building and Landscape Materials Sales	-	-	-	P	-	-	C	-	26-26-040
Farm Equipment and Supplies Sales and Rental	-	-	-	P	P		C	-	26-26-050
Fuel Dealers	-	-	-	C	C	C	-	-	26-26-070
Fuel Station	-	C	C	C	C	C	-	-	26-26-080
General Retail	-	P *	P	P	P*	C	-	C	26-26-090
Heavy Equipment Sales and Rentals	-	-	-	C	C	C	-	-	26-26-100
Manufactured Homes Sales and Rentals	-	-	-	P	-	-	-	-	26-26-110
Nursery, Retail	-	-	P	-	C	-	C	-	26-26-120
Outdoor Vendor	-	C	C	-	C	-	-	-	26-26-130
Restaurant	-	P/C	P/C	-	P/C	-	-	P/C	26-26-140
Vehicles/Boats Sales and Rentals	-	-	C	P	-	-	-	-	26-26-150
Services Land Use Category									
Adult Entertainment Establishment	-	-	-	C	-	-	-	-	26-28-020; 26-88-010(f)
Banks and Financial Institutions	P	P	P	-	P	C	-	-	26-28-030
Business Support Services	-	-	C	P	-	-	-	-	26-28-040
Commercial Kennels	-	-	C	C	C	C	C	-	26-18-070

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Day Care Center	C	C	C	C	C	C	C	C	26-28-080
Homeless Shelter: Emergency	-	-	C	C	C	C	-	-	26-28-090; 26-88-127
Homeless Shelter: Small Scale	-	-	C	P	P	C	-	-	26-28-090; 26-88-127
Lodging: Bed and Breakfast (B&B)	-	C	P	-	C	C	-	C	26-28-130
Lodging: Hosted Rental	-	-	-	P	P	-	-	-	26-28-140
Lodging: Hotel, Motel, and Resort	-	-	C	-	-	-	-	C	26-28-150
Lodging: Vacation Rental	-	-	P	-	P	-	-	P	26-28-160
Maintenance and Repair Service, Non-Vehicular	-	-	P	P	-	-	-	-	26-28-170
Medical Services: Hospitals	C	C	-	-	-	-	-	-	26-28-180
Medical Services: Offices and Outpatient Care	P	-	-	-	P	C	-	-	26-28-190
Personal Services	-	P	P	-	P	P	-	C	26-28-200
Professional Office	P	P	P	-	P	-	-	P*	26-28-210
Vehicle Maintenance and Repair	-	-	C	P	C	C	C	-	26-28-220
Veterinary Clinic	C	C	C	C	C	C	-	-	26-28-230
Transportation, Energy, Public Facilities Land Use Category									
Airfields and Landing Strips: Restricted Use Airfield	-	-	-	-	-	-	-	-	26-30-030
Dispatch Facility	-	-	-	C	-	-	-	-	26-30-040
Low Temperature Geothermal Resource Development	C	C	C	C	C	C	C	C	26-30-050
Marinas	-	-	-	-	-	-	-	C	26-30-060
Parking Facilities	-	-	C	C	-	-	-	-	26-30-080
Public Safety Facilities	C	C	C	C	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	†	†	†	†	† See 26-30-110 and Section 26-88-200
Telecommunications Facilities	†	†	†	†	†	†	†	†	† See 26-30-120 and Section 26-88-130
Truck/Bus/Freight Terminal	-	-	C	C	C	C	-	-	26-30-130
Other Land Uses									
Commercial Cannabis Uses	†	†	†	†	†	†	†	†	† See 26-88-250; 26-88-254; 26-88-256

- C. Amplified Live Music.** Amplified live music allowed with a Use Permit in the C2, C3, LC, AS, and K zones.
- D. Accessory Storage Yards:** In the C3 and LC zones, storage yards accessory to a permitted use are allowed provided the storage yards does not exceed 100 percent of the gross area of the main building.
- E. Agricultural Products Sale and Promotion – CR Zone.** In the CR zone, the sale and promotion of agricultural products grown, produced, or processed on site is allowed, subject to Design Review.

26-10-040 – Development Standards

- A. General.** Table 10-2 identifies the development standards in the commercial zones.
- B. Combining Zones.** Properties with a combining zone designation as shown in the Zoning Database (ex. LG Local Guidelines Combining District) may be subject to addition development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable Combining Zone may modify the development standards.

Table 10-2: Development Standards in Commercial Zones

Key of symbols for Table 10-2:

† = Standard indicated in Supplemental Standards column

Standard	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Supplemental Standards
Lot size for lots with public sewer service or with both public sewer and public water service (min.)	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	
Lot size for lots with public water service and no public sewer service (min.)	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	
Lot size for lots with no public water service and no public sewer service (min.)	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	
Lot Width (min.)	No min.	No min.	No min.	No min.	No min.	No min.	No min.	80 ft.	
Front Property Line Setbacks (min.)	See 26-10-040.F	No min.	No min.	No min.	No min.	See 26-10-040.D	No min.	See 26-10-040.H	26-10-040.E & G
Side Property Line Setbacks (min.)	See 26-10-040.F	No min.	No min.	No min.	No min.	See 26-10-040.D	No min.	See 26-10-040.H	26-10-040.E & G
Rear Property Line Setbacks (min.)	See 26-10-040.F	No min.	No min.	No min.	No min.	See 26-10-040.D	No min.	See 26-10-040.H	26-10-040.E & G
Lot Coverage (max.)	50%	50%	50%	50%	50%	50%	50%	50%	26-16-050.C
Height (max. ft.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	26-10-040.C
Maximum Building Intensity	†	†	†	†	†	†	†	†	† See 26-10-040.K
Parking	†	†	†	†	†	†	†	†	† See Article 86

C. Increased Building Height. The maximum allowed building height in Table 10-2 may be increased with a Use Permit. A building with increased allowed height may not exceed the maximum allowed building intensity in the applicable zone.

D. CR Zone Setbacks. Required setbacks in the CR are as follows:

1. Lots exclusively occupied by a commercial use: Same as LC zone.
2. Lots not exclusively occupied by a commercial use and less than 6,000 square feet: Same as R1 zone.

3. Lots not exclusively occupied by a commercial use and 6,000 square feet or more: Same as RR zone, but may be reduced if the Planning Director determines that a practical hardship exists.
- E. C2, C3, LC, AS Increased Setbacks.** Increased minimum setbacks in the C2, C3, LC, AS zones may be increased:
1. On properties abutting collector or arterials roads as designated in the General Plan; and
 2. To accommodate landscaping required by this article.
- F. CO Zone Setbacks.** Minimum setbacks in the CO zone are as follows:
1. Front property line: 15 feet.
 2. Front centerline of public road, street or highway: 45 feet.
 3. Side property line. 5 feet or 50 percent of the building height, whichever is greater.
 4. Rear property line. 10 feet or 50 percent of the building height, whichever is greater.
- G. Residential Zone Setbacks.** Table 10-3 shows increased minimum setbacks required when a parcel in a commercial zone is opposite from or abuts a residential zone.

Table 10-3: Setbacks from Residential Zones

Property Line	Minimum Setback in C1, C3, LC, AS Zones	Minimum Setback in C2 Zone
Front property line opposite a residential zone	same as the residential zone	same as the residential zone
Side or rear property line that abuts a residential zone	10 ft.	5 ft.

H. K Zone Setbacks.

1. Minimum setbacks in the K zone are as follows:
 - a. Front property line: 15 feet. Setbacks for individual buildings may be reduced up to 5 feet so that the average setbacks for all buildings are at least 15 feet.
 - b. Front centerline of public road, street or highway: 45 feet.
 - c. Street side property line: 15 feet
 - d. Interior side property line. 5 feet; 10 feet on lots where access is gained to an interior court by way of a side yard, or where an entrance to a building faces the side line
 - e. Rear property line. 10 feet.
2. Minimum setbacks for commercial uses in the K zone may be waived by the BZA.

I. Guest Parking – K Zone

1. 0.5 uncovered guest parking spaces are required per unit in a garden apartment or dwelling groups involving four or more dwelling units.
2. Developments with nine or more dwelling units shall provide an additional 0.5 guest parking spaces per unit with two or more bedrooms.

J. Planned Developments and Condominiums.

1. **Where Allowed.** Commercial planned developments and condominiums are permitted in the CO, C1, C2, C3, LC, and CR zones.
2. **Development Standards.**
 - a. Minimum setback requirements in Table 10-2 do not apply to planned developments and condominiums in the CO, C1, C2, and LC zones.
 - b. Minimum lot size requirements in Table 10-2 do not apply to planned developments and condominiums in the CO, C1, and C2 zones.
 - c. Minimum project area in the CR zone: one acre.
3. **Condominium Conversions.** Condominium conversions proposed as part of a planned development or condominium project may be approved through a Use Permit waiver in conformance with County Code Chapter 25 (Subdivisions) and 26-88-193.
4. **Review Criteria.** Compatibility and provision of amenities shall be required and unique characteristics, design innovation and creativity shall be additional criteria utilized in evaluating proposed planned development and condominiums projects.

K. Maximum Building Intensity.

1. **Definition.** Maximum Building Intensity is the maximum volume of structures permitted on a lot, as expressed in cubic feet.
2. **Calculation.** Maximum Building Intensity is calculated by multiplying the maximum permitted building height by the maximum square footage of lot coverage permitted on a lot.
3. **Example.** If a lot is 10,000 square feet and the maximum permitted height in the applicable zoning district is 30 feet and the maximum permitted lot coverage is 40%, the Maximum Building Intensity equation would be $(.4 * 10,000) * 30$ and the Maximum Intensity would be 120,000 cubic feet.
4. **Relationship to Use Permits.** Height or lot coverage limits may be modified when a use permit is first secured, however Maximum Building Intensity may not be increased beyond the amount calculated using the original height and coverage limits.

Article 12 – INDUSTRIAL ZONES

Sections:

- 26-12-010 – Purpose of Article
- 26-12-020 – Purpose of Industrial Zones
- 26-12-030 – Allowed Land Uses
- 26-12-040 – Development Standards
- 26-12-050 – MP Zone Design Requirements

26-12-010 – Purpose of Article

This article identifies allowed land uses in the industrial zones, permits required for allowed uses, and general standards for site development.

26-12-020 – Purpose of Industrial Zones

A. General. The industrial zones provide areas for a wide range of business and employment activities with standards to ensure well-designed facilities that are compatible with adjacent land uses. The industrial zones accommodate land uses that provide jobs and services for county residents and businesses.

B. Specific.

1. **Industrial Park (MP) Zoning District:** The MP zone provide areas exclusively for modern compatible industrial research, light manufacturing, assembly and headquarters office uses. The permitted uses, dimensional standards and landscaping requirements are designed to ensure compatibility with adjoining non-industrial areas.
2. **Limited Urban Industrial (M1) Zoning District:** The M1 zone provides areas for land extensive industrial development or industrial development within designated urban service areas. Development in the M1 zone is limited in scale by such factors as incompatible adjacent land uses and adverse environmental impacts.
3. **Heavy Industrial (M2) Zoning District:** The M2 zone provide areas within urban service areas which permit a wide range of industrial uses.
4. **Limited Rural Industrial (M3) Zoning District:** The M3 zone provide areas for land extensive industrial development or industrial development within designated urban service areas. Development in the M3 zone is limited in scale by such factors as lack of public services, incompatible adjacent land use, and adverse environmental impacts.

26-12-030 – Allowed Land Uses**A. General.**

1. Table 12-1 identifies the allowed uses and permit requirements in the agricultural and resource zones.
2. All uses may be subject to additional standards and regulations and may require a Zoning Permit, Design Review, or other additional review. Additional regulations that apply to allowed uses are noted in the “Use Regulations” column in Table 12-1.
3. If Table 12-1 shows two permit types separated by a slash mark (e.g., “P/C”), this indicates that the permitting level may differ depending upon project conditions as described in the use regulations for the allowed use.

B. Additional Permits.

1. In addition to the permits required by Table 12-1, Design Review is required for all allowed uses in compliance with Article 36 (Specific Permit Requirements). In the MP, M1, and M3 zones, if any regulation in this article differ from those in Article 82, this article governs.
2. A Zoning Permit, Design Review or other permits may be required in addition to those permits required by Table 12-1. See individual use regulations sections for additional requirements that may apply.

Table 12-1: Allowed Land Uses in Industrial Zones

Key of symbols for Table 12-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	Use Regulations
Agricultural & Resource-Based Land Use Category					
Agricultural Crop Production and Cultivation	-	P	P	P	26-18-020
Agricultural Processing	C	C	C	C	26-18-030
Animal Keeping: Beekeeping	P	P	P	P	26-18-060
Timber Saw Mills and Lumber Production	-	-	C	C	26-18-240
Industrial, Manufacturing, Processing and Storage Land Use Category					
Animal Product Processing	-	-	C	-	26-20-020
Fertilizer Plants			C		26-20-030
Laboratories	P	P	P	P	26-20-040
Laundry Plants	-	P	P	P	26-20-050

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	Use Regulations
Manufacturing/Processing, Heavy	-	C	C	C	26-20-060
Manufacturing/Processing, Light	P	P	P	P	26-20-070
Manufacturing/Processing, Medium	P	P	P	P	26-20-080
Recycling Collection Facilities	†	†	†	†	† See 26-20-090 & 26-88-070
Recycling Processing Facilities	†	†	†	†	† See 26-20-100 & 26-88-070
Storage: Contractor's Storage Yard	-	C	C	C	26-20-110
Storage: Manufactured Home Storage	-	P	P	P	26-20-120
Storage: Personal Storage	-	P	P	P	26-20-130
Storage: Vehicle, Boat, and RV Storage	-	P	P	P	26-20-140
Storage: Warehouses	P	P	P	P	26-20-150
Storage: Wholesale and Distribution	P	-	P	-	26-20-160
Wrecking and Salvage Yards	-	-	C	C	26-20-170
Recreation, Education & Public Assembly Land Use Category					
Community Meeting Facilities	C	C	C	C	26-22-150
Periodic Special Events	P	P	P	P	26-22-120
Recreation and Sports Facilities: Health/Fitness Facility	C	C	C	C	26-22-130
Recreation and Sports Facilities: Recreation Facility, Indoor	C	C	C	C	26-22-140
Recreation and Sports Facilities: Shooting Ranges	-	-	C	C	26-22-170
Theater and Entertainment Venues	P	-	-	-	26-22-200
Residential Land Use Category					
Caretaker Dwelling	C	C	C	C	26-24-080
Junior Accessory Dwelling Unit	P	P	P	P	26-24-190; 26-88-061
Residential Community Care Facility, Large	C	C	C	C	26-24-240; 26-88-125
Work/Live	-	C	-	-	26-24-280
Retail Land Use Category					
Building and Landscape Materials Sales	-	P	P	P	26-26-040
Farm Equipment and Supplies Sales and Rentals	-	P	P	P	26-26-050
Fuel Dealers	-	-	-	C	26-26-070
Fuel Station	C	C	C	-	26-26-080
Heavy Equipment Sales and Rental	-	P	-	P	26-26-100
Restaurants	P/C	C	C	-	26-26-140
Vehicles/Boat Sales and Rentals	-	P	-	P	26-26-150

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	Use Regulations
Services Land Use Category					
Banks and Financial Institutions	C	C	C	-	26-28-030
Business Support Services	P	P	P	P	26-28-040
Day Care Center	C	C	C	C	26-28-080
Homeless Shelter, Emergency	C	P	C	-	26-28-090; 26-88-127
Homeless Shelter, Small Scale	C	P	C	-	26-28-090; 26-88-127
Lodging: Hotel, Motel, and Resort	C	C	C	-	26-28-150
Maintenance and Repair Service, Non-Vehicular	P	P	P	P	26-28-170
Professional Office	P*	P	P	P	26-28-210
Vehicle Maintenance/Repair	-	C	C	C	26-28-220
Veterinary Clinic	-	C	-	-	26-28-230
Transportation, Energy, Public Facilities Land Use Category					
Airfields and Landing Strips: Restricted Use Airfield	-	C	C	C	26-30-030
Dispatch Facility	-	C	-	-	26-30-040
Low Temperature Geothermal Resource Development	C	C	C	C	26-30-050
Public Safety Facilities	P	C	C	C	26-30-090
Public Utility Facilities	P	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	† See Section 26-30-110 and Section 26-88-200
Telecommunications Facilities	†	†	†	†	† See Section 26-30-120 and Section 26-88-130
Truck/Bus/Freight Terminal	-	C	C	C	26-30-130
Other Land Uses					
Commercial Cannabis Uses	†	†	†	†	† See 26-88-250; 26-88-254; 26-88-256

- C. Amplified Live Music.** Amplified live music is allowed with a Use Permit in all industrial zones.
- D. Incidental Commercial Uses in M3.** In the M3 zone, retail commercial and service uses incidental to and in conjunction with industrial development are permitted.
- E. Hazardous Materials.** Uses which involve noxious odors or fumes, explosives, flammables, radiation, or other hazards to the surrounding property require a Use Permit.

26-12-040 –Development Standards

- A. General.** Table 12-2 identifies the development standards in the industrial zones.
- B. Combining Zones.** Properties with a combining zone designation as shown in the Zoning Database (ex. LG Local Guidelines Combining District) may be subject to addition development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.

Table 12-2: Development Standards - Industrial Zones

Key of symbols for Table 12-2:

† = Standard indicated in Supplemental Standards column

Standard	MP Zone	M1 Zone	M2 Zone	M3 Zone	Supplemental Standards
Lot size for lots with no public water or sewer service (min. ac. or sf.)	1.5 ac	1.5 ac	20,000 sf	1.5 ac	
Lot size for lots with public water service but no public sewer service (min. ac. or sf.)	1 ac	1 ac	20,000 sf	1 ac	
Lot size for lots with public sewer service designated General Industrial in General Plan (min. sf.)	As designated on zoning map	20,000 sf	20,000 sf	10,000 sf	
Lot size for lots with public sewer service designated Limited Industrial in General Plan (min. sf.)	As designated on zoning map	10,000 sf	20,000 sf	10,000 sf	
Lot Width (min. ft.)	No min.	No min.	80	No min.	
Front Setbacks (min. ft.)	As established by precise development plan or specific plan	No min.	No min.	No min.	26-12-040.E,F,G
Street Side Setbacks (min. ft.)	As established by precise development plan or specific plan	No min.	No min.	No min.	26-12-040.E,F,G
Interior Side Setbacks (min. ft.)	As established by precise development plan or specific plan	No min.	No min.	No min.	26-12-040.E,F,G
Rear Setbacks (min. ft.)	10 ft.	No min.	No min.	No min.	26-12-040.E,F,G
Lot Coverage (min.)	50%	50%	50%	50%	26-16-050.B
Height (max. ft.)	65	65	65	65	26-12-040.H&I

Standard	MP Zone	M1 Zone	M2 Zone	M3 Zone	Supplemental Standards
Building Intensity (max.)	†	†	†	†	† See 26-12-040.M
Parking	†	†	†	†	† See Article 86; 26-12-040.J

C. Increased Lot Coverage. See 26-16-050.C (Increased Lot Coverage in Commercial, Industrial and PC Zones).

D. MP Zone Landscaping. A minimum of 20 percent of a site in the MP zone shall be reserved for landscaping.

E. MP Residential Buffer.

1. In the MP zone a minimum 100-foot setback is required from a property line that that fronts, sides or backs upon:
 - a. A residential zone, or
 - b. A street the opposite side of which is a residential zone.
2. The first 50 feet of the setback nearest the property line shall be used and maintained only as landscaped planting or screening strip, except for access ways.
3. The remainder of the setback may be used only for off-street parking or shall be landscaped in the same manner as the first 50 feet of the setback area.

F. Increased M1, M2, M3 Setbacks. Minimum required setbacks in the M1, M2, and M3 zones may be increased when required by the General Plan or to accommodate any landscaping required for Design Review approval.

G. Residential Zone Setbacks.

1. If any portion of the front property line in the M1, M2, or M3 zone is opposite a residential zone, the minimum front setback is the same as the residential zone.
2. If a side or rear property line in the M1, M2, or M3 zone abuts a residential zone, a minimum 10-foot setback is required.

H. Increased Building Height. See 26-18-040 (Increased Allowed Height).

I. Height – MP Zone.

1. The height of a structure may not exceed 28 feet at a required minimum setback line.
2. For each foot of setback from a minimum setback line, an additional 6 inches of height is permitted to a maximum of 65 feet

J. MP Parking.

1. Table 12-3 shows the required number of off-street parking spaces in the MP zone.

Table 12-3: MP Zone Required Off-Street Parking

Land Use	Required Parking
Warehousing and storage	1 per 2,000 sq. ft.
Buildings with 15,000 sq. ft. or less of office use	1 per 250 sq. ft.
Buildings with more than 15,000 sq. ft. of office use	1 per 275 sq. ft.
Manufacturing, processing, packaging	1 per 500 sq. ft.
All other allowed uses	1 per 500 sq. ft.

2. One parking space shall be provided for each vehicle used in conjunction with the permitted use and stored on the premises.
3. Off-street parking may not be located in a required front yard.
4. Off-street parking may be located in a required side or rear yard if the parking is separated from the side lot by a minimum 5-foot landscaped area. This requirement may be waived by the Design Review Committee for the rear yard.

K. Accessory Buildings. In M1, M2, and M3 zones, accessory uses and buildings may not alter the character of the site.

L. Planned Developments and Condominiums.

1. **Where Allowed.** Planned industrial developments and industrial condominiums are permitted in all industrial zones.
2. **Development Standards.**
 - a. In the MP and M2 zones, minimum lot size, lot overage and setback requirements in Table 10-2 apply to planned developments and condominiums unless otherwise specified in the Use Permit.
 - b. In the M1 and M3 zones, minimum lot size, lot overage and setback requirements in Table 10-2 do not apply to planned developments and condominiums.
3. **Condominium Conversions.** In the MP and M2 zones, industrial condominium conversions proposed as part of a planned development or condominium project may be approved through a Use Permit waiver and must conform with County Code Chapter 25 (Subdivisions).
4. **Review Criteria.**
 - a. In the MP and M2 zones, compatibility with adjacent development and the provision of amenities shall be required and design innovation, creativity and unique characteristics shall be additional criteria utilized in evaluating proposed planned development and condominiums projects.

- b. In the M1 and M3 zones, compatibility with adjacent development, unique characteristics, innovation and the provision of amenities shall be the primary criteria utilized in evaluating proposed planned development and condominiums projects.

M. Maximum Building Intensity

1. **Definition.** Maximum Building Intensity is the maximum volume of structures permitted on a lot, as expressed in cubic feet.
2. **Calculation.** Maximum Building Intensity is calculated by multiplying the maximum permitted building height by the maximum square footage of lot coverage permitted on a lot.
3. **Example.** If a lot is 10,000 square feet and the maximum permitted height in the applicable zoning district is 30 feet and the maximum permitted lot coverage is 40%, the Maximum Building Intensity equation would be $(.4 \times 10,000) \times 30$ and the Maximum Intensity would be 120,000 cubic feet.
4. **Relationship to Use Permits.** Height or lot coverage limits may be modified when a use permit is first secured, however Maximum Building Intensity may not be increased beyond the amount calculated using the original height and coverage limits.

26-12-050 – MP Zone Design Requirements

- A. Minimum District Size.** The MP zone may only be applied to an area 40 acres or more, unless a smaller area is suitable because of unusual parcel configuration, topography or location.
- B. Access.** Access to an area zoned MP shall be directly from:
 1. An arterial or collector roadway as designated in the circulation element of the General Plan; and/or
 2. A freeway frontage road.
- C. Use Locations.**
 1. All uses shall be conducted primarily within buildings.
 2. Any outdoor activities such as storage or loading facilities shall be incidental to the primary use of the property.
- D. Landscaping.**
 1. All unused portions of each parcel devoted to the permitted use shall be maintained as a landscaped area.
 2. For phased developments, landscaping shall be installed along the entire street frontage during the first phase or as determined through the Design Review process. Undeveloped areas shall be mowed periodically for grass/fire control, not used for any kind of storage and kept in a clean and orderly fashion at all times.
- E. Outdoor Storage.**

1. Outdoor storage of merchandise, material and equipment is permitted only when associated with the principal operation conducted within the buildings on the lot.
2. Outdoor storage may occupy more than 15 percent of the lot only with Design Review approval.
3. The location of outdoor storage areas shall provide for complete screening of storage from adjacent properties as determined by the decision maker.
4. Material or equipment stored may not be piled or stacked higher than the required screening.

F. Boundary Fencing.

1. Boundary fencing, except when allowed by Article 82 (Design Review), may not be constructed in any required yard which abuts a street.
2. Boundary fencing may be of open wire mesh or similar open construction with the exception of those screening approved outdoor storage areas.
3. Landscaping shall be provided where necessary to screen boundary fencing from adjacent residences, businesses and public roads.

G. Signs.

1. Street Entrance Signs to Identify the District.

- a. One detached sign is allowed at each street entrance on an MP zone in order to identify the area and industries.
- b. Street entrance signs may not contain advertising copy.
- c. Street entrance signs may not exceed 175 square feet in area or 6 feet in height.
- d. Street entrance signs may be located in a yard adjacent to a street or right of way, but may not be closer than 10 feet to a street or right-of-way property line.

2. Detached Appurtenant Signs.

- a. One detached appurtenant sign not to exceed 32 square feet in area or 4 feet in height is permitted on each street frontage of each lot.
- b. Parcels with over a 200-foot frontage may have additional signs if they are spaced a minimum of 175 feet apart.
- c. Detached appurtenant signs may be located in a yard adjacent to a street or right of way, but may be closer than 10 feet to a street or right-of-way property line.

3. Attached Appurtenant Signs.

- a. The total attached appurtenant sign area shall not exceed 3 percent of the total area of the walls on any face of the building to which they are attached. Occupant signs shall be scaled proportionately to the amount of overall space occupied within the building.

- b. Fascia and roof signs are not permitted

H. Loading Spaces.

1. A minimum of one loading space per 40,000 square feet of gross building floor area is required. Buildings used primarily for office purpose are exempt from this requirement.
2. Loading spaces shall be at least 12 feet by 40 feet with 14 feet of clearance height.
3. Loading spaces shall be provided for each tenant on the premises with 40,000 square feet of gross building floor area or more.
4. Loading spaces may not be located in the required front yard.
5. Loading spaces shall not face any public street and must 100 or more from a residential zone unless adequately screened and approved by the decision maker.
6. In the case where buildings are used primarily for office purposes, this requirement may be deleted.

I. Performance Standards.

1. **Noise.** Noise related to industrial uses shall be controlled so as to be in compliance with the noise element of the General Plan.
2. **Vibration.** Vibration shall not be permitted which is discernible with instruments at the lot line of the property on which the vibration is generated.
3. **Smoke, Dust, Fumes, Contaminants and Odors.** Any permitted use which emits smoke, dust, fumes, particulate matter contaminants, or odors shall comply with the latest rules and regulations of the Bay Area Pollution Control District.
4. **Glare.** Any light source used for exterior lighting purposes shall be shielded so as not to be directly visible from off site. Reflected light shall be controlled so as not to significantly increase off-site glare.
5. **Flammable and Explosive Materials.** All activities involving and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire- fighting and fire-suppression equipment and devices standards in industry shall be provided and maintained. Open burning is prohibited.
6. **Radioactivity, Electrical Disturbance or Electromagnetic Interference.** No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance or electromagnetic interference adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
7. **Liquid Wastes.** Wastes detrimental to a public sewer system or detrimental to the functioning of a sewage treatment plant shall not be discharged to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewerage system. Where pretreatment is not effective, the waste shall not be discharged to a public sewer system.

Article 14 – SPECIAL PURPOSE ZONES

Sections:

- 26-14-010 – Purpose of Division
- 26-14-020 – Purpose of the Public Facilities District
- 26-14-030 – Allowed Land Uses
- 26-14-040 – Development Standards

26-14-010 – Purpose of Article

This article identifies allowed land uses in the special purpose zones, permits required for allowed uses, and general standards for site development.

26-14-20 – Purpose of Special Purpose Zones

- A. Planned Community (PC).** The PC zone allows diverse mixes of uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the General Plan and protecting the public health, safety and general welfare.
- B. Public Facilities (PF).** The PF zone provide sites to serve the community or public need and to protect these sites from encroachment of incompatible uses.

26-14-020 – PF Zone as Base Zone and Combining District

A. Base Zone.

1. The PF zone is applied as a base zone to identify existing public facilities consistent with the General Plan.
2. Where the PF zone is a base zone, development shall comply with the requirements of this section.

B. Combining District.

1. The PF zone is applied as a combining district to generally indicate those areas in which a future public facility is needed.
2. Where the PF zone is applied as a combining district, development shall comply with the requirements of the applicable base district. The County may require development to contribute public service facilities or infrastructure as identified in the General Plan or applicable specific or area plan.

26-14-030 – Allowed Land Uses**A. General.**

1. Table 14-1 identifies the allowed uses and permit requirements in the special purpose zones.
2. Allowed uses in the PC zone apply as follows:
 - a. "PCRR" applies where the base zoning is Planned Community and the underlying General Plan Land Use is Rural Residential.
 - b. "PCUR" applies where the base zoning is Planned Community and the General Plan Land Use is Urban Residential.
 - c. "PCCOM" applies where the base zoning is Planned Community and the General Plan Land Use is Limited Commercial, Limited Commercial / Traffic Sensitive, or General Commercial.
3. All uses may be subject to additional standards and regulations and may require a Zoning Permit, Design Review, or other additional review. Additional regulations that apply to allowed uses are noted in the "Use Regulations" column in Table 14-1.
4. Additional regulations that apply to allowed uses are noted in the "Use Regulations" column in Table 14-1.
5. If Table 14-1 shows two permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions, described in the use regulations for the allowed use.

B. Additional Permits.

1. A Zoning Permit, Design Review or other permits may be required in addition to those permits required by Table 14-1. See individual use regulations sections for additional requirements that may apply.

Table 14-1: Allowed Land Uses in Special Purpose Zones

Key of symbols for Table 14-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Agricultural & Resource-Based Land Use Category					
Agricultural Crop Production and Cultivation	P	P	-	-	26-18-020

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Agricultural Processing	-	-	-	C	26-18-030
Animal Keeping: Beekeeping	-	-	-	P	26-18-060
Animal Keeping: Farm Animals	P	-	-	-	26-18-080
Farm Stands	C	-	-	-	26-18-150
Indoor Crop Cultivation	P	-	-	-	26-18-160
Nursery, Wholesale	P	-	-	-	26-26-200
Industrial, Manufacturing, Processing & Storage Land Use Category					
Laboratories	-	-	-	P	26-20-040
Manufacturing/Processing, Light	-	-	-	P	26-20-070
Manufacturing/Processing, Medium	-	-	-	P	26-20-080
Recycling Collection Facilities	†	†	†	†	† See 26-20-090 & 26-88-070
Recycling Processing Facilities	†	†	†	†	† See 26-20-100 & 26-88-070
Storage: Warehouses	-	-	-	P	26-20-150
Storage: Wholesale and Distribution	-	-	-	P	26-20-160
Recreation, Education & Public Assembly Land Use Category					
Civic Institution	C	C	-	C	26-22-040
Community Meeting Facilities	C	C	-	C	26-22-050
Country Club	C	C	-	-	26-22-060
Educational Institutions: Colleges or Universities	-	C	-	C	26-22-070
Educational Institutions: Elementary and Secondary Schools	C	C	-	C	26-22-080
Educational Institutions: Specialized Education and Training	C	-	-	C	26-22-090
Golf Course	C	C	C	C	26-22-100
Parks and Playgrounds	C	C	C	C	26-22-110
Periodic Special Events	P	P	P	P	26-22-120
Recreation and Sports Facilities: Recreation Facility, Indoor	-	-	-	C	26-22-140
Studios for Art, Crafts, Dance, Music	C	-	-	-	26-22-190
Residential Land Use Category					
Caretaker Dwelling	-	-	-	C	26-24-080
Congregate Housing, Large	C	C	-	-	26-24-090
Cottage Food Operation	P	P	P	-	26-24-100
Dwelling, Single-family	P	P	P	-	26-24-130
Guest House	P	-	-	-	26-24-170

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Home Occupation	P	P	P	-	26-24-180; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	-	26-24-190; 26-88-061
Family Day Care Home, Large	P	P	P	-	26-28-150; 26-88-080
Family Day Care Home, Small	P	P	P	-	26-28-150; 26-88-080
Live/Work	C	C	C	-	26-24-200; 26-88-122
Mixed-Use Development	-	-	C	-	26-24-210; 26-88-123
Mobile Home Parks	-	C	-	-	26-24-220; 26-88-100
Permanent Supportive Housing	P	P	-	-	26-24-230
Residential Community Care, Large	C	C	C	-	26-24-240
Residential Community Care, Small	P	P	P		26-24-240
Single-Room Occupancy, Large	-	C	C	-	26-24-250; 26-88-125
Transitional Housing	P	P	-	-	26-24-270; 26-88-127
Retail Land Use Category					
Fuel Station	-	-	C	-	26-26-080
General Retail	-	-	C	-	26-26-090
Restaurants	-	-	C	-	26-26-140
Services Land Use Category					
Cemeteries	C	-	-	C	26-28-050
Commercial Horse Facilities	C	C	C	-	26-18-060
Day Care Center	C	C	C	-	26-28-080
Homeless Shelter, Small-Scale	-	C	-	-	26-28-090; 26-88-127
Horse Boarding	C	C	C	-	26-18-100
Lodging: Bed and Breakfast (B&B)	C	-	-	-	26-28-130; 26-88-118
Lodging: Vacation Rentals	P/C	-	-	-	26-28-160 26-88-120
Maintenance and Repair Service, Non-Vehicular	-	-	-	P	26-28-170
Personal Services	-	-	C	-	26-28-200
Professional Office	-	-	C	P/C	26-28-210
Vehicle Maintenance and Repair	-	-	-	C	26-28-220
Transportation, Communications & Utilities Land Use Category					
Low Temperature Geothermal Resource Development	C	C	C	C	26-30-050
Public Safety Facilities	C	C	C	C	26-30-090
Public Utility Facilities	C	C	C	C	26-30-100
Renewable Energy Facilities	†	†	†	†	See 26-30-110 and 26-88-200
Telecommunications facilities	†	†	†	†	See 26-30-120 and 26-88-130
Other Land Uses					
Cannabis Cultivation, Personal Use	P	P	-	-	26-88-258

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Commercial Cannabis Uses	†	†	†	†	† See 26-88-250; 26-88-254; 26-88-256

- C. Governmental Facilities – PF Zone.** In addition to allowed uses in Table 14-1, any facilities owned and operated by a city or the county are permitted in the PF zone.

26-14-040 – Development Standards

- A. General.** Table 14-2 identifies the development standards in the special purpose zones.
- B. Combining Zones.** Properties with a combining zone designation as shown in the Zoning Database (ex. LG Local Guidelines Combining District) may be subject to additional development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.

Table 14-2: Development Standards in Special Purpose Zones

Key of symbols for Table 14-2:

† = Standard indicated in Supplemental Standards column

Standards	PC Zone	PF Zone	Supplemental Standards
Lot Size (min. sq. ft.)	6,000	6,000	26-14-040.C.1; 26-16-030
Lot Width (min. ft.)	No min.	60	
Front Property Line Setback (min. ft.)	20	20	26-14-040.C.5; 26-16-060
Street Side Property Line Setback (min. ft.)	20	20	26-14-040.C.5; 26-16-060
Interior Side Property Line Setback (min. ft.)	5	5	26-14-040.C.5; 26-16-060
Rear Property Line Setback (min. ft.)	20	20	26-14-040.C.5; 26-16-060
Street Centerline Setbacks (min. ft.)			
Front Street Centerline Setbacks (min. ft.)	No min.	45	
Side Street Centerline Setbacks (min. ft.)	No min.	45	
Lot coverage for mixed commercial and residential development	50%	N/A	26-14-040.C.3; 26-16-050
Lot coverage for all other development	35%	40%	26-14-040.C.3; 26-16-050
Main Building Height (max. ft.)	35	35	26-16-040
Accessory Building Height (max. ft.)	35	15	
Parking	†	†	† See Article 86; 26-14-040.C.6

- C. PC Zone Standards.** The following additional standards apply in the PC zone.

1. **Lot Size.** Minimum lot size in the PC zone may be reduced with an approved precise development plan.
 2. **Increased Building Height.** See 26-16-040 (Increased Allowed Height).
 3. **Increased Lot Coverage.**
 - a. For development in the PC zone that is not mixed commercial and residential, an approved precise development plan may allow a lot coverage greater than 35 percent.
 - b. See also 26-16-050.A (Increased Lot Coverage for Farm Operations) and 26-16-050.B (Residential Greenhouses and Swimming Pools).
 4. **Building Groups.** Dwelling units in the PC zone may not be arranged in a continuous group or in any one building in excess of six dwelling units or 150 lineal feet, whichever is less, unless otherwise allowed by the Planning Commission.
 5. **Setbacks.** The following additional setback standards apply in the PC zone.
 - a. Minimum required setbacks may be modified by an approved precise development plan.
 - b. Garage openings must be setback at least 20 feet from any road, right-of-way, or common driveway.
 - c. At least ten feet separation must be provided between all detached buildings.
 - d. Landscaping shall be installed and permanently maintained in all required setback areas for the life of the project.
 6. **Guest Parking.** In the PC zone one uncovered guest parking space is required per unit in a multifamily or dwelling group development.
- D. Telecommunication Facilities - PF Zone.** A telecommunication facility may not exceed the maximum allowed building height in the base zone which is predominant in the area outside of the boundary of the PF zone and in closest proximity to the proposed location of the facility.
- E. Accessory Buildings on Vacant Parcels.** See 26-16-080 (Accessory Buildings on Vacant Parcels).

26-14-050 – PC Zone Preliminary Development Plan

- A. When Required.** Applications to rezone lands to the PC zone shall be accompanied by a preliminary development plan that meets the requirements of this section.
- B. Sectional District Map.** The sectional district maps for PC zones shall reflect the preliminary development plan by showing:

1. The precise areas and anticipated square footage of commercial use, where applicable;
 2. The precise areas and number of residences, where applicable;
 3. A reference to any resolution of intent adopted by the planning commission or board of supervisors at the time of recommendation or adoption of the sectional district maps.
- C. Required Contents.** The preliminary development plan shall include a graphic representation of the applicant's intended development showing the following:
1. The location and boundaries entire proposed planned community.
 2. If used in the limited commercial, limited commercial-traffic sensitive, or general commercial land use category, the proposed land uses precisely divided between residential and commercial.
 3. A preliminary circulation pattern.
 4. A preliminary site plan for all residential areas including the size of each area.
 5. The proposed number of dwelling units and size of each unit.
 6. The anticipated square footage and building intensity for commercial development in each area.
 7. The type and location of proposed public facilities located on site.
 8. General delineation of those units to be constructed in progression.
 9. Topography at contour intervals determined by the Director.
 10. The relationship of the planned community to its surroundings and the general plan.
 11. Other information deemed necessary by the Director.
- D. Revisions.** Revisions to a preliminary development plan may be approved in the same manner as the original approval, except that permit expiration provisions are automatically waived.

26-14-060 – PC Zone Precise Development Plan

- A. When Required.** Applications for a conditional use or subdivision of land in the PC zone shall require a precise development plan. A “precise development plan” is synonymous with “use permit”. Applications to rezone lands to Planned community shall be accompanied by a preliminary development plan that meets the requirements of 26-14-050.
- B. Timing.** A precise development plan must be submitted prior to or concurrently with an application for tentative map or zoning permit.

- C. Noticed Public Hearing.** The Planning Commission or Board of Supervisors shall review and act on a proposed precise development plan at a noticed public hearing in the same manner as required for a Use Permit.
- D. Contents.** A precise development plan shall be a precise, graphic and written representation of the applicant's intended development describing:
1. Location and description of all buildings;
 2. Vehicular circulation;
 3. Pedestrian circulation;
 4. Parking;
 5. Topography at contour intervals determined by the planning director;
 6. Drainage plan;
 7. Building elevations;
 8. Landscaping and maintenance provisions therefore;
 9. Gross area, lot area and open areas calculated to the nearest tenth of an acre;
 10. Delineation of those subunits to be constructed in progression;
 11. Signage;
 12. Other information deemed necessary by the Planning Director.
- E. Open Areas.** The maintenance of and perpetual existence of required open areas shall be guaranteed by creation of entities and the imposition of real conditions, covenants and restrictions as required by County Counsel.
- F. Conveyance of Public Areas.**
1. In the event that a subdivision map is not required for approval of the entirety of any general or precise plan of planned community, such approval shall not become effective until conveyances for any required public easements, streets, rights-of-way or other public areas shall have been filed with the county surveyor and accepted by the board of supervisors.
 2. Where any land is to be conveyed for public use, a title report issued by a title insurance company in the name of the owner of the land, issued to or for the benefit and protection of the county of Sonoma showing all parties whose consent is necessary and the nature of their interest therein, shall be filed with the conveyances of such land.
- G. Public Improvements**

1. Where public improvements will be conveyed to the County of Sonoma, the landowner shall execute and file an agreement with the County to install these improvements at the landowner's cost and expense.
2. The County may require the landowner to provide adequate security to guarantee the proper completion of approved work or compliance with conditions of approval.
3. The improvement agreement and security cover required landscaping and plantings located on both public and private lands.

– This Page Intentionally Left Blank –

Article 16 – SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 26-16-010 – Purpose of Article
- 26-16-020 – Density
- 26-16-030 – Lot Size
- 26-16-040 – Increased Allowed Height
- 26-16-050 – Lot Coverage Exceptions
- 26-16-060 – Setbacks
- 26-16-070 – Parking
- 26-16-080 – Accessory Buildings on Vacant Parcels

26-16-010 – Purpose of Article

This article contains provisions to supplement the basic development standards for zones found in articles 26-6 through 26-14.

26-16-020 – Density

- A. Maximum Allowed.** In zones where residential uses are allowed, the maximum number of primary dwelling units per acre is specified in the parcel-specific General Plan Land Use Map or Zoning Database, whichever is more restrictive.
- B. Exempt Units.** Accessory dwelling units, junior accessory dwelling units, farm family housing, and agricultural employee housing, where allowed, are exempt from the maximum density standard.
- C. Affordable Housing.** Maximum allowed density may be increased in accordance with Article 89 (Affordable Housing Program Requirements and Incentives).

26-16-030 – Lot Size

- A. Williamson Act Lands.** Subdivision of any Williamson Act contracted lands shall not result in any new parcel less than 10 acres in size for Type 1 preserves or 40 acres in size for Type 2 preserves, or the established minimum lot size, whichever is more restrictive. (General Plan Policy AR-8c)
- B. Clustered Development.**
 - 1. In all zones:
 - a. Clustered development is not allowed on land subject to a Williamson Act contract.

- b. When lot sizes are reduced to allow for clustered development, a protective easement shall be applied to the remaining large parcels which indicates that density has been transferred to the clustered area.
- 2. In the RRD zone, the minimum lot size in a clustered development is 1.5 acres. There is no minimum lot size for clustered development in other zones where clustered development is allowed.
- 3. **LEA zone** (General Plan Policy AR-3b):
 - a. In considering subdivision of lands within "Land Extensive Agriculture" areas except those lands under Williamson Act contract, one-half or three of the permitted residential lots (whichever is greater), may be clustered.
 - b. These clustered parcels may be as small as one and one-half acres but no larger than ten acres. No future subdivision of these small parcels shall be permitted.
 - c. All other parcels created in this category shall have a minimum lot size at least as large as the maximum density specified by the Land Use Map or Policy AR-8c, whichever is more restrictive.
 - d. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves, as amended from time to time.
- 4. **DA zone** (General Plan Policy AR-3c, AR-3e, AR-4a):
 - a. Where clustered subdivision is permitted, separate clusters on one site from those on another site unless it is clearly demonstrated that the resulting lots will not create the appearance of, or conflicts associated with, residential intrusion.
 - b. Any subdivision which proposes to cluster parcels of 10 acres or less shall locate those lots around existing residences on the parcel being subdivided. The intent of this policy is to minimize the impact of residential parcels on adjacent agricultural operations.
 - c. Where clustered subdivision is permitted, to the extent allowed by law, place an agricultural easement in perpetuity on the residual farming parcel(s) at the time that the subdivision occurs. The easement shall be conveyed to the County or other appropriate non-profit organizations.
 - d. The primary use of any parcel shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.

26-16-040 – Increased Allowed Height

- A. Allowed with Design Review.** In the agricultural & resource-based and residential zones, the maximum allowed building height may be increased with design review approval in accordance with Article 82.
- B. Allowed with Use Permit.** In the commercial, industrial, PC, and PF zones, the maximum allowed building height may be increased with a use permit. A building with increased allowed height may not exceed the maximum allowed building intensity in the applicable zone.

26-16-050 – Lot Coverage Exceptions

- A. Increased Lot Coverage for Farm Operations.** In the agriculture and resources zones and the AR zone, the Planning Director may allow increased maximum lot coverage for commercial greenhouses, large animal operations, and buildings required for the farm operation to meet water quality or other environmental protection regulations.
- B. Residential Greenhouses and Swimming Pools.** The Planning Director may waive the maximum lot coverage standard for:
 - 1. Greenhouses in the RR zone; and
 - 2. Swimming pools in the RR, R1, and PC zones.
- C. Increased Lot Coverage in Commercial, Industrial and PC Zones.** In the commercial and industrial zones and the PC zone, the maximum allowed lot coverage may be increased with a use permit provided the development does not exceed the maximum allowed building intensity in the applicable zone.

26-16-060 – Setbacks

- A. Street Centerline Setbacks.** Minimum street centerline setbacks are measured from the centerline of the abutting public road, street or highway, except as may be otherwise indicated on the district maps
- B. Farm Animal Accessory Structures.** Table 20-1 shows minimum setbacks for in the LIA, LEA, DA, RRD, AR, RR zones for watering troughs, feed troughs, accessory buildings used for the housing or maintenance of farm animals and accessory buildings and runs used for the housing or maintenance of kennel animals

Table 20-1: Setbacks for Animal Structures in the LIA, LEA, DA, RRD, AR, RR Zones

Measured From	Minimum Setback
Front property line	50 ft.
Street side, interior side, and rear property line	20 ft.
Any dwelling on adjacent property	30 ft.

C. Garages and Carports.

1. **Minimum Setback.** A garage or carport opening facing the street in the LIA, LEA, DA, RRD, PF, K or any residential zone must be setback at least 20 feet from a front or exterior side property line, except as allowed by paragraph (2) below.
2. **Allowed Adjustments.** The following adjustments to the minimum setback standard in paragraph (1) above are allowed in the LIA, LEA, DA, RRD, AR, RR, R1 zones.
 - a. If 25 percent or more of the lots on a block or portion of a block in the same zoning district have been improved with garages or carports, the required setback may be reduced to a depth equal to the average front setback of these garages or carports. In no case may the front setback be reduced to less than 10 feet. The Director may require a use permit if the reduction may result in a traffic hazard.
 - b. If a residence is elevated to meet flood requirements, the space underneath the building may be utilized for a garage or carport if it will meet building codes, even if the minimum setback cannot be met, subject to Administrative Design Review approval.

- D. Building Projections.** Table 20-2 shows building features which may project into minimum setbacks in the LIA, LEA, DA, RRD, AR, RR, R1, PF, CR zones

Table 20-2: Allowed Setback Projections in the LIA, LEA, DA, RRD, AR, RR, R1, PF Zones

Building Features	Front Setback	Side Setback	Rear Setback	Additional Requirement
Cornices, eaves, canopies, bay windows, fireplaces and/or other cantilevered portions of structures, and similar architectural features	2 ft.	2 ft.	2 ft.	The projection may not occupy more than one-third of the length of the wall to which it is attached
Uncovered porches, fire escapes or landing places	6 ft.	3 ft.	6 ft.	None

- E. Average Front Setbacks.** The following front setback adjustment is available in the LIA, LEA, DA, RRD, AR, RR, R1, PF, CR, and K zones.

1. If 25 percent or more of the lots on a block or portion of a block in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots.
2. In all zones except for PF, CR and K, the front setback may not be reduced to less than 10 feet.
3. In all zones except CR and K, the Director may require a use permit if the reduction may result in a traffic hazard.

F. Accessory Buildings. The following standards apply to accessory buildings in the agricultural and resource-based zones and the AR, RR, R1, and PF, CR zones:

1. Accessory buildings may be constructed within the required setbacks in the rear half of the lot.
2. Accessory buildings may not occupy more than 30 percent of the width of any rear setback area.
3. Accessory buildings may not be located closer than 10 feet from the main buildings on adjacent lots. In CR, this setback shall also apply to the main buildings on the same lot as the accessory building.

G. Swimming Pools. The following standards apply to swimming pools in the agricultural and resource-based zones and the AR, RR, R1, and CR zones:

1. Swimming pool walls shall be setback a minimum of 3 feet from:
 - a. The rear and side property lines; and
 - b. The main building on the same lot.
2. Conventional pool accessory equipment (pump, filters, etc.) are exempt from minimum setback requirements.

H. Agricultural Buffers. An agricultural buffer may be required for any nonagricultural land use that adjoins land zoned AR or designated as agricultural land in the General Plan. See Section 26-88-040(f).

I. Additional Setback Provisions. See also 26-88-040 (General Yard Regulations and Exceptions).

26-16-070 – Parking

A. General. Off-street parking shall be provided as required by Article 86 (Parking Requirements) and this section.

B. Waived Covered Parking for Single-Family Dwellings

1. In the RRD, AR, and R1 zones, the covered parking requirement for single-family dwellings may be waived with Design Review approval.

2. In the CR, PC, and K zones, the covered parking requirement for single-family dwellings may be waived with Design Review approval where the lot size, shape or location allows for parking will be visually screened from adjacent lots and from the common roadways serving the property.

26-16-080 – Accessory Buildings on Vacant Parcels

A. Accessory Buildings on Vacant Parcels. The following requirements apply in the LIA, LEA, DA, RRD, and RR zones:

1. Accessory buildings may be constructed on vacant parcels of 2 acres or more in advance of a primary permitted use. Excludes Accessory Dwelling Units.
2. On vacant parcels less than 2 acres, accessory buildings may only be constructed if less than 120 square feet or as incidental to an existing agricultural use.

Article 18 – AGRICULTURE AND RESOURCE-BASED USE STANDARDS

Sections:

- 26-18-010 – Purpose of Article
- 26-18-020 – Agricultural Crop Production and Cultivation
- 26-18-030 – Agricultural Processing
- 26-18-040 – Agricultural Processing, Small Scale
- 26-18-050 – Agricultural Support Services
- 26-18-060 – Animal Keeping: Beekeeping
- 26-18-070 – Animal Keeping: Confined Farm Animals
- 26-18-080 – Animal Keeping: Farm Animals
- 26-18-090 – Animal Keeping: Livestock Feed Yards
- 26-18-100 – Animal Keeping: Pet Fancier
- 26-18-110 – Aquaculture
- 26-18-120 – Composting, Commercial
- 26-18-130 – Composting, Non-commercial
- 26-18-140 – Farm Retail Sales
- 26-18-150 – Farm Stands
- 26-18-160 – Indoor Crop Cultivation
- 26-18-170 – Land and Resource Management
- 26-18-180 – Mining, Surface
- 26-18-190 – Mushroom Farming
- 26-18-200 – Nursery, Wholesale
- 26-18-210 – Tasting Rooms
- 26-18-220 – Timber Management
- 26-18-230 – Timber Operator Storage Yard
- 26-18-240 – Timber Saw Mills and Lumber Production
- 26-18-250 – Timberland Conversions

26-18-010 – Purpose of Article

This article provides standards for specific agriculture and resource-based land uses in all zones.

26-18-020 – Agricultural Crop Production and Cultivation

A. Definition. The commercial growing and harvesting of agricultural crops.

1. Includes:

- a. Growing and harvesting shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops.

- b. The preparation of soil for the raising of agricultural crops.
- c. Incidental cleaning, storage, packing, and similar preparation of crops grown on site, at the time of harvest or shortly thereafter.

2. Excludes:

- a. Cannabis Cultivation.
- b. Agricultural Support Services.
- c. Visitor-Serving Uses.
- d. Processing of agricultural crops where the crop is changed from its natural state to a different form (see "Agricultural Processing").
- e. The growing and harvesting of crops in greenhouses or similar structures (see "Indoor Crop Cultivation").

B. Standards.

- 1. Crop Production must comply with applicable provisions of Article 65 (RC Riparian Corridor Combining Zone) and Chapter 36 (Vineyard and Orchard Development Ordinance); which may require a Use Permit.

26-18-030 – Agricultural Processing

A. Definition. Changing an agricultural product from its natural state to a different form, as grapes to wine, apples to juice or sauce.

- 1. **Includes:** Preparing agricultural products not grown on-site, processing agricultural products grown or produced primarily on-site or in the local area, storage of agricultural products grown or processed on-site, and bottling or canning of agricultural products grown or processed on-site.
- 2. **Excludes:** Cannabis Processing and Animal Product Processing.

B. Permits. Conditional Use Permit is required.

C. Standards.

- 1. **LIA, LEA, DA, AR zones:** the use must be sized to accommodate, but not exceed, the needs of the on-site growing or processing operation. (General Plan Policy AG-5c)
- 2. **AR zone:**
 - a. The use is limited to processing of agricultural products grown or produced on site, and botting, canning, or storage of agricultural products grown and processed on site.
 - b. The combined square footage of all buildings for processing or storage shall not exceed:
 - (1) 2,500 square feet on parcels of five acres or less; and

- (2) 5,000 square feet on parcels greater than five acres.
- c. Agricultural products imported from offsite sources shall not exceed 30 percent of the average onsite agricultural production. This limitation does not apply during periods of catastrophic crop or animal loss caused by extreme weather, pestilence, or similar conditions.
- 3. **MP zone:** Limited to wineries meeting effluent pre-treatment requirements. Tasting Rooms and retail sales not allowed.
- 4. **M1, M2, M3 zones:** Incidental retail sale of agricultural products processed on the site is allowed.
- D. **Findings - LIA, LEA, DA, AR Zones.** To approve an Agricultural Processing facility in the LIA, LEA, DA, or AR zone that processes products grown off-site, the review authority must find that the facility will be consistent with General Plan Policy AG-5g.

26-18-040 – Agricultural Processing, Small Scale

- A. **Definition.** An agricultural processing operation that meets the performance standards in Section 26-88-210 (Small-Scale Agricultural Processing Facility).
 - 1. **Excludes:** Production of Alcoholic or Cannabis Products, Animal Slaughter and/or Meat Cutting And Packing, Cottage Food Operations.
- B. **Permits.** Zoning Permit required.
- C. **Standards.** See Section 26-88-210 (Small-Scale Agricultural Processing Facility).

26-18-050 – Agricultural Support Services

- A. **Definition.** A commercial service that provides services purchased by farmers and agricultural enterprises. Includes farm product processing services, custom farming services, agricultural waste handling and disposal services, veterinary clinics, farm machinery and equipment maintenance and repair; irrigation, and vineyard management services.
- B. **Standards.**
 - 1. **Permitted Use.** Agricultural support services involving no more than one (1) employee and occupying no more than one-half (1/2) acre of land are allowed without a Use Permit.
 - 2. **Conditional Use.** Agricultural Support Services may occupy an area:
 - a. LIA zone: Agricultural support services with more than one (1) and a maximum of three (3) employees or occupying more than one half (½) acre of land.
 - b. LEA, DA, and AS zones: two or more employees allowed with a Use Permit.
 - 3. **LIA, LEA, DA Criteria.** Agricultural Support Services in the LIA, LEA, and DA zones are subject at minimum to the criteria of General Plan Policies AR-5e and AR-5f. Such

services may include incidental sales of products related to the support service use but shall not include additional walk-in, over-the-counter retail sales.

26-18-060 – Animal Keeping: Beekeeping

- A. Definition.** A private or commercial activity where beehives are kept on a property.
- B. Standards.** No unique use-specific standards.

26-18-070 – Animal Keeping: Confined Farm Animals

- A. Definition.** The raising, feeding, maintaining and breeding of farm animals where animals are continuously confined in enclosed pens or similar structures, the majority of animal feed is provided by facility management rather than grazing, and animal wastes are concentrated on site.
 - 1. **Includes:** Dairies, hog farms, veal production, and chicken and turkey ranches, and similar livestock where animals are continuously confined.
 - 2. **Excludes:** Horses, goats, sheep, and similar farm animals.
- B. Permits.**
 - 1. **Zoning Permit:** facilities 500 feet or more from a nonagricultural land use category.
 - 2. **Use Permit:** facilities within 500 feet of a nonagricultural land use category.
- C. Standards.**
 - 1. Minimum parcel area: 2 acres.
 - 2. Prior to Zoning Permit approval, the Sonoma County Health Services Department and the North Coast Regional Water Quality Control Board must approve a confined animal management plan for the use.

26-18-080 – Animal Keeping: Farm Animals

- A. Definition.** The raising, feeding, maintaining and breeding of farm animals which are not continuously confined.
 - 1. **Excludes:** Confined Farm Animal Facilities, the keeping of household pets and wild or exotic animals.
- B. Standards.**
 - 1. **Maximum Number of Animals.**
 - a. Animal limits apply only to parcels:
 - (1) 2 acres or less in the LIA, LEA, DA, RRD, AR, and PCRR zones; and
 - (2) 5 acres or less in the RR zone

- b. When animal limits apply, not more than one of the following animal uses in Table 18-1 is permitted per 20,000 square feet of land area.

Table 18-1: Maximum Number of Farm Animals

Animal	Max. number
Hogs and pigs	5
Horses, mules, cows and steer	1
Goats, sheep, and similar animals	5
Chickens or similar fowl	50
Ducks and geese	50
Rabbits or similar animals	100

- c. LIA, LEA, DA, RRD and AR zones: The above limitations may be modified by the Director upon submittal of a proposal statement which describes the extent of the domestic farming use and which is signed by the owners of all property within 300 feet of the subject property. The Director may require the applicant to obtain a Use Permit if the Director determines that the project might be detrimental to surrounding uses.
- d. LIA, LEA, DA, RRD, AR, RR, and PCRR zones: 4-H and FFA animal husbandry projects are exempt from the limitations in Table 18-1 if the project is on a parcel 20,000 square feet or more and the project advisor submits a letter of project authorization to the Department. However, the Director may require a Use Permit for the project upon determining that the project may be detrimental to surrounding uses.
- e. RR zone: On a lot 5 acres or more, the number of animals may exceed Table 18-1 with a Use Permit.
- f. RRD and AR zones: Temporary or seasonal sales and promotion of livestock raised on the site is allowed.
2. **Hens in R1 Zone.**
- a. In the R1 zone, raising, feeding, and maintaining of up to six hens is allowed. Hens must have access to chicken coop and contained within a secure enclosure which prevents animal trespass.
- b. The coop and pen shall be located in the rear yard of the property and maintained in a sanitary condition.

26-18-090 – Animal Keeping: Livestock Feed Yards

- A. Definition.** Corrals or holding areas for the primary purpose of holding or feeding animals for market and not incidental to a farm or ranch.
1. **Includes:** Specialized and intensive commercial animal facilities such as animal sales yards, stockyards, and cattle feedlots where most feed is imported or purchased.

2. **Excludes:** Slaughterhouses, rendering plants.

B. Standards. No unique use-specific standards.

26-18-100 – Animal Keeping: Pet Fancier

- A. Definition.** A facility, licensed by the Sonoma County Public Health Department, on which five to ten dogs and/or five to 10 cats over four months of age are owned and kept by the owner or occupant for personal, noncommercial purposes.

1. **Includes:** Keeping of animals for hunting, tracking, exhibiting at shows, exhibitions, field trials and other competitions, enhancing or perpetuating a given breed.
2. **Excludes:** Dogs or cats used in conjunction with an agricultural operation on the site.

B. Standards.

1. Minimum lot size: 1 acre.
2. May not sell, display, offer for sale, barter, or give away more than four litters of puppies and/or four litters of kittens in any calendar year.
3. Requires a Pet Fancier License from the Division of Animal Regulation which must be renewed annually.

26-18-110 – Aquaculture

- A. Definition.** The raising of fish, frogs, or other aquatic animal species for commercial purposes.

B. Standards.

1. Prohibited on prime soils.
2. Shall not adversely affect biotic resources.

26-18-120 – Composting, Commercial

- A. Definition.** A commercial facility that produces compost from the onsite and/or offsite organic material fraction of the waste stream in compliance with California Code of Regulations, Title 14, Division 7.

1. **Excludes:** Non-commercial Composting.

B. Standards.

1. LEA, DA, and RRD zones: Commercial Composting is subject to General Plan Policy AR-4a.

26-18-130 – Composting, Non-commercial

- A. Definition.** Composting that is an incidental part of an agricultural operation and relies primarily upon onsite material to amend soils onsite or on adjacent parcels owned or operated by the same property owner.
- B. Standards.** No unique use-specific standards.

26-18-140 – Farm Retail Sales

- A. Definition.** A retail facility for year-round sales of agricultural products grown or raised on the site or other properties owned or leased by the farm operator, and pre-packaged goods processed from onsite agricultural production.
 - 1. **Includes:** Dairy and meat products that require refrigeration.
 - 2. **Excludes:** Tasting Rooms serving alcoholic beverages; Farm Stands.
- B. Permits.** Zoning Permit required.
- C. Standards.**
 - 1. **General.** See 26-88-215 (Farm Retail Sales).
 - 2. **Goods Not Produced On-Site.** Incidental sales of merchandise or goods not produced on site is limited to 10 percent of the floor area up to a maximum of 50 square feet.
 - 3. **Product Sampling.** Sampling of products grown or processed on-site may be allowed with a Retail Food Facility Permit.

26-18-150 – Farm Stands

- A. Definition.** An area for the temporary or seasonal sales and promotion of agricultural products that are grown or raised on the site; and pre-packaged, shelf stable goods processed from onsite agricultural production.
 - 1. **Includes:** Sale of produce, eggs, honey, jams, pickles, nuts, olive oil, and similar products; sampling of non-alcoholic beverages; community supported agriculture, U-Pick and U-Cut operations.
 - 2. **Excludes:** Tasting Rooms serving alcoholic beverages; Farm Retail Sales.
- B. Standards.**
 - 1. Must comply with Food and Agricultural Code Section 47050 and Public Health and Safety Code Section 113778.2.
 - 2. Sampling of products grown on-site requires a Retail Food Facility Permit.
 - 3. Incidental sales of merchandise or goods not produced on site is limited to 10 percent of the floor area up to a maximum of 50 square feet.
 - 4. RR zone: Limited to one stand per property.

26-18-160 – Indoor Crop Cultivation

A. Definition. The growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, in greenhouses or similar structures

1. **Excludes:** Cannabis cultivation.

B. Use Permit Required

1. RRD and PCRRD zones: greenhouses and other similar structures over 800 sq. ft. in RRD and PCRRD zones require a Use Permit.

C. Standards:

1. LIA, LEA, and DA zones: The area on a property occupied by a greenhouse or other similar structure used for Indoor Crop Cultivation shall not exceed 2,500 square feet.

26-18-170 – Land and Resource Management

A. Definition. Lands management activities dedicated to the protection and conservation or natural resources, such as aquatic environments, wetland and riparian habitat, watersheds, and fish and wildlife habitat.

1. **Includes:** Fish rearing ponds, hunting and fishing where allowed by the property owner and/or responsible resource agency.

B. Standards.

1. LIA, LEA, DA, RRD, and TP zones: Allowed only when incidental to a primary use.
2. TP zone:
 - a. Permanent improvements prohibited.
 - b. Shall not interfere with the primary use of the property.
3. RRD and TP zones: Incidental grazing allowed.

26-18-180 – Mining, Surface

1. **Definition.** Removing mineral substances from a pit, quarry, or excavation in the earth in compliance with Sonoma County Code Chapter 26A (Surface Mining Regulations), Section 34.2.29.100 (Mineral Resources Combining Zone) and the Sonoma County Aggregate Resources Management Plan.

- a. **Includes:** Hardrock Quarry Operations, instream operations, river terrace operations.
- b. **Excludes:** Grading and excavation in conjunction with other allowed construction activities, development of geothermal or water resources.

2. **Standards.**

- a. Must be within the Surface Mining Combining District (MR) and comply with County Code Chapter 26A (Surface Mining).
- b. Must comply with Sonoma County Aggregate Management (ARM) Plan, on file with the Department.
- c. Hardrock quarry operations are allowed only if they meet all of the following standards:
 - (1) Must be consistent with the purpose(s) of the parcel's base zone.
 - (2) Minimum land area: 5 acres
 - (3) Maximum annual production: 5,000 cubic yards.
 - (4) Shall not include crushing, screening, or batching operations.
 - (5) Subject to payment of fees and other mitigation measures as may be found consistent with the Aggregate Resources Management (ARM) plan.
 - (6) Approved reclamation plan required.
 - (7) Maximum distance from the nearest approved source of aggregate materials: four miles.
 - (8) Prohibited on land subject to a Williamson Act contract.

26-18-190 – Mushroom Farming

- A. Definition.** The commercial production of food, medicine, and other products by the cultivation of mushrooms and other fungi.
 - 1. **Includes.** Outdoor logs, indoor trays
- B. Standards:** No unique use-specific standards.

26-18-200 – Nursery, Wholesale

- A. Definition.** An establishment engaged in the commercial production of trees, plants, seeds, stock, and other vegetation grown on site outdoors either in the ground or in containers for wholesale distribution to other businesses.
 - 1. **Excludes:** Cannabis nurseries.
- B. Standards.** No unique use-specific standards.

26-18-210 – Tasting Rooms

- A. Definition.** A retail food facility where one or more agricultural products grown or processed in the county are tasted and sold. Agricultural products sold may include alcoholic beverages.
 - 1. **Includes:** Wine tastings, olive oil, honey, fruit preserves.
 - 2. **Excludes:** Farm Stands, Farm Retail Sales.

B. Standards.

1. Shall not require the extension of sewer and water.
2. RRD zone: Allowed only for agricultural products grown or processed onsite.

C. General Plan Consistency.

1. Must be consistent with General Plan Policy AR 6-d and AR 6-f.

26-18-220 – Timber Management

A. Definition. The management of lands and forests to grow and harvest timber for commercial purposes.

B. Includes: Controlled burns; removing timber and fuel wood; uses integrally related to growing, harvesting, and on-site processing of forest products including roads, log landings, log storage areas, and incidental logging camps; Timber Management, including planting, raising, harvesting, and incidental milling for noncommercial purposes of trees and logs for lumber or fuel woods; Establishing and maintaining gas, electric, or water generating and transmission facilities, including structures incidental and accessory to Timber Management activities; the production and harvesting of miscellaneous compatible forest products such as Christmas trees and greenery; contractor equipment storage incidental to the on-site growing and harvesting of forest products, including parking, repairing and storage of equipment so used; temporary or seasonal sales and promotion; incidental storage of fuel wood grown on site.

C. Standards. No unique use-specific standards.

26-18-230 – Timber Operator Storage Yard

A. Definition. Storage of large equipment, vehicles, and/or other materials commonly used in timber operations or production.

1. **Off-site.** A storage yard not located on property which is included in the Timber Harvesting Plan, for off-site growing and harvesting of forest products, including packing, repairing, and storage of equipment so used.
2. **On-site and Incidental.** A timber operations storage yard located on the same property of the applicable Timber Harvesting Plan and incidental to the primary use of the land for timber operations.
3. **Standards.**
 - a. Permanent structures require Design Review.
 - b. RRD zone: Off-site storage yards prohibited on property subject to Williamson Act contract.

26-18-240 – Timber Saw Mills and Lumber Production

1. **Definition.** A facility that cuts and processes timber to produce lumber products.
 - a. **Includes:** Saw mills, lumber, planing and logging mills, pulp mills, particle board plants, mill and log ponds, earth-filled dams and lumber yards, and associated uses.
 - b. **Excludes:** Temporary portable mills.
2. **Standards**
 - a. Not permitted on land subject to a Williamson Act contract.

26-18-250 – Timberland Conversions

- A. **Definition.** Timberland Conversion as defined in Forest Practice Rules Section 1100, except that Timberland Conversion shall not include the conversion of less than three acres of timberland for the purpose of constructing a structure in compliance with a valid Building Permit where the conversion is limited to the cutting and removal of the minimum number of trees necessary to accommodate the structure and related improvements.
 1. **Minor Timberland Conversion.** A Timberland Conversion that is exempt from a Timberland Conversion Permit under Section 1104.1, subdivision (a), of the Forest Practice Rules.
 2. **Major Timberland Conversion.** A Timberland Conversion that requires a Timberland Conversion Permit, or is exempt from a timberland conversion permit under Section 1104.2 of the Forest Practice Rule.
- B. **Permits.** See Sections 26-88-140 (Minor Timberland Conversions), 26-88-150 Timberland Conversions of less than three acres in the TP (timberland production) district, 26-88-160 (Major Timberland Conversions).
- C. **Standards.** See Sections 26-88-140 (Minor Timberland Conversions), 26-88-150 Timberland conversions of less than three acres in the TP (Timberland Production) district, 26-88-160 (Major Timberland Conversions).

Article 20 – INDUSTRIAL, MANUFACTURING, AND PROCESSING USE STANDARDS

Sections:

- 26-20-010 – Purpose of Article
- 26-20-020 – Animal Product Processing
- 26-20-030 – Fertilizer Plants
- 26-20-040 – Laboratories
- 26-20-050 – Laundry Plants
- 26-20-060 – Manufacturing/Processing, Heavy
- 26-20-070 – Manufacturing/Processing, Light
- 26-20-080 – Manufacturing/Processing, Medium
- 26-20-090 – Recycling Collection Facilities
- 26-20-100 – Recycling Processing Facilities
- 26-20-110 – Storage: Contractor's Storage Yard
- 26-20-120 – Storage: Manufactured Home Storage
- 26-20-130 – Storage: Personal Storage
- 26-20-140 – Storage: Vehicle, Boat, and RV Storage
- 26-20-150 – Storage: Warehouses
- 26-20-160 – Storage: Wholesale and Distribution
- 26-20-170 – Wrecking and Salvage Yards

26-20-010 – Purpose of Article

This article provides standards for specific industrial, manufacturing and processing land uses in all zones.

26-20-020 – Animal Product Processing

A. Definition. Establishments engaged in the commercial butchering and processing of animals.

1. **Includes:** Slaughterhouses; fat rendering; fish processing facilities.

B. Standards.

1. Must serve agriculture use in the local area.
2. LIA, LEA, DA, zones: The size of the facility may not exceed the needs of the on-site animal production operation. (General Plan Policy AR-5c)

C. Findings - LIA, LEA, DA Zones. To approve an Animal Product Processing facility in the LIA, LEA, or DA zone where animals are raised off-site, the review authority must find that the facility will be consistent with General Plan Policy AR-5g.

26-20-030 – Fertilizer Plants

- A. Definition.** A manufacturing facility where chemical fertilizers are manufactured and packaged, and/or where animal fertilizers are collected, processed, and packaged.
- B. Standards.**
1. LIA, LEA, DA, RRD, and AS zones: Must serve agriculture production in the local area.
 2. LIA, LEA, and DA zones: The size of the use may not exceed the needs of the on-site growing or processing operation. (General Plan Policy AR-5c)
- C. Findings - LIA, LEA, DA Zones.** To approve a Fertilizer Plant in the LIA, LEA, or DA zone, the review authority must find that the facility will be consistent with General Plan Policy AR-5g.

26-20-040 – Laboratories

- A. Definition.** A facility for scientific research and the design, development, and testing of products in advance of product manufacturing.
1. **Includes:** Assembly of related products from parts produced off site where the manufacturing activity is secondary to the research and development activities.
- B. Standards.** No unique use-specific standards.

26-20-050 – Laundry Plants

- A. Definition.** A service establishment engaged primarily in high volume laundry and garment services
1. **Includes:** Carpet and upholstery cleaners; Diaper services; Laundries; Linen supply.
 2. **Excludes:** Coin-operated laundries; Retail dry cleaning stores.
- B. Standards.** No unique use-specific standards.

26-20-060 – Manufacturing/Processing, Heavy

- A. Definition.** A facility accommodating manufacturing processes where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community.
1. **Includes:** Manufacturing of asphalt, building materials, cement, concrete, chemicals, fabricated metals, paper products, petroleum products, machinery, textiles, and vehicles and transportation equipment.
- B. Standards.** No unique use-specific standards.

26-20-070 – Manufacturing/Processing, Light

- A. Definition.** The manufacture, predominantly from previously prepared materials, of finished products or parts, that produces little or no noise, odor, fumes, dust, or vibration detectable

beyond the interior walls of the facility and is unlikely to cause significant impacts on surrounding land uses.

1. **Includes:** Manufacturing of clothing and fabric products, drugs and pharmaceuticals, electronic equipment, optical goods, pottery and ceramic products, photographic equipment, paper products, and miscellaneous small consumer products; foundries casting lightweight, nonferrous metal without noxious fumes or odor.
2. **Standards.** No unique use-specific standards.

26-20-080 – Manufacturing/Processing, Medium

- A. **Definition.** A facility accommodating manufacturing processes that involve and/or produce food products, building materials, fabricated metal products, machinery, and/or transportation equipment, where the intensity and/or scale of operations is greater than those classified under Manufacturing /Processing Light but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels.
 1. **Includes:** Bakeries and catering services, cooperage and bottling works; food and beverage processing, cabinet shops, welding, sheet metal and machine shops, furniture shops, machinery manufacturing, metal product fabrication
- B. **Standards.** No unique use-specific standards.

26-20-090 – Recycling Collection Facilities

- A. **Definition.** A center for the acceptance of recyclable materials, include the following:
 1. **Collection Facility, Large.** A recycling collection facility that occupies an area of more than 500 square feet. Includes bins, boxes, cans, kiosk-type units, and other containers or receptacles.
 2. **Collection Facility, Small.** A recycling collection facility which occupies an area of not more than 500 square feet. Include bins, boxes, cans, kiosk-type units and other containers or receptacles; and/or a properly licensed automobile, truck, trailer or van
 3. **Reverse Vending Machines.** A mechanical device which accepts and temporarily stores one or more types of empty beverage containers, including aluminum cans, glass and plastic bottles and cartons and issues a cash refund or redeemable credit slip.
 4. **Standards.**
 - a. See Section 26-88-070 (Recycling collection and processing facilities)
 - b. C1, M1, M2, M3 zones: Small collection facilities must be accessory to a permitted use.

26-20-100 – Recycling Processing Facilities

- A. **Definition.** A facility used for the collection and processing of recyclable materials and/or used motor oil, for shipment, or to an end-user's specifications, by means of baling,

briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing, and shredding.

1. **Light Processing Facility.** A recycling processing facility that occupies an area of under 45,000 gross square feet for material collection, processing and storage. A light processing facility does not shred, compact, or bale ferrous metals other than food and beverage containers.
2. **Heavy Processing Facility.** Any recycling processing facility other than a light processing facility.

B. Standards. See with Section 26-88-070 (Recycling collection and processing facilities).

26-20-110 – Storage: Contractor’s Storage Yard

- A. Definition.** Storage of construction materials or equipment on a site other than a construction site.
1. **Includes:** Indoor and outdoor storage, ancillary office, storage of large equipment and vehicles, and storage of scrap materials used for repair and maintenance of on-site equipment.
- B. Standards.** No unique use-specific standards.

26-20-120 – Storage: Manufactured Home Storage

- A. Definition.** Facilities for the storage of manufactured and mobile homes.
- B. Standards.** No unique use-specific standards.

26-20-130 – Storage: Personal Storage

- A. Definition.** A facility with separate storage spaces of varying size for the storage of customers’ goods and possessions.
- B. Standards.** No unique use-specific standards.

26-20-140 – Storage: Vehicle, Boat, and RV Storage

- A. Definition.** A facility for the long-term storage of cars, trucks, buses, recreational vehicles, boats, fleet vehicles, motorized farm equipment and machinery and other motor vehicles.
1. **Includes:** Towing and impound facilities
 2. **Excludes:** Wrecking and Salvage Yards.
- B. Standards.**
1. C3 zone: the storage of non-operative vehicles, recreational vehicles, manufactured homes, and fleet vehicles requires a Use Permit.

26-20-150 – Storage: Warehouses

A. Definition. A facility for the storage of commercial goods.

1. **Includes:** Cold storage.
2. **Excludes:** Personal Storage; Wholesale and Distribution; Truck and Freight Terminals.

B. Standards.

1. C3 zone: Includes the incidental retail sales and service of furniture, carpet, drapery and upholstery

26-20-160 – Storage: Wholesale and Distribution

A. Definition. A facility that sells merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acts as agents or brokers in buying merchandise for or selling merchandise to customers.

1. **Includes:** Storage, processing; packaging; and shipping facilities for mail order and e-commerce retail facilities.

B. Standards. No unique use-specific standards.

26-20-170 – Wrecking and Salvage Yards

A. Definition. Open storage, dismantling and/or selling of old cast off, unused, scrap or salvage material of any kind.

1. **Includes:** Non-Operative Motor Vehicle Storage Yards.

B. Standards. No unique use-specific standards.

Article 22 – RECREATION, EDUCATION & PUBLIC ASSEMBLY USE STANDARDS

Sections:

- 26-22-010 – Purpose of Article
- 26-22-020 – Camp, Organized
- 26-22-030 – Campgrounds
- 26-22-040 – Civic Institution
- 26-22-050 – Community Meeting Facilities
- 26-22-060 – Country Club
- 26-22-070 – Educational Institutions: Colleges and Universities
- 26-22-080 – Educational Institutions: Elementary and Secondary Schools
- 26-22-090 – Educational Institutions: Specialized Education and Training
- 26-22-100 – Golf Course
- 26-22-110 – Parks and Playgrounds
- 26-22-120 – Periodic Special Events
- 26-22-130 – Recreation and Sports Facilities: Health/Fitness Facility
- 26-22-140 – Recreation and Sports Facilities: Recreation Facility, Indoor
- 26-22-150 – Recreation and Sports Facilities: Recreation Facility, Outdoor
- 26-22-160 – Recreation and Sports Facilities: Rural Sports and Recreation
- 26-22-170 – Recreation and Sports Facilities: Shooting Ranges
- 26-22-180 – Sports and Entertainment Assembly
- 26-22-190 – Studios for Art Crafts, Dance, Music
- 26-22-200 – Theater and Entertainment Venues
- 26-22-210 – Visitor/Interpretive Center

26-22-010 – Purpose of Article

This article provides standards for specific recreation, education and public assembly land uses in all zones.

26-22-020 – Camp, Organized

- A. Definition.** A site with program and facilities established for the primary purposes of providing an outdoor group living experience with social, spiritual, educational, or recreational objectives, for five days or more during one or more seasons of the year.
1. **Excludes:** Hotels, Motel, and Resorts; tourist camps; trailer parks; hunting camps; auto courts; labor camp; penal or correctional camp; child care institutions; charitable or recreational organizations that complies with the rules and regulations for recreational trailer parks.

B. Standards.

1. TP zone: must be permanently located and improved.

26-22-030 – Campgrounds

A. Definition. Land or premises which are used or intended to be used, let or rented for occupancy by campers.

B. Standards.

1. Not permitted on property subject to a Williamson Act contract.
2. LEA and DA zones: maximum of 30 sites within campground.
3. RRD zone: May not interfere with or detract from the purposes of RRD Zone.
4. RRD and K zones: May include sites for recreational vehicle (RV) camping.

C. Findings. To approve a Conditional Use Permit for a campground in the LEA zone, the review authority must find that the use will be consistent with General Plan Policy AR-6f and other applicable provisions of the General Plan

26-22-040 – Civic Institution

A. Definition. Public or non-profit institutions that support and contribute to the cultural development of the community and provide community-serving programs and services on-site.

1. **Includes:** libraries, museums, aquariums, zoos, environmental education centers, non-profit art centers and galleries, botanical gardens, and other similar uses.
2. **Excludes:** Elementary and Secondary Schools, Colleges and Universities, and Specialized Education and Training institutions.
3. RR and PCRR zones:
 - a. May serve no more than the residential community in which it is located.
 - b. May not adversely affect the agricultural community.

26-22-050 – Community Meeting Facilities

A. Definition. A noncommercial facility for public or private assembly.

1. **Includes:** Community centers, grange halls, meeting halls for clubs and other membership organizations, places of worship, and functionally related internal facilities (e.g., kitchens, multi-purpose rooms, and storage).
2. **Excludes:** Sports or other recreational or entertainment facilities, overnight lodging, functionally independent restaurants and food service, day care centers, schools.

B. Standards.

1. Not permitted on property subject to a Williamson Act contract.
2. LIA and AS zone: Limited to granges and similar agriculturally related community service facilities which do not adversely impact agriculture in the area. All other community meeting facility uses are prohibited.
3. LEA, DA, RRD, AR, and RR zones: May occupy no more than 50 percent of the parcel or 10 acres, whichever is less.
4. LEA and DA zones: Agricultural production and related processing, support services, and visitor serving uses must remain the primary use of the parcel. (General Plan Policy AR-4a)
5. RR and PCRR zones: May serve no more than the residential community in which it is located and may not adversely affect the agricultural community.
6. Industrial zones: must be located in existing industrial buildings and clearly incidental to the permitted industrial use.
7. PF zone: on leased Sonoma County airport lands designated in the Airport Master Plan for Non-Aeronautical development uses, high intensity and noise sensitive uses such as houses of worship are not allowed.
8. **Criteria** In LIA, LEA, DA, RRD, AR and RR zones, the use must be consistent with General Plan Policy LU- 6e.

26-22-060 – Country Club

A. Definition. A private membership club which may include recreational facilities (e.g., swim and tennis facilities), fitness facilities, a restaurant, and related facilities.

1. **Excludes:** Overnight lodging facilities

B. Standards.

1. Not permitted on property subject to a Williamson Act contract.

26-22-070 – Educational Institutions: Colleges and Universities

1. **Definition.** Public and private Institutions of higher education providing curricula of a general nature, typically granting recognized degrees or certificates.

a. Includes: community colleges, junior colleges, colleges, universities

2. **Standards.** No unique use-specific standards.

26-22-080 – Educational Institutions: Elementary and Secondary Schools

A. Definition. Educational institutions providing instruction to minors as required by the California Education Code.

1. **Includes:** public and private elementary, junior high, and high schools;

B. Permits.

1. A Zoning Permit is required.
2. In the LIA, LEA, DA, RRD, AR, RR zones, a Use Permit is required.

C. Standards.

1. Not permitted on property subject to a Williamson Act contract.
2. In the LIA, LEA, DA, RRD, AR, RR zones, the use must be consistent with General Plan Policy LU- 6e.
3. In the LEA and DA zones, the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with General Plan Objective AR-4.1 and Policy AR-4a.

26-22-090 – Educational Institutions: Specialized Education and Training

A. Definition Public and private educational institutions providing instruction in specific fields, with limited to no course offerings in general education subjects.

1. **Includes:** Vocational schools; art, graphic design and photography schools; film and video schools; music, theater, and dance schools; seminaries/religious ministry training facilities; facilities providing courses by mail; facilities, institutions, and conference centers that offer specialized programs in personal growth and development, including fitness; environmental education schools.

B. Standards.

1. RR and PCRR zones:
 - a. May serve no more than the residential community in which it is located.
 - b. May not adversely affect the agricultural community.

26-22-100 – Golf Course

A. Definition. An area of land used for the playing of golf, consisting of at least nine holes, and improved with tees, greens, fairways, and hazards.

1. **Includes:** Driving ranges, locker and shower facilities, pro shop with incidental sales of golfing equipment, snack bar, and maintenance operations
2. **Excludes:** Restaurants, non-golfing retail sales, lodging, miniature golf courses.

B. Standards.

1. RR zone: Driving ranges may not be operated during night time hours. Associated facilities include only those necessary to serve the driving range use, such as equipment rental and snack bar and not restaurants, retail sales and similar facilities.
2. PC zone: Publicly owned golf courses only.

3. LIA, LEA, and DA zones:

- a. A golf course must be adjacent to a designated urban service boundary or include an irrevocable offer of offsite unutilized development rights for all lands between the use and the urban service boundary.
- b. Permanent open space or agricultural preservation must be provided for the site of a proposed golf course and all areas for which development rights are acquired,
- c. A golf course must be located in close proximity to an existing wastewater treatment facility and use of reclaimed wastewater in accordance with the regulations of the applicable regional water quality control agency,
- d. A golf course is subject to Design Review approval and includes setbacks, buffers or other measures designed to minimize its impact on existing and potential agricultural uses in the area,
- e. Under no circumstances shall housing be included as part of the use, except that one caretaker unit may be allowed.
- f. A golf course must be compatible with and not result in limitations on any agricultural operation.
- g. Golf courses are not allowed on lands subject to a Williamson Act contract or in a timber production zone.
- h. Facilities associated with the golf course and/or driving range shall be limited to those which serve golfers on the course or range, such as locker and shower facilities, pro shop with incidental sales of golfing equipment, snack bar and maintenance operations. Such facilities shall not include restaurants, other retail sales, lodging or similar uses,
- i. Driving ranges may not be operated during nighttime hours.
- j. In the event that a golf course is proposed within a designated Community Separator, the criteria established by General Plan Policy OSRC-1c shall supersede the above criteria.

26-22-110 – Parks and Playgrounds

A. Definition. Public and private facilities for neighborhood or community use for outdoor sports and recreation activities, where the facilities are oriented more toward participants than spectators.

- 1. **Includes:** Includes athletic/sport field, tennis and other sport courts, swimming pools, playgrounds with children's play equipment, picnicking and open space areas.

B. Standards.

1. RR and PCRR zones:

- a. May serve no more than the residential community in which it is located.

- b. May not adversely affect the agricultural community.
- 2. K zone: Public parks are permitted by-right. Public playgrounds and private parks require a Use Permit.

26-22-120 – Periodic Special Events

A. Definition. A periodic event such as a parade, concert, festival, race or gathering which attracts a large gathering of people either by direct participation, or as spectators.

B. Zoning Permit Required. A Zoning Permit is required for all Periodic Special Events, except the following, which are not considered Periodic Special Events:

- 1. Events conducted entirely within dedicated rights-of-way where event organizers have secured necessary encroachment or other permits;
- 2. Events conducted entirely within a building for which all necessary county permits have been secured, provided that the events are within the scope of the use for which the building was permitted;
- 3. Events conducted at fairgrounds or events conducted at outdoor spectator facilities for which a use permit has been obtained, provided that the outdoor event is within the scope of the use permit;
- 4. An event which has all of the following characteristics:
 - a. Has no live amplified music;
 - b. Does not involve an admission fee either for participants or spectators;
 - c. Is a one (1) day event conducted between the hours of seven a.m. and eleven p.m.;
 - d. Does not involve overnight sleeping of participants or spectators;
 - e. Is not conducted more than one (1) calendar day in a thirty (30) day period;
 - f. Is not accompanied by newspaper, internet, social media, radio or television advertising or printed leaflets distributed to the public at large; and
 - g. Does not involve the sale of food or beverages
- 5. All Periodic Special Events may be subject to requirements of sheriff, public health, fire services, building inspection, public works, or other permitting agencies not specified in this article. Event hosts are responsible for securing approvals from applicable agencies.

C. Standards.

- 1. Periodic Special Events subject to a Zoning Permit shall comply with the following requirements, in addition to the requirements of other applicable agencies:
 - a. The event shall comply with all local and State fire codes.
 - b. Noise shall be managed in accordance with the Noise Element of the Sonoma County General Plan.

- c. A courtesy notice shall be posted on the property at least 10 days in advance of the event, which states the nature and duration of the event. Notice of the event and contact information for the event host, including a telephone number at which the event host can be reached before and at all times during the event, shall be provided at least 48 hours before the event to at least one resident of each adjacent lot. The notice shall state that a request for a public hearing may be submitted to the project planner at least 10 days in advance of the date specified on the notice.
- d. Periodic Special Events are “restricted nonagricultural uses” in the LEA, LIA, and DA Districts. See Section 26-6-030.E for additional applicable provisions.

26-22-130 – Recreation and Sports Facilities: Health/Fitness Facility

- A. Definition.** Fitness centers, gymnasiums, health and athletic clubs.
 - 1. **Includes:** Swimming pools; saunas; spas and hot tubs; indoor tennis; handballs; racquetball courts; indoor fitness activities.
- B. Standards.** No unique use-specific standards.

26-22-140 – Recreation and Sports Facilities: Recreation Facility, Indoor

- A. Definition.** A commercial establishment providing indoor recreation, entertainment, and sports facilities for a fee or admission charge.
 - 1. **Includes.** Paintball/laser tag; rock climbing; martial arts; ice skating; pool and billiards; indoor tennis and racquet clubs, indoor sports activities as primary uses.
- B. Standards.**
 - 1. All activities must relate to and utilize the primary sports function of the facility.
 - 2. Periodic Special Events are not allowed on site.
 - 3. In MP, allowed by-right if accessory to the primary use permitted on the site. Otherwise, Use Permit required.

26-22-150 – Recreation and Sports Facilities: Recreation Facility, Outdoor

- A. Definition.** A commercial facility for outdoor sports and recreational activities where a fee is charged for use.
 - 1. **Includes:** Amusement and theme parks, go-cart tracks, miniature golf courses, outdoor water park, accessory retail and food service facilities customarily associated with outdoor commercial recreation activities.
- B. Standards.** No unique use-specific standards.

26-22-160 – Recreation and Sports Facilities: Rural Sports and Recreation

A. Definition. Facilities for sports and recreational activities requiring large undeveloped sites, remote locations, and having significantly lower numbers of visitors per day as compared to other recreation and sports facilities

1. Includes: Hunting and fishing clubs, game preserves, paint-ball, zip line and ropes courses, non-motorized mountain biking facilities.

B. Standards.

1. LEA, LIA, and DA, and AR zones: Limited to game preserves, refuges, and hunting clubs.

26-22-170 – Recreation and Sports Facilities: Shooting Ranges

A. Definition. A facility providing a confined space for safe target practice with firearms, archery equipment, or other weapons.

B. Standards. No unique use-specific standards.

26-22-180 – Sports and Entertainment Assembly

A. Definition. A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities.

1. **Includes:** Amphitheaters; race tracks; rodeo arenas; stadiums; coliseums; incidental and subordinate commercial facilities (i.e. bars, restaurants and gift shops).

B. Standards. No unique use-specific standards.

26-22-190 – Studios for Art Crafts, Dance, Music

A. Definition. Production studios for individual musicians, painters, sculptors, photographers, and other artists and craftsmen.

1. **Includes:** Individual and group instruction and training in the arts dance, and music; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; dance studios; gymnastics instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.

B. Standards.

1. LIA, LEA, DA, and RRD zones: Only non-commercial arts and crafts studios are allowed. Retail or wholesale sales are prohibited.
2. RR zone: Retail or wholesale sales are allowed if the use is conducted within an existing abandoned agricultural building appropriate for such use.

26-22-200 – Theater and Entertainment Venues

- A. Definition.** Indoor facilities with a permanent stage or screen for the presentation of live or recorded entertainment and which contains an audience viewing hall or room, with fixed seats.
1. **Includes:** Civic theaters and facilities for live theater and indoor concerts; exhibition and convention halls; movie theaters; public auditoriums; similar public assembly uses and live entertainment or amplified music uses.
 2. **Excludes:** Outdoor theaters; outdoor concert venues; indoor commercial recreation facilities.
- B. Standards.**
1. MP zone: Limited to auditoriums accessory to the primary permitted use on site.

26-22-210 – Visitor/Interpretive Center

- A. Definition.** A facility for providing information for travelers and/or the public about a specific community, region, geographic area, or site.
- B. Standards.** No unique use-specific standards.

– This Page Intentionally Left Blank –

Article 24 – RESIDENTIAL USE STANDARDS

Sections:

- 26-24-010 – Purpose of Article
- 26-24-020 – Accessory Dwelling Unit
- 26-24-030 – Agricultural Employee Housing: Caretaker Dwelling
- 26-24-040 – Agricultural Employee Housing: Full-Time
- 26-24-050 – Agricultural Employee Housing: Seasonal
- 26-24-060 – Agricultural Employee Housing: Temporary Camp
- 26-24-070 – Agricultural Employee Housing: Year-Round or Extended Seasonal
- 26-24-080 – Caretaker Dwelling
- 26-24-090 – Congregate Housing
- 26-24-100 – Cottage Food Operation
- 26-24-110 – Cottage Housing Developments
- 26-24-120 – Dwelling, Multi-Family
- 26-24-130 – Dwelling, Single-Family
- 26-24-140 – Dwelling, Two-Family
- 26-24-150 – Family Day Care Home
- 26-24-160 – Farm Family Dwelling
- 26-24-170 – Guest House
- 26-24-180 – Home Occupation
- 26-24-190 – Junior Accessory Dwelling Unit
- 26-24-200 – Live/Work
- 26-24-210 – Mixed-Use Development
- 26-24-220 – Mobile Home Parks
- 26-24-230 – Permanent Supportive Housing
- 26-24-240 – Residential Community Care
- 26-24-250 – Single-Room Occupancy
- 26-24-260 – Temporary Occupancy of Travel Trailer
- 26-24-270 – Transitional Housing
- 26-24-280 – Work/Live

26-24-010 – Purpose of Article

This article provides standards for specific residential land uses in all zones.

26-24-020 – Accessory Dwelling Unit

- A. Definition.** An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping,

eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes an efficiency unit and manufactured home, as defined in Section 18007 of the Health and Safety Code.

B. Standards.

1. See Section 26-88-060 (Accessory Dwelling Units).
2. Not allowed on property subject to a Williamson Act contract.

26-24-030 – Agricultural Employee Housing: Caretaker Dwelling

A. Definition. A single dwelling unit occupied by a caretaker for a seasonal agricultural employee housing project with housing for at least six employees when no other permanent residences exist on the property.

B. Permits. A Zoning Permit is required.

C. Standards. Seasonal farmworker housing having accommodations for at least six (6) workers may have a single caretaker unit per parcel occupied year-round, provided that:

1. the property meets the criteria for an agricultural employee housing unit; and
2. there are no other permanent residences on the property.

26-24-040 – Agricultural Employee Housing: Full-Time

A. Definition. A dwelling unit for full-time, year-round agricultural employees located at a location owned by the agricultural employer.

B. Standards.

1. **Number of Units Allowed.** One dwelling unit for full-time agricultural employees is allowed for each of the following agricultural uses conducted on the site:
 - a. At least 50 dairy cows, dairy sheep, or dairy goats.
 - b. At least 20 acres of grapes, apples, pears, prunes.
 - c. At least 20,000 broilers, 15,000 egg-layers or 3,000 turkeys.
 - d. At least 100 non-dairy sheep, goats, replacement heifers, beef cattle, or hogs.
 - e. At least 30 mature horses,
 - f. Wholesale nurseries with a minimum of either 1 acre of propagating greenhouse or outdoor containers or 3 acres of field-grown plant materials,
 - g. Any other agricultural use which the Director determines to be of the same approximate agricultural value and intensity as paragraphs (a) through (f) of this section.
2. **Construction Type.** The dwelling unit may be a conventionally built home or a manufactured home with or without a permanent foundation. Manufactured homes

without a permanent foundation require a Zoning Permit. The Zoning Permit shall be subject to the following standards:

- (1) The manufactured home must be at least 12 feet in width except those that are owned and occupied on the effective date of the ordinance codified in this chapter.
 - (2) The manufactured home must be skirted. All skirting shall be of a type approved by the State of California.
 - (3) The manufactured home must have either a garage, carport or awning with a minimum dimension of 10 feet by 20 feet for covered parking.
3. **Water Scarce Areas.** Agricultural employee units may be established within designated Class 4 water-scarce areas only where a hydrogeology report certifies that the establishment and continuation of the additional residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield.
 4. **Affidavit.** Prior to the issuance of a Building Permit or Zoning Permits for the unit, the property owner shall place on file with the Department an affidavit that the unit will only be used to house persons employed on the premises for agricultural purposes.
 5. **Covenant.** A covenant shall be recorded, in a form satisfactory to County Counsel, which acknowledges that in the event that the agricultural use is terminated on the property, the agricultural employee dwelling becomes a nonconforming residential use.
 6. **Lot Transfers.** In the LIA, LEA, and DA zones, an agricultural employee unit may be transferred to a lot that is under the same ownership and in the same zone as the subject property. The transfer requires a Use Permit. The unit must be placed on the receiving parcel closer to the primary dwelling unit than to the property line.

26-24-050 – Agricultural Employee Housing: Seasonal

- A. **Definition.** Housing used by agricultural employees for 180 days or less in a year in compliance with California Code of Regulations Title 25.
- B. **Standards.**
 1. See Section 26-88-010(I).
 2. Must conform to all public health, building, and fire safety criteria established the Board of Supervisors.
- C. **Deviation from Standards.** Seasonal agricultural employee housing that does not meet the road access, occupancy or setback standards of Section 26-88-010(I) are allowed with a Use Permit.

26-24-060 – Agricultural Employee Housing: Temporary Camp

- A. Definition.** A camp area with recreational vehicles and/or travel trailers for employees who require short term housing due to the temporary or seasonal nature of the agricultural activity.
- B. Standards.**
1. No more than one camp per property with up to four vehicles and/or travel trailers.
 2. May only be located on the site of a bona fide agricultural enterprise and may only house persons solely employed on that site.
 3. Maximum duration: 90 days per year.
 4. Camps are subject to applicable septic regulations.
 5. Recreational vehicle and/or travel trailers must be immediately removed from the site when it is no longer occupied by agricultural employees;
 6. The property owner shall place on file with the Department an affidavit that the vehicle and/or travel trailers will only be used to house persons employed on the premises for agricultural purposes.
- C. Deviation from Standards.** Temporary farm worker camps that do not comply with the above standards are subject to a Use Permit.

26-24-070 – Agricultural Employee Housing: Year-Round or Extended Seasonal

- A. Definition.** Housing used by agricultural employees for more than 180 days in a year in compliance with California Code of Regulations Title 25.
- B. Standards.**
1. See Section 26-88-010(o).
 2. Must conform to all public health, building, and fire safety criteria established by the Board of Supervisors.
- C. Deviation from Standards.** Year-round and extended seasonal farmworker housing that does not meet the road access, occupancy limits, parcel size or setback standards of Section 26-88-010(o) are allowed with a Use Permit.

26-24-080 – Caretaker Dwelling

- A. Definition.** A residence that is accessory to a non-residential primary use of the site where needed for security or 24-hour care or supervision.
- B. Standards.**
1. LC zone:
 - a. Allowed only outside of Urban Service Areas.

- b. Lot may not already contain a residence.
- 2. AS zone: Allowed only outside of Urban Service Areas.
- 3. K zone: Lot may not already contain a residence.

26-24-090 – Congregate Housing

A. Definition. Shared living quarters, such as boarding houses and dormitories, where individual rooms or sleeping spaces are rented for occupancy of 30 days or more. Congregate Housing facilities typically have a resident manager but do not provide institutional supervision or intensive health care.

- 1. **Small Congregate Housing:** Serving six persons or less.
- 2. **Large Congregate Housing:** Serving more than six persons.

B. Standards.

- 1. Design Review required for Large Congregate Housing.
- 2. RR zone:
 - a. Small Congregate Housing must be located within an urban service area.
 - b. Large Congregate Housing must be served by public sewer.
- 3. R2 and R3 zone: Small Congregate Housing allowed only on lots 8,000 square feet or more.

26-24-100 – Cottage Food Operation

A. Definition. An enterprise in a private home where food products are prepared and/or packaged for sale to consumers as allowed by California Health and Safety Code Section 113758, 11837, and 114365.

B. Standards.

- 1. Must have current food service permits from Sonoma County Environmental Health and must comply with Health and Safety Code Sections 113758, 11837, and 114365.
- 2. One cottage food employee is permitted in addition to the onsite resident cottage food operator.
- 3. Annual sales may not exceed \$50,000.

26-24-110 – Cottage Housing Developments

A. Definition. Small-scale, clustered housing units that are comparable in scale and intensity to single-family residential uses in the surrounding neighborhood.

1. **Includes:** Conversion of an existing single-family dwelling to attached cottage housing, detached cottage housing with small, detached units clustered around common open space and designed with a coherent concept.

B. Standards.

1. See 26.88.063 (Cottage Housing Developments).
2. R1 zone: Up to three cottages per property allowed by right. Four or more cottages requires a Use Permit.
3. R2 zone: Allowed only on lots 8,000 square feet or more.

26-24-120 – Dwelling, Multi-Family

- A. Definition.** A residential structure with separate dwelling units for three or more families, each with its own entrance and independent permanent provisions for living, sleeping, eating, cooking, and sanitation.

B. Standards.

1. Permanent foundation required.
2. A Single Family Dwelling with a Junior Accessory Dwelling Unit and Accessory Dwelling Unit is not considered a Multi-Family Dwelling.

26-24-130 – Dwelling, Single-Family

1. **Definition.** A residential structure designed for occupancy by one household with permanent provisions for living, sleeping, eating, cooking, and sanitation.
 - a. **Includes:** Prefabricated, factory-built and manufactured homes.

B. Standards.

1. **Permanent Foundation Required.** Except as allowed by Section (B)(2) below, all single-family dwellings must be on a permanent foundation.
2. **Single-Family Dwellings without a Permanent Foundation.** The following standards apply in the LIA, LEA, DA, RRD, and AR zones
 - a. No more than one single-family dwelling per property may be a manufactured home without a permanent foundation.
 - b. A manufactured home without a permanent foundation requires a Zoning Permit.
 - c. A Zoning Permit for a manufactured home without a permanent foundation shall be subject to the following standards:
 - (1) The manufactured home must be at least 12 feet in width except those that are owned and occupied on the effective date of the ordinance codified in this chapter.

- (2) The manufactured home must be skirted. All skirting shall be of a type approved by the State of California.
 - (3) The manufactured home must have either a garage, carport or awning with a minimum dimension of 10 feet by 20 feet for covered parking.
- 3. **Commercial Lots with Commercial Use.** On lots with an existing or proposed commercial use in the CO and C1 zones, one dwelling unit is allowed if compatible with and secondary to the commercial use.
- 4. **Commercial Lots without Commercial Use** On lots without an existing or proposed commercial use in the CO, C1, C2, C3, and LC zones, one dwelling unit is allowed only if all of the following apply:
 - a. The property is not located within a redevelopment project area identified on the general plan land use map.
 - b. The property has constraints or is of such a size as to make it infeasible to develop with the commercial uses allowed by zoning.
 - c. The unit complies with setbacks, building heights and other standards of the applicable zoning district.
 - d. The unit meets other conditions resulting from the application review process.
- 5. **K Zone.** On lots in the K zone without a commercial or recreational use, one dwelling unit is allowed if all of the following apply:
 - a. The dwelling is expressly allowed by General Plan planning area policy.
 - b. The habitable portion of the dwelling is not located within the FEMA 100-year flood elevation or is built so as not to be affected by flooding.
 - c. The property has constraints or is of such a size as to make it infeasible to develop with the commercial uses allowed by the Zoning Code.
 - d. The dwelling complies with setbacks, building heights and other standards of the applicable zone.
 - e. The property is adjacent to a parcel with a dwelling unit or is located in an area predominantly developed with residential uses.

26-24-140 – Dwelling, Two-Family

- A. **Definition.** A single residential structure containing two separate dwelling units, each with its own entrance and independent permanent provisions for living, sleeping, eating, cooking, and sanitation.
 - 1. **Includes:** Prefabricated and manufactured homes
 - 2. **Excludes:** Single Family Dwelling with attached Accessory Dwelling Unit.
- B. **Standards.**

1. PC zone: Allowed only on lots 6,000 square feet or more with a width of 60 ft. or more.

26-24-150 – Family Day Care Home

A. Definition. A facility providing daytime supervision and care for children in the provider's own home for periods of less than 24 hours.

1. **Large Family Day Care Home:** Provides care to 9 to 14 children, including children under the age of 12 who reside at the home.
2. **Small Family Day Care Home:** Provides care to eight or fewer children, including children under the age of 12 who reside at the home.

B. Permits. Zoning Permit required for Large Family Day Care.

C. Standards.

1. Large Family Day Care Homes are not permitted on land subject to a Williamson Act contract.

26-24-160 – Farm Family Dwelling

A. Definition. An additional single-family dwelling incidental to the main dwelling in terms of size, location and architecture which is not leased, subleased, rented or subrented separately from the main dwelling nor divided by sale, and which is inhabited by a member of the farm operator's family.

B. Standards.

1. A maximum of one Farm Family Dwelling unit is allowed per lot.
2. LIA zone: Allowed only on a property with a Williamson Act contract.
3. LIA and LEA zones:
 - a. An agricultural easement having a term equal to the useful life of the structure, but in no event less than 20 years, shall be offered to the County at the time of application.
 - b. A covenant shall be recorded, in a form satisfactory to County Counsel, which acknowledges that, in the event that the agricultural use is terminated on the property, the Farm Family Dwelling becomes a nonconforming residential use.

26-24-170 – Guest House

A. Definition. An accessory building to a single-family dwelling which consists of a detached living area of a permanent type of construction, which may contain a full or half bathroom, but may not contain provisions for appliances or fixtures for the storage and/or preparation of food, including, but not limited to, refrigeration, dishwashers or cooking facilities.

B. Standards.

1. Maximum one Guest House per lot.
2. May not be leased, subleased, rented or sub-rented separately from the main dwelling except that a legal, fully permitted Guest House may be used as a hosted rental as allowed by 26-88-118 (Hosted Rentals).
3. Maximum floor area: 640 square feet. Floor area is calculated by measuring the exterior perimeter of the Guest House and the length of any common walls. In the case of straw bale or similar construction, floor area may be calculated using interior dimensions. Floor area includes any storage area attached to the Guest House, excluding garage, shall be included.
4. Must be located closer to the primary dwelling on the subject lot than to a primary dwelling on any adjacent lot.
5. Maximum distance from the primary dwelling on the lot: 100 feet. The Director may allow a greater setback due to topography, vegetation or unique physical characteristics.

26-24-180 – Home Occupation

- A. Definition.** Conduct of a business within a dwelling unit or accessory structure by occupants of the dwelling, with the business activity being subordinate to the residential use of the site.
- B. Permits.** Zoning Permit required.
- C. Standards.** See Section 26-88-121 (Home Occupations).

26-24-190 – Junior Accessory Dwelling Unit

- A. Definition.** A living space contained within a legally established bedroom within the walls of an existing, fully permitted single-family dwelling.
- B. Standards.**
 1. See Section 26-88-061.
 2. May not exceed 500 square feet.
 3. Must include an efficiency kitchen.
 4. May include separate sanitation facilities or share sanitation facilities with the existing structure.

26-24-200 – Live/Work

- A. Definition.** A building or space within a building that is used jointly for residential and commercial purposes, where the commercial activity is subordinate to the residential use of the site.
- B. Standards.**

1. See Section 26-88-122 (Live/Work Uses).
2. Commercial and PC zones:
 - a. Allowed only in conjunction with a legally established single-family dwelling.
 - b. Not permitted in a Mixed-Use Development, SRO unit, or Caretaker Dwelling.

26-24-210 – Mixed-Use Development

A. Definition. A development that combines residential and non-residential uses either within a single building or in separate buildings on the same site. Mixed-Use Developments feature structural separations between the residential and non-residential spaces to allow the two uses to be rented, leased, sold, or occupied separately.

B. Standards.

1. See Section 26-88-123 (Mixed-Use Developments).
2. C1, C2, and LC zones:
 - a. Allowed by-right if the development provides affordable housing on-site meeting the inclusionary requirements of Article 89 (Affordable Housing).
 - b. All other Mixed-Use Development requires a Use Permit.
3. K zone:
 - a. Must be located within an urban service area.
 - b. The residential units must provide workforce housing serving an existing or proposed commercial use on the property.
 - c. The residential units must be provided as affordable to very low- or low-income households, subject to Section 26-88-123 (Mixed use developments).
 - d. No more than 10 percent of the total gross project floor space may be in residential floor area.
 - e. Allowed residential units in the Mixed-Used Development are in addition to the allowed Caretaker Dwelling.
4. PC zone:
 - a. Must be located within an urban service area.
 - b. The residential units must complement and be compatible an existing or proposed on-site commercial use.
 - c. The residential floor area may not exceed 80 percent of the total floor area of the development.

26-24-220 – Mobile Home Parks

1. **Definition.** An area of land that accommodates two or more mobile homes, manufactured homes, or recreational vehicles for single-family residential use, where individual home lots are rented or leased consistent with the Mobile Home Parks Act, Health and Safety Code Section 18200 et seq.
 - a. **Excludes:** Areas in agricultural zones with mobile homes that house 12 or fewer agricultural employees.
2. **Standards.**
 - a. See Section 26-88-100 (Mobile Home Park Standards).
 - b. Closure, cessation of use or conversion of a Mobile Home Park to an alternate land use must comply with Section 26-92-090.

26-24-230 – Permanent Supportive Housing

- A. **Definition.** Rental housing with no limit on length of stay, occupied by a special needs population as specified in the Housing Element, with on-site or off-site services assisting residents to retain their housing, improve their health status, and maximize their ability to live and, where possible, work in the community. Also “Supportive Housing.”
- B. **Standards.** Subject to density limitations and to the same regulations applicable to other residential dwellings of the same type (ex. Single-Family or Multi-Family Residential) in the same zone.

26-24-240 – Residential Community Care

- A. **Definition.** A facility that provides primarily nonmedical residential care for children and/or adults.
 1. **Includes:** family home, group care facility or similar licensed facility for 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
 2. **Small residential care facility:** facilities serving six or fewer persons.
 3. **Large community care facility:** facilities serving seven or more persons.
- B. **Standards.**
 1. Not allowed on land subject to a Williamson Act contract.

26-24-250 – Single-Room Occupancy

1. **Definition.** A living unit intended for occupancy by not more than two (2) persons, with a minimum floor area of one hundred fifty (150) square feet. Single Room Occupancy units may have partial kitchen and/or bathroom facilities pursuant to Health and Safety Code Section 17958.1.

- a. **Small:** Less than ten SRO rooms
- b. **Large:** Ten or more SRO rooms.
- 2. **Standards.**
 - a. Compliance with County Code Section 26-88-125 (Single Room Occupancy Facilities).
 - b. C1, C2, LC: only in designated urban service area

26-24-260 – Temporary Occupancy of Travel Trailer

- A. Definition.** Temporary occupancy of a travel trailer or recreational vehicle on a residential property.
- B. Standards.** See Section 26-88-010(p)

26-24-270 – Transitional Housing

- A. Definition.** Housing with supportive services for persons or families in transition from a homelessness to permanent housing. The length of stay is typically six months to two years.
- B. Standards.**
 - 1. CO, C1, C2, and C3, and LC zones: Transitional Housing is allowed only when located in an existing, legal residential unit.

26-24-280 – Work/Live

- A. Definition.** A single unit with one or more rooms, occupied and utilized by a single household, which accommodates both work activity and residential occupancy, in which the working space is predominant and the residential facilities secondary.
- B. Standards.**
 - 1. See Section 26-88-124 (Work/live units).
 - 2. Must contain working space reserved for and regularly used for commercial or industrial use by one or more residents of the unit.
 - 3. Must contain complete residential cooking, sleeping and sanitary facilities in compliance with all applicable building codes.
 - 4. M1 zone: Allowed only in urban service area.

Article 26 – RETAIL USE STANDARDS

Sections:

- 26-26-010 – Purpose of Article
- 26-26-020 – Alcoholic Beverage Sales
- 26-26-030 – Bar, Tavern, Nightclub
- 26-26-040 – Building and Landscape Materials Sales
- 26-26-050 – Farm Equipment and Supplies Sales and Rental
- 26-26-060 – Firewood Yard
- 26-26-070 – Fuel Dealers
- 26-26-080 – Fuel Station
- 26-26-090 – General Retail
- 26-26-100 – Heavy Equipment Sales and Rentals
- 26-26-110 – Manufactured Homes Sales and Rentals
- 26-26-120 – Nursery, Retail
- 26-26-130 – Outdoor Vendor
- 26-26-140 – Restaurants
- 26-26-150 – Vehicle/Boat Sales and Rentals

26-26-010 – Purpose of Article

This article provides standards for specific retail land uses in all zones.

26-26-020 – Alcoholic Beverage Sales

- A. Definition.** A retail establishment that sells alcoholic beverages for off-site consumption.
 - 1. **Includes:** Liquor stores, convenience stores, markets, and other similar establishments
 - 2. **Excludes:** Winery Tasting Rooms
 - 3. **Small Alcoholic Beverage Sales:** Less than 10,000 square feet of floor area.
 - 4. **Large Alcoholic Beverage Sales:** 10,000 square feet or more of floor area.
- B. Standards.** See Section 26-88-195 (Small Alcoholic Beverage Sales).

26-26-030 – Bar, Tavern, Nightclub

- A. Definition.** A business selling alcoholic beverages for on-site consumption where food service is subordinate to the sale of alcoholic beverages.
 - 1. **Includes:** Cocktail lounges, entertainment (e.g., live music and/or dancing, comedy, etc.) as an accessory and incidental use

2. **Excludes:** Restaurants that serve alcoholic beverages.

B. Standards. No unique use-specific standards.

26-26-040 – Building and Landscape Materials Sales

A. Definition. A retail business selling hardware, lumber, building materials, paint, plants and landscaping products, garden supplies, and other similar merchandise. Typically requires the primary use of the site as exterior storage of lumber, equipment, stone, gravel, soil amendments, and other similar products.

1. **Includes:** Heavy commercial uses for which storage, large or heavy merchandise, or commercial transportation facilities are necessary and usual to the operation.
2. **Excludes:** Nurseries selling only plants and landscaping products.

B. Standards. No unique use-specific standards.

26-26-050 – Farm Equipment and Supplies Sales and Rental

A. Definition. An establishment selling, renting, and repairing agricultural machinery, equipment, and supplies for use in farming and ranching operations.

1. **Includes:** Retail sale of tractors, combines, animal feed, and other farm supplies.

B. Standards.

1. LC zone: Feed stores are a permitted use.

26-26-060 – Firewood Yard

A. Definition. A business that cuts, splits, chips, sells, stores, and/or delivers firewood.

1. **Includes:** Associated large equipment and vehicle storage and retail sales.

B. Standards.

1. TP zone: Temporary or seasonal sales and promotion, and incidental storage of fuel wood which is grown on site is permitted by-right. Sale of wood grown off-site requires Use Permit approval.

26-26-070 – Fuel Dealers

A. Definition. The retail sale of fuel oil, butane, propane, and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use.

1. **Excludes:** Fuel Stations selling gasoline or other motor vehicle fuels

B. Standards. No unique use-specific standards.

26-26-080 – Fuel Station

A. Definition. A retail business selling gasoline or other motor vehicle fuels.

1. **Includes:** Incidental retail sales.
2. **Excludes:** Vehicle Maintenance and Repair.

B. Standards.

1. Industrial zones: Must be appropriate to and in conjunction with industrial development permitted in the zone.

26-26-090 – General Retail

A. Definition. A retail establishment selling merchandise to the general public.

1. **Includes:** neighborhood markets, grocery stores, bakeries, drug stores, hardware stores, general merchandise stores, antique stores, second hand sales, convenience shops, pet stores, department stores, pet shops, florists, vehicle accessory stores, and other similar retail establishments.

B. Standards.

1. C1 and LC zones: Limited to neighborhood-serving retail selling household commodities.
2. C3 zone: Limited to retail sales of heavy commercial goods not suited to other commercial zones, including sale of surplus goods.
3. K zone: Limited to visitor-oriented retail businesses which supply commodities such as groceries, prepared foods, drugs, or hardware.
4. Industrial zones: Limited to and in conjunction with industrial development permitted in the applicable industrial zone.

26-26-100 – Heavy Equipment Sales and Rentals

A. Definition. Sale and rental of construction and other heavy equipment.

1. **Includes:** Sale and rental of cranes, earth moving equipment, and tractor trailers and other similar heavy trucks; Outdoor sales yards, swap meets, flea markets, and auction yards.
2. **Excludes:** Farm Equipment and Supplies Sales, Vehicle/Boat Sales.

B. Standards. No unique use-specific standards.

26-26-110 – Manufactured Homes Sales and Rentals

A. Definition. Sale and rental of manufactured homes, mobile homes, and pre-fabricated structures.

B. Standards.

1. Occupancy on the premises not allowed.

26-26-120 – Nursery, Retail

A. Definition. An establishment engaged in the propagation of trees, shrubs and horticultural and ornamental plants grown under cover or outdoors for sale to the public. Includes commercial scale greenhouses and establishments for the sale of plant materials, lawn and garden supplies, and related items.

1. **Includes:** Commercial-scale greenhouses and lawn and garden supplies.
2. **Excludes:** Cannabis nurseries, Wholesale nurseries.

B. Standards.

1. Not allowed on properties subject to a Williamson Act contract.

26-26-130 – Outdoor Vendor

A. Definition. The sale of articles and agricultural or horticultural commodities on a small scale for profit or livelihood.

1. **Excludes:** The sale of lumber or other building material.

B. Standards.

1. See 26-88-010(i) Outdoor Vendors.
2. Use may not be conducted within a building.

26-26-140 – Restaurants

A. Definition. A retail business selling ready-to-eat food for consumption on or off the premises.

1. Includes: Full-service restaurants, fast-food restaurants, carry-out prepared foods for off-site consumption, coffee shops, cafes, and other similar eating establishments.

B. Standards.

1. C1, LC, and K zones: Use Permit required for restaurants serving alcohol.
2. C1, C2, and LC zones: Use Permit is required for restaurants serving takeout food.
3. M1 and M2 zones: Must be appropriate to and in conjunction with a permitted industrial development.
4. MP zone:
 - a. Cafeterias, cafes and restaurants are permitted by-right when accessory to a primary permitted use on the site.
 - b. Restaurants that are not an accessory use but are appropriate to and in conjunction with an industrial development are allowed with a Use Permit.

26-26-150 – Vehicle/Boat Sales and Rentals

- A. Definition.** Sale and rental of automobiles, light trucks, recreational vehicles, campers, boats, motorcycles, and similar vehicles.
- B. Standards.**
 - 1. C2 and LC zone: Automobile sales only.

Article 28 – SERVICE USE STANDARDS

Sections:

- 26-28-010 – Purpose of Article
- 26-28-020 – Adult Entertainment Establishment
- 26-28-030 – Banks and Financial Institutions
- 26-28-040 – Business Support Services
- 26-28-050 – Cemeteries
- 26-28-060 – Commercial Horse Facilities
- 26-28-070 – Commercial Kennels
- 26-28-080 – Day Care Center
- 26-28-090 – Homeless Shelter
- 26-28-100 – Horse Boarding
- 26-28-110 - Lodging: Agricultural Farmstay
- 26-28-120 – Lodging: Agricultural Marketing Accommodations
- 26-28-130 – Lodging: Bed and Breakfast (B&B)
- 26-28-140 – Lodging: Hosted Rental
- 26-28-150 – Lodging: Hotel, Motel, and Resort
- 26-28-160 – Lodging: Vacation Rental
- 26-28-170 – Maintenance and Repair Service, Non-Vehicular
- 26-28-180 – Medical Services: Hospitals
- 26-28-190 – Medical Services: Offices and Outpatient Care
- 26-28-200 – Personal Services
- 26-28-210 – Professional Office
- 26-28-220 – Vehicle Maintenance/Repair
- 26-28-230 – Veterinary Clinic

26-28-010 – Purpose of Article

This article provides standards for specific service-based land uses in all zones.

26-28-020 – Adult Entertainment Establishment

A. Definition.

Adult entertainment establishment. An "adult entertainment establishment" is any place of business at which one or more of the following activities is conducted:

1. Adult bookstore means an establishment that devotes more than fifty percent (50%) of the total display, shelf, rack, table, stand or floor area utilized for the display of books and periodicals to the display and sale of the following:

- a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records or other forms of visual or audio representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or
 - b. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.
 - c. An adult bookstore does not include an establishment that sells books or periodicals as an incidental or accessory part of its principal stock-in-trade and does not devote more than fifty percent (50%) of the total floor area of the establishment to the sale of books and periodicals.
2. Adult motion picture theater means an establishment, whether open or closed, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons. A "substantial portion of the total presentation time" means the presentation of activities described above for viewing for more than fifty percent (50%) of the operating time.
3. Adult motion picture arcade means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images, in which a substantial portion of the total presentation time of the images so displayed are distinguished or characterized by an emphasis for depicting or describing specified sexual activities or specified anatomical areas. A "substantial portion of the total presentation time" means the presentation of activities described above for viewing on more than fifty percent (50%) of the operating time.
4. Adult cabaret means a nightclub, bar, restaurant or similar establishment which during a substantial portion of the total presentation time features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or feature films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons. A "substantial portion of the total presentation time" means the presentation of activities described above for viewing for more than fifty percent (50%) of the operating time.
5. Adult theater means a theater, concert hall, auditorium or similar establishment either indoor or outdoor in nature, which, for any form of consideration, regularly features live performances, a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas for observation by patrons. A "substantial

portion of the total presentation time" means the presentation of activities described above for viewing for more than fifty percent (50%) of the operating time.

6. **Massage establishment means:**
 - a. An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.
 - b. A massage establishment which provides only specialized massage services and is operated in accordance with the following provisions shall not be considered an adult entertainment establishment. The applicant shall submit proof of proficiency in the specialized field of practice. Proficiency may be established by proof of actual practice in the field of specialization for a period of three (3) years or completion of a course of instruction in the specialized field of practice at a school authorized to provide such instruction by the state of California. The period of practice shall be attested to, in writing, by no less than three (3) persons who meet the educational qualifications described in this paragraph or are members of a professional organization which is incorporated in the state of California which fosters or promotes the specialized field of practice.
7. **Other businesses means** any business not otherwise herein defined or identified which involves specified sexual activities or display of specified anatomical areas.

B. Standards. See 26-88-010 (f) (Entertainment Establishment).

26-28-030 – Banks and Financial Institutions

- A. Definition.** A financial institution providing retail banking services to walk-in customers and clients
 1. **Includes:** Federally-chartered banks, savings associations, industrial loan companies, credit unions payday lenders, and check cashing businesses.
 2. **Excludes:** Financial institutions that do not serve walk-in customers (see Professional Office).
- B. Standards.**
 1. C1 and LC zones: 5,000 square feet maximum.
 2. Industrial zones: Must be appropriate to and in conjunction with a permitted industrial development.

26-28-040 – Business Support Services

A. Definition. Facilities providing customers with maintenance, repair, testing, rental and other similar services.

1. **Includes:** Copying and quick printing services; computer rental and repair; security guard services; janitorial services; household good rentals; security systems services; soils and materials testing; electrical, plumbing and heating shops; business equipment and furniture rentals; moving and storage service companies

B. Standards. No unique use-specific standards.

26-28-050 – Cemeteries

A. Definition. A place used for the interment of human or animal remains

1. **Includes:** Burial parks, mausoleums, crematories, columbariums, and memorial gardens.

B. Standards.

1. Not permitted on property subject to a Williamson Act contract.

26-28-060 – Commercial Horse Facilities and Stables

A. Definition. Facilities for the boarding and/or training of horses not owned by the property owner or occupant of an on-site residence, related shows, group lessons and clinics, and similar activities.

1. **Includes:** Commercial equestrian facilities, education or instruction facilities for horsemanship, riding academies, equestrian riding and driving clubs.
2. **Standards.** No unique use-specific standards.

26-28-070 – Commercial Kennels

1. **Definition.** A commercial facility keeping five or more dogs and/or five or more cats over four months of age.

- a. **Includes:** Boarding, breeding, buying, selling, renting, exhibiting, and training.
- b. **Excludes:** Veterinary Clinics, pet shops, animal shelters.

2. **Standards.**

- a. LIA zone: Prohibited on land subject to a Williamson Act contract.

26-28-080 – Day Care Center

A. Definition. A facility providing non-medical care and supervisions to minors for periods of less than 24 hours.

1. **Includes:** Infant centers, preschools, nurse schools, sick-child centers, and school-age day care facilities.
2. **Excludes:** Family Day Care Homes.

B. Standards.

1. May be operated in conjunction with a school or religious meeting facility, or as an independent land use.
2. Not permitted on property subject to a Williamson Act contract.
3. LEA, DA, RRD, AR, and RR zones: May occupy no more than 50 percent of the parcel or 10 acres, whichever is less.
4. LEA, DA, RRD, AR, and RR zones, the use must be consistent with General Plan Policy LU-6e.

26-28-090 – Homeless Shelter

A. Definition. A facility operated by a governmental agency, non-profit organization, or a religious facility, that provides temporary overnight shelter for homeless persons.

1. **Homeless Shelter, Emergency.** A facility providing temporary, short-term emergency housing for individuals or families. The length of stay is generally not more than 30 days and is typically less. On-site services may be provided.
2. **Homeless Shelter, Small Scale.** A residential or mixed-use structure which provides temporary for up to 10 persons, and may include support services for the residents.

B. Standards.

1. Emergency and Small-Scale Homeless Shelters: See Section 26-88-127 (Homeless Shelters)

26-28-100 – Horse Boarding

A. Definition. The keeping and training of horses not owned by the property owner or occupant.

1. Excludes: Group lessons and clinics, shows, and similar related activities.

B. Permits

1. Zoning Permit required in RRD.

C. Standards.

1. May include private lessons (one trainer/one student).
2. AR zone: Five horses maximum.
3. Must be consistent with Objective AR-4.1 and Policy AR-4a of the Agricultural Resources Element.

D. Exclusions.

1. Shall not include group lessons
2. Group clinics
3. Shows or similar related activities

26-28-110 - Lodging: Agricultural Farmstay

- A. Definition.** Transient lodging accommodations provided as part of an agricultural operation.
- B. Permits.** Zoning Permit Required.
- C. Standards.** See Section 26-88-085 (Agricultural Farmstays).

26-28-120 – Lodging: Agricultural Marketing Accommodations

- A. Definition.** Overnight guest accommodations to promote agricultural products grown or processed on-site.
- B. Standards.** See 26-88-086 (Marketing Accommodations).
- C. Findings.** When approving agricultural marketing accommodations, the review authority must find the use consistent with General Plan Policy LU-6d and LU-6f.

26-28-130 – Lodging: Bed and Breakfast (B&B)

- A. Definition.** A residential structure with one household or person in permanent residence with bedrooms rented for transient lodging and where meals may be provided.
- B. Permits.** Zoning Permit required.
- C. Standards.**
 1. See Section 26-88-118 (Special use standards for hosted rentals and bed and breakfast inns)
 2. Maximum 5 guest bedroom, except that up to 10 bedrooms allowed in the C2 and K zones.
 3. Design Review required.
 4. C1 and LC zones:
 - a. Must be established and maintained in conjunction with an existing or proposed commercial use on the property.
 - b. Periodic Special Events may be allowed only if authorized by the Use Permit.
 - c. Outdoor amplified sound is prohibited at all times.
 - d. May not use more than one single-family dwelling on a property.
 - e. Accessory structures may not be used for transient occupancy.
 5. C2 and K zones:

- a. Periodic Special Events may be allowed only if authorized by the Use Permit.
- b. Outdoor amplified sound allowed only if authorized by the Use Permit.
- c. May include the use of no more than one single-family dwelling and one accessory structure for transient occupancy. No more than two of the ten guest rooms may be located in an accessory structure.
- d. If an accessory structure is used for transient occupancy, the total floor area available for use by guests, including guest rooms and common areas, may not exceed 640 square feet. Internal doorway or passage between the area available for use by guests and any remaining area of the accessory structure is not allowed.

26-28-140 – Lodging: Hosted Rental

- A. Definition.** A residential structure with one household or person in permanent residence with one bedroom rented for transient lodging, where meals may be provided.
- B. Permits.** Zoning Permit required.
- C. Standards.**
 - 1. See Section 26-88-118 (Special use standards for hosted rentals and bed and breakfast inns)
 - 2. Maximum one guest bedroom.

26-28-150 – Lodging: Hotel, Motel, and Resort

- A. Definition.** Facilities with six or more guest rooms or suites rented to the general public for transient lodging of less than 30 days.
 - 1. **Includes:** On-site ancillary restaurants, meeting facilities, personal and spa services, recreational facilities, accessory retail uses.
- B. Standards.**
 - 1. K zone:
 - a. Maximum 200 rooms in urban service areas.
 - b. Maximum 100 rooms in rural areas serviced by public sewer.
 - c. Maximum 50 rooms in all other locations.
 - 2. Industrial zones: Must be appropriate to and in conjunction with industrial development permitted in the zone.

26-28-160 – Lodging: Vacation Rental

- A. Definition.** A property with a dwelling unit or guest quarters intended for permanent occupancy that is occupied by any person other than the primary owner for transient use or is otherwise occupied or utilized on a transient basis.

1. **Excludes:** Bed and breakfast inns and occasional home exchanges that are not otherwise subject to a Transient Occupancy Tax.

B. Permits. Zoning Permit required.

C. Standards.

1. See Section 26-88-120 (Vacation Rentals).
2. Prohibited on properties subject to a Williamson Act contract.
3. Vacation rentals that exceed the standards in Section 26-88-120 (Vacation Rentals) are subject to a Use Permit.
4. C2, LC, K zones: Maximum five guest rooms.
5. Not permitted within the Vacation Rental Exclusion (X) Combining District.

26-28-170 – Maintenance and Repair Service, Non-Vehicular

A. Definition. A business that provides repair and/or maintenance services for appliances, computers, electronics, and other types of non-vehicular-related equipment that is brought to the facility by customers, or picked-up by the business from the client site.

1. **Includes:** Only maintenance and repair businesses that do not operate on the same site as a retail establishment which sells the products being maintained or repaired. When maintenance and repair services operate from a retail establishment that sells the products being maintained or repaired, these services are instead considered part of the retail use.

B. Standards. No unique use-specific standards.

26-28-180 – Medical Services: Hospitals

A. Definition. Facilities providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis.

1. **Includes:** ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors; emergency heliports.

B. Standards. No unique use-specific standards.

26-28-190 – Medical Services: Offices and Outpatient Care

A. Definition. A facility other than a hospital where medical, mental health, surgical, and other personal health services are provided on an outpatient basis.

1. **Includes:** Offices for physicians; dentists; optometrists; diagnostic centers; out-patient care facilities; urgent care facilities; medical laboratories (e.g., blood and tissue testing, x-rays).

2. **Excludes:** Hospitals, medical research and development establishments, counseling services not provided by a medical doctor.

B. Standards. No unique use-specific standards.

26-28-200 – Personal Services

A. Definition. Facilities providing non-medical services to individuals as a primary use.

1. **Includes:** Barber and beauty shops; clothing rental; dry cleaning stores; laundromats (self-service laundries; massage (licensed and therapeutic); shoe repair shops; tailors; tanning salons.

B. Standards.

1. C1, LC: Only personal service establishments which perform services on the premises for persons residing in adjacent residential areas
2. K: Only personal service establishments intended primarily for travelers.
3. C1, LC, K: All retail sales and services uses shall be conducted entirely within an enclosed structure.

26-28-210 – Professional Office

A. Definition. A place of employment occupied by businesses or public agencies providing professional, executive, management, or administrative services.

1. **Includes:** Offices for accountants, architects, advertising agencies, insurance agents, attorneys, commercial art and design services, non-retail financial institutions, real estate agents, news services, photographers, engineers, and other similar professions; includes offices for government agencies.
2. **Excludes:** Heavy government services, public safety facilities.

B. Standards.

1. LC zone: Must provide services for persons residing in nearby residential areas.
2. K zone:
 - a. Must be within an urban service area.
 - b. Must primarily serve tourist commercial and recreational needs.
3. MP zone: Must be compatible with uses permitted in the zone.
4. M3 zone: Must be incidental to a permitted use.
5. PF zone:
 - a. On-site administrative office incidental to a permitted use allowed by-right.
 - b. Other office uses limited to government offices and require a Use Permit.

26-28-220 – Vehicle Maintenance/Repair

A. Definition. The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, trailers, recreational vehicles, boats, and other vehicles.

1. **Includes:** Collision repair, body work, painting/coating services, tire recapping, muffler and radiator shops, quick-lube services, tire and battery sales and installation, car washes and detailing, incidental wholesale and retail sale of vehicle parts as an accessory use
2. **Excludes:** Automobile parking; repair shops that are part of a vehicle dealership on the same site; fuel stations; dismantling yards; repair of farm equipment.

B. Standards.

1. Industrial zones:
 - a. All work must be conducted inside and enclosed structure.
 - b. All storage of materials, junk or non-operable vehicles must be screened.
 - c. Vehicles may not be parked outside overnight.

26-28-230 – Veterinary Clinic

A. Definition. Office and indoor facilities providing medical treatment to animals.

1. **Includes.** Large and small animal veterinary clinics, animal hospitals, incidental retail sales of pharmaceuticals for the health care of the animals, kenneling of animals onsite.

B. Standards.

1. RRD and AR zones: Treatment for farm animals and livestock only, not for companion and exotic animals.

Article 30 – TRANSPORTATION, ENERGY & PUBLIC FACILITIES USE STANDARDS

Sections:

26-30-010 – Purpose of Article

26-30-020 – Airfields and Landing Strips: Agricultural, Resource or Personal Landing Strip

26-30-030 – Airfields and Landing Strips: Restricted Use Airfield

26-30-040 – Dispatch Facility

26-30-050 – Low Temperature Geothermal Resource Development

26-30-060 – Marinas

26-30-070 – Oil and Gas Exploration and Extraction

26-30-080 – Parking Facilities

26-30-090 – Public Safety Facilities

26-30-100 – Public Utility Facilities

26-30-110 – Renewable Energy Facilities

26-30-120 – Telecommunications Facilities

26-30-130 – Truck/Bus/Freight Terminal

26-30-010 – Purpose of Article

This article provides standards for specific transportation, energy, public facilities and infrastructure uses in all zones.

26-30-020 – Airfields and Landing Strips: Agricultural, Resource or Personal Landing Strip

A. Definition. A landing strip or heliport for agricultural crop dusting, allowed forestry, or personal use of the tenant or owner of the site.

B. Standards.

1. LEA, DA, and RRD zones:
 - a. On land subject to a Williamson Act contract, limited to private landing strips necessary for aircraft dedicated to aerial spraying and other agricultural purposes.
 - b. Facilities for private passenger aircraft for personal convenience and transportation are not allowed.
2. TP zone: allowed only when incidental to permitted forestry and recreational related uses.

26-30-030 – Airfields and Landing Strips: Restricted Use Airfield

- A. Definition.** A landing strip or heliport with no more than ten based aircraft for exclusive use by a specific property, business, institution, or other defined entity.
- B. Standards.**
 - 1. C3 and industrial zones: heliports only.

26-30-040 – Dispatch Facility

- A. Definition.** A base facility from which service vehicles are dispatched.
 - 1. **Includes:** Taxis and limousine dispatch, facilities where private ambulance vehicles and crews stand by for emergency calls.
 - 2. **Excludes:** Public Safety Facilities.
- B. Standards.** No unique use-specific standards.

26-30-050 – Low Temperature Geothermal Resource Development

- A. Definition.** Exploration and development of low temperature geothermal resources for other than power development purposes
- B. Standards.** No unique use-specific standards.
- C. Findings.** To approve Use Permit, the review authority must find the proposed use to be compatible with surrounding land uses.

26-30-060 – Marinas

- A. Definition.** A recreation-oriented small craft harbor.
 - 1. Includes: Yacht clubs; fueling docks; Mooring, launching, boat storage facilities; incidental boat storage sales.
- B. Standards.** No unique use-specific standards.

26-30-070 – Oil and Gas Exploration and Extraction

- A. Definition.** Resource extraction facilities primarily engaged in producing crude petroleum and natural gas, recovering oil from oil sands and shales, and producing natural gasoline and cycle condensate.
 - 1. **Includes:** Exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sands and shales, on-site processing only to the extent necessary to permit extraction, or to conform extracted crude to pipeline requirements.
- B. Standards.** No unique use-specific standards.

26-30-080 – Parking Facilities

A. Definition. Parking lots or structures operated by a public or a private entity providing parking for a fee.

1. **Excludes:** Parking lots accessory to an allowed use; towing, impound, and storage facilities.

B. Standards. No use specific standards.

26-30-090 – Public Safety Facilities

1. **Definition.** Facilities operated by public agencies that provide public safety services.

- a. **Includes:** Fire stations; police and sheriff stations; related civic buildings; facilities may include kitchens; sleeping accommodations; areas for equipment maintenance; and ambulance Dispatch Facilities on the same site.

2. **Standards.**

- a. Prohibited on property subject to a Williamson Act contract.
- b. The County will review proposals for new transmission lines or acquisition of easements for new transmission lines serving a Public Safety Facility for consistency with General Plan Policy PF-2t.

26-30-100 – Public Utility Facilities

A. Definition. A permanent structure or facility providing a utility service to the general public.

1. **Includes:** Electricity generating plants; electric substations; solid waste collection, treatment and disposal; water reservoirs, storage, and pumping stations; water or wastewater treatment plants, and similar facilities.
2. **Excludes:** electrical distribution lines, underground water/sewer lines, and Telecommunication Facilities.

26-30-110 – Renewable Energy Facilities

A. Definition. Renewable energy systems, including but not limited to wind, bioenergy, solar, low-temperature geothermal heating systems, geothermal heat pump systems, and fuel cells and combinations thereof.

B. Permits.

1. See 26-88-200.
2. In addition to permit requirements in 26-88-200 and special use standards in 26-88-208, a Use Permit is required for small wind energy systems located:
 - a. Within an urban service area; or
 - b. Within 2,500 feet of an urban service area.

C. Standards. See 26-88-200, 26-88-202, 26-88-206, and 26-88-208.

26-30-120 – Telecommunications Facilities

A. Definitions. See 26-02-140 (Definitions).

B. Commercial and Noncommercial Facilities. All Commercial and Noncommercial Telecommunication Facilities must comply with the standards in 26-88-130 (Telecommunication Facilities). The County will review and act on Telecommunication Facilities consistent with state and federal law. In case of conflict between this section and higher law, higher law governs.

C. Commercial Facilities.

1. **Required Permits.** Table 30-1 shows permits required for commercial Telecommunication Facilities. “ZP” indicates that a zoning permit is required pursuant to Section 26-30-120.E.

Table 30-1: Required Permits for Commercial Telecommunication Facilities

Type of Facilities	LIA, LEA, DA, RRD, TP, AR, RR Zones	R1, R2, R3 Zones	CO, C1 Zones	C2, C3, LC, CR, AS, K Zones	MP, M1, M2, M3 Zones	PC Zones
Attached	P	P	P	P	P	P
Minor Freestanding	ZP	ZP	P	P	P	ZP
Intermediate Freestanding						
Less than 50 feet	C	C	P	P	P	-
50 to 80 feet	C	C	C	C	P	-
More than 80 feet	C	C	C	C	C	-
Major Freestanding	C	-	-	C	C	-

2. **PF Zone.**

- a. Attached facilities are permitted by-right in the PF zone.
- b. Freestanding facilities in the PF zone are allowed subject to the standards and requirements in the base district which is predominant in the area outside of the boundary of the PF zone and in closest proximity to the proposed facility.

D. Noncommercial Telecommunication Facilities. Table 30-2 shows permits required for Noncommercial Telecommunication Facilities.

Table 30-2: Required Permits for Noncommercial Telecommunication Facilities

Facility Height	Agricultural and Resource-Based, Residential, and PC Zones	Commercial, Industrial, and PF Zones
Less than 40 ft.	P	P
40 ft. to 80 ft.	ZP	P
More than 80 ft.	C	C

E. Permits for Telecommunication Facilities.

1. **Public Notice.** Public notice of a Zoning Permit application for a Telecommunication Facility must be mailed to adjacent property owners and posted on the property at least ten days prior to application approval. The notice must describe the facility, include a site plan and one elevation with dimensions of the facility, and state that the Department will approve the Zoning Permit provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section. Public notice of a use permit application shall be provided in accordance with Art. 92 and state law.
2. **Environmental Review.** Commercial Telecommunication facilities that require discretionary review also require environmental review under the California Environmental Quality Act (CEQA).

26-30-130 – Truck/Bus/Freight Terminal

- A. Definition.** Transportation facilities furnishing services incidental to air, motor freight, and rail transportation with parking or storage of two or more trucks, vehicles, or equipment other than private automobiles or farm equipment.
1. **Includes:** Freight, forwarding services, freight terminal facilities, joint terminal and service facilities, packing, crating, inspection and weighing services, postal service bulk mailing distribution centers, transportation arrangement services, trucking facilities including transfer and storage, repair services for trucks using the facility.
- B. Standards.** No unique use-specific standards.