

**MENDOCINO COUNTY CODE**

**Looseleaf Supplement**

This Supplement contains all ordinances deemed advisable to be included at this time through:

**Ordinance No. 4329, adopted July 22, 2014.**

See the Code Comparative Table and Disposition List for further information.

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Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.



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## PREFACE

The Mendocino County Code, has been kept current by regular supplementation by Municipal Code Corporation, its successor in interest.

The code is organized by subject matter under an expandable three-factor decimal numbering system which is designed to facilitate supplementation without disturbing the numbering of existing provisions. Each section number designates, in sequence, the numbers of the Title, chapter, and section. Thus, Section 2.12.040 is Section .040, located in Chapter 2.12 of Title 2. In most instances, sections are numbered by tens (.010, .020, .030, etc.), leaving nine vacant positions between original sections to accommodate future provisions. Similarly, chapters and titles are numbered to provide for internal expansion.

In parentheses following each section is a legislative history identifying the specific sources for the provisions of that section. This legislative history is complemented by an ordinance disposition table, following the text of the code, listing by number all ordinances, their subjects, and where they appear in the codification; and beginning with Supplement No. 22, legislation can be tracked using the "Code Comparative Table and Disposition List."

A subject-matter index, with complete cross-referencing, locates specific code provisions by individual section numbers.

**This supplement brings the Code up to date through Ordinance No. 4329, adopted July 22, 2014.**

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## SUPPLEMENT HISTORY TABLE

The table below allows users of this Code to quickly and accurately determine what ordinances have been considered for codification in each supplement. Ordinances that are of a general and permanent nature are codified in the Code and are considered "Included." Ordinances that are not of a general and permanent nature are not codified in the Code and are considered "Omitted."

In addition, by adding to this table with each supplement, users of this Code of Ordinances will be able to gain a more complete picture of the Code's historical evolution.

Ord. No.	Date Adopted	Included/ Omitted	Supp. No.
4270	1- 4-2011	Included	29
4271	1-25-2011	Included	29
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4274	5- 3-2011	Included	29
4275	5-17-2011	Included	29
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4284	10- 4-2011	Included	30
4285	10- 4-2011	Included	30
4286	12- 6-2011	Included	31
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4289	1-31-2012	Included	31
4291	2-14-2012	Included	32
4292	4-10-2012	Included	32
4293	4-10-2012	Included	32
4294	4-10-2012	Included	32
4295	4-10-2012	Included	32
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4301	11- 6-2012	Included	33
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4304	1-22-2013	Included	34
4305	2-12-2013	Included	34
4306	3-26-2013	Included	35
4307	5- 7-2013	Included	35
4308	7-30-2013	Included	35
4309	7-30-2013	Included	35

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4310	7-30-2013	Included	35
4312	8-13-13	Included	36
4313	8-27-2013	Included	36
4316	12-10-2013	Included	37
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4320	1- 7-2014	Included	37
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- Sec. 20.068.030 Special Provisions.
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- Sec. 20.068.040 Maximum Dwelling Density.
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- Sec. 20.068.060 Building Height Limit.

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- Sec. 20.072.020 Uses Subject to a Major Use Permit.
- Sec. 20.072.025 Minimum Lot Area.
- Sec. 20.072.030 Maximum Dwelling Density.
- Sec. 20.072.035 Minimum Front and Rear Yards.
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## CHAPTER 20.085

### MU-2 GENERAL MIXED USE DISTRICT

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**20.085.055 Mixed Use Compatibility Standards.**

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#### **20.085.005 Intent.**

The intent of the Mixed Use General zoning district is to promote greater efficiency and economy in providing public services, conserve agriculture and resource lands, preserve the rural character of the County, and provide more opportunities for affordable housing. It will also encourage more walking and biking, benefiting community health. This zoning district implements the mixed use land use classification contained in both the General Plan and Ukiah Valley Area Plan and is intended to accomplish the following general objectives.

(A) The Mixed Use General zoning district is intended to allow multiple story mixed use developments with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site.

(B) Mixed use developments should combine at least two (2) of the permitted uses listed in Section 20.085.010 and are encouraged to include public open space and facilities.

(C) Multi-family and live/work uses shall be encouraged but should be designed and sited in a manner that is compatible with and protects the ability of on-site and adjacent commercial and light industrial uses to operate and expand.

(D) Single-use residential or commercial projects shall be discouraged.

(E) Promote higher density mixed use development along the State Street Corridor to support public transit.

(Ord. No. 4329, 7-22-2014)

#### **20.085.006 Definitions.**

"Community Design Guidelines" means a set of standards regarding the aesthetics of development, including building appearance and character, colors, landscaping, location of parking, siting of structures on building sites, and other issues that are used to evaluate the suitability and appropriateness of individual projects in terms of overall visual appearance, capacity to unify streetscapes, expression of valued community themes, establishment of a "sense of place", and enhancement of community cohesiveness.

"Floor area ratio" means the ratio of total building floor area to total site area, is a commonly used measure of commercial and industrial development intensity. It is typically expressed as a decimal, i.e. 0.50.

"Live-work use" means a type of residential use that physically integrates the resident's commercial or manufacturing workspace within the same building or site.

"Mixed Use" means the development of any permitted residential use in conjunction with at least one (1) commercial or civic use type within the same building, either vertically (i.e., different uses located on separate floors) or horizontally (i.e., different uses located side-by-side on the same floor), or in multiple buildings, located on one (1) or more parcels, that are developed with shared site improvements such as pedestrian walkways, landscaping, public spaces (e.g., courtyards and plazas), and vehicle parking and circulation.

"Preliminary Development Plan" means a land use diagram that shows the proposed mixed use project will not prevent orderly future development of any undeveloped portion of the project parcel(s). This plan includes the general location and type of possible future uses, circulation, and utilities outside of the project area and shows the project's relationship with the remainder of the site as well as existing development on adjoining lots and streets.

(Ord. No. 4329, 7-22-2014)

#### **20.085.010 Permitted Uses.**

The following use types are permitted uses provided the development of any permitted residential use occurs in conjunction with at least one (1) different permitted commercial or civic use type on the same property, as a live-work use, or is part of a mixed use project:

(A) Residential Use Types (See Chapter 20.016).

Family Residential — single-family;

Family Residential — two-family;

Family residential—multifamily.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Cultural exhibits and library services;

Day care facilities/small schools;

Essential services;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative & Business Offices;

Communication Services;

Eating and Drinking Establishments;

Food and Beverage Retail Sales;

Medical Services;

Personal Services;

Repair Services, Consumer;

Retail Sales, General.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4329, 7-22-2014)

#### **20.085.015 Uses Subject to a Minor Use Permit.**

The following uses are permitted in a mixed use project upon issuance of a Minor Use Permit:

(A) Agricultural Use Types (See Chapter 20.032).

Animal Raising — Personal.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Fire and police protection services;

Minor impact utilities;

Community Recreation.

(C) Commercial Use Types (See Chapter 20.024).

Laundry services;

Redemption Centers.

(Ord. No. 4329, 7-22-2014)

#### **20.085.020 Uses Subject to a Major Use Permit.**

The following use types are permitted in a mixed use project upon securing a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(B) Industrial Use Types (See Chapter 20.028).

Custom manufacturing.

(Ord. No. 4329, 7-22-2014)

#### **20.085.025 Minimum Lot Area.**

Twelve thousand (12,000) square feet, except smaller lot sizes may be permitted upon approval of a mixed use site development plan.

(Ord. No. 4329, 7-22-2014)

#### **20.085.030 Maximum Dwelling Density.**

Residential Use: one (1) unit per one thousand five hundred (1,500) square feet, except that a

density bonus may be granted for the provision of affordable housing in accordance with Section 20.238.045 (Density Bonus and Other Incentives) of the County Code.

(Ord. No. 4329, 7-22-2014)

**20.085.035 Minimum Front and Rear Yard.**

(A) Residential Use: Twenty (20) feet.

(B) Non-Residential Use: None, except that a rear yard contiguous with a residential zoning district shall not be less than twenty (20) feet.

(Ord. No. 4329, 7-22-2014)

**20.085.040 Minimum Side Yard.**

(A) Residential Use: Six (6) feet.

(B) Non-Residential Use: None, except that a five (5) foot side yard is required adjoining any district other than commercial or industrial.

(Ord. No. 4329, 7-22-2014)

**20.085.045 Building Height Limit.**

Fifty (50) feet.

(Ord. No. 4329, 7-22-2014)

**20.085.050 Building Floor Area Ratio.**

(A) Residential Use: None

(B) Non-Residential Use: Three-tenths (0.3) minimum; One (1.0) maximum.

(Ord. No. 4329, 7-22-2014)

**20.085.055 Mixed Use Compatibility Standards.**

All permitted mixed use projects shall be consistent with the Mixed Use Compatibility Standards and are encouraged to incorporate design principles and examples contained in the Community Design Guidelines to the extent feasible. Any permitted mixed use project determined to be inconsistent with these standards shall be subject to a discretionary permit as described in Section 20.085.060, Mixed Use Development Review.

(A) Land Use: Structures and site improvements associated with mixed use projects shall be developed and operated according to the following land use standards.

(1) Site Improvements: Building siting and orientation, and landscape improvements shall in-

tegrate pedestrian circulation. Site and landscape improvements shall incorporate outdoor pedestrian use areas such as courtyards and plazas (which could include amenities such as trellises, raised planters, and landscaped berms) and other structures that create semi-protected outdoor spaces. Pedestrian use areas shall be visible from street corridors and pedestrian access routes.

(2) Separation: Separation between use types, whether the uses are located on the same parcel or not, shall apply in addition to minimum side and rear yards specified in this chapter.

a) Residential uses shall be separated from non-residential uses as follows:

- No less than three hundred (300) feet from any industrial use on the same site or from an industrial zoning district.
- No less than eleven (11) feet from any commercial or civic use on the same site, except that a residential use may be located in the same or abutting structure containing a commercial and/or civic use.

b) Where residential and non-residential separation is required, landscape areas shall be provided in the separation area (including property lines setbacks) to prevent noise, lighting, and privacy intrusion. Pedestrian activity areas and circulation improvements are allowed; trash enclosures are prohibited.

c) Notwithstanding the minimum side and rear yard setbacks of this chapter, a fifty (50) foot setback and a fence or wall no less than six (6) feet high is required along a side or rear property line of an adjacent parcel within Agricultural Land, as defined by Section 10A.13.010 of the Mendocino County Code, or a parcel developed with an Agricultural Use Type (Chapter 20.032) exceeding one (1) acre in size.

d) No portion of a wall or fence should be used for advertising or display. No barbed wire or concertina wire may be used as fencing material.

(3) Utilities:

a) All utilities including but not limited to electrical power, telecommunications, and cable

television shall be placed underground to the extent practicable, taking into account economic and environmental factors.

b) If utilities, communications towers, and devices must be above ground they shall be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.

c) When available, connection to public water and sewer services is required for development.

(4) Land Use Limitations:

a) All outdoor industrial use operations, excluding delivery docks, shall be enclosed within a building.

b) Commercial loading areas, trash enclosures, utility meters, and mechanical and electrical equipment shall be located as far as possible from residential uses and shall be screened from view from the residential portion of the project and any adjoining residential use.

c) Non-residential uses shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.

d) All new uses shall comply with General Plan Noise Policy (Development Element, Chapter 3, DE-93 to DE-110).

(B) Parking: Notwithstanding the applicable provisions of Chapter 20.180 Off-Street Parking, the following additional off-street parking and circulation requirements shall apply.

(1) On-site circulation and parking shall be provided and continuously maintained according to an approved parking plan illustrating the location, number and configuration of parking spaces for vehicles and bicycles, vehicle and pedestrian circulation improvements, truck loading areas and travel path, and emergency vehicle access, public transit stops, and public areas.

(2) The number and configuration of parking and circulation shall be consistent with parking standards (Chapter 20.180 Off-Street Parking) except that a reduction in the number of off-street parking spaces, consistent with Section 20.180.010.E and 20.180.101.F of the County

Code, may be granted when the project includes shared parking facilities, affordable housing, and transit improvements.

(3) Shared driveway access between neighboring uses and parcels shall be encouraged. Whenever possible, driveway access shall be provided at the property boundary to permit future negotiations of shared access agreements when adjoining parcels are developed. Where shared access is provided, a ten (10) percent reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel.

(4) Instead of locating a single parking lot on the street frontage, separate parking areas shall be established throughout the mixed use project, away from the street frontage and, to the extent possible, not located between building groups. When feasible, parking within or under buildings is encouraged.

(5) All new development shall be required to provide sidewalks along any street frontage and shall provide on-site pedestrian walkways that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete, pavers, or similar sidewalk material that is firm, stable, and slip-resistant walkways may be located within the landscaping/walkway corridors of the public rights-of-way. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties, and where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

(C) Landscape: Utilizing climate adapted plants supported by low volume irrigation systems, landscape improvements shall be provided and continuously maintained throughout and along the perimeter of the mixed use development site,

subject to State of California Water Conservation in Landscape Act of 1990 and the following standards.

(1) No less than ten (10) percent of the gross parking and circulation area shall be dedicated to and continuously maintained as landscape areas.

(2) Parking lot shade trees, selected from the Mixed Use Design Guideline Master Tree List, shall be provided and continuously maintained at a minimum rate of one (1) tree per five (5) parking spaces.

(3) Drainage swales and similar stormwater retention features shall be integrated with the design and location of landscape improvements.

(4) Planting areas, no less than ten (10) feet wide, shall separate parking lots from property lines and buildings.

(5) A landscape improvement bond or another form of surety acceptable to the Planning Director shall be offered prior to the issuance of a building permit to commence construction of the project and will be released three (3) years after the completion of the landscape installation upon demonstrating the landscaping is established and maintained according to the approved landscape improvement plan.

(D) Lighting: The location, intensity, and shielding of all exterior lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas shall be downward shielded and employ approved "Dark Sky Friendly Fixtures" ([www.darksky.org](http://www.darksky.org)) that are operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

(Ord. No. 4329, 7-22-2014)

#### **20.085.060 Mixed Use Development Review.**

The Mixed Use Development Review will implement the goals and policies of the Ukiah Valley Area Plan by providing site planning, architectural design guidance, and criteria for commercial uses in mixed use projects. The intent of this process is to develop aesthetically appealing urban form, which reflects the rural, small town charac-

ter of the Ukiah Valley, protect and enhance the natural beauty and scenic view sheds, and reinforce the uniqueness of existing communities.

(A) Development Review. All development within the MU-2 is subject to one (1) of the following review processes unless the development is:

(1) A façade improvement,

(2) A one (1) time addition/expansion of an existing structure(s) not to exceed five hundred (500) square feet per site, and

(3) Minor amendments to previously approved plans, or a change in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances.

(1) Zoning Clearance. A mixed use project shall be eligible for zoning clearance through the building permit process when the project includes only permitted uses listed in Section 20.085.010, and is consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055, and will develop a site not to exceed forty thousand (40,000) square feet.

(2) Administrative Permit. A mixed use project shall be subject to an administrative permit in accordance with Chapter 20.192 when the project only includes permitted uses listed in Section 20.085.010, is consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055, and will develop a site exceeding forty thousand (40,000) square feet.

(3) Minor Use Permit. A mixed use project shall be subject to a minor use permit under the original jurisdiction of the Zoning Administrator in accordance with Chapter 20.196 and is subject to CEQA review when any of the following apply:

a) A single use project other than those uses subject to a major use permit.

b) The project includes permitted uses listed in Section 20.085.010 Permitted Uses and will require an exception from the Mixed Use Compatibility Standards in Section 20.085.055.

c) The project includes uses listed in Section 20.085.015, Uses Subject to a Minor Use Permit.

(4) Major Use Permit. A mixed use shall be subject to a major use permit under the original jurisdiction of the Planning Commission, in accordance with Chapter 20.196, and is subject to CEQA review when the project includes any use listed in Section 20.085.020, Uses Subject to a Major Use Permit, including a project that requires an exception to the Mixed Use Compatibility Standards contained in Section 20.085.055.

(B) Submittal Requirement. The following submittal requirements govern the submittal, review, and action on the Mixed Use Development Plan, when it is required.

(1) General: A Mixed Use Development Plan shall be submitted for any mixed use project subject to an administrative permit, minor use permit, or a major use permit as specified by section 20.085.060.(A).

(2) Mixed Use Development Plan Requirement: In addition to the information and plans otherwise required for an administrative permit, minor use permit, or major use permit, a Mixed Use Development Plan is required and shall include, but is not limited to, the following information:

a) A detailed site plan at a scale that is sufficient to fully illustrate proposed uses and site improvements as well as a Preliminary Development Plan, as defined in this Chapter.

b) Building elevation drawings of all proposed structures showing exterior wall color and material, and exterior lighting of proposed and existing development on all sides of the structure. The Community Design Guidelines shall be applied to all mixed use projects subject to Mixed Use Development Review.

c) A building floor plan of the proposed structure delineating each building or portion thereof by use type.

d) A landscaping plan detailing all new and existing landscaping to be incorporated into the design of the project including pedestrian walkway improvements, location of existing and proposed vegetation, including removed vegetation and trees, public amenities, landscape lighting,

fencing, and irrigation improvements. The landscape plan must include a planting and lighting schedule noting the size, number, and type of plant materials and light fixtures.

e) A parking and circulation plan showing the location of and access to parking spaces, loading zones, delivery docks, transit improvements, bicycle parking, parking lot landscape areas (detailed by the landscape plan), and lighting. The parking and circulation plan shall include a schedule showing the number and size of required off-street parking based the County's parking requirements.

(C) Supplemental Findings. The Zoning Administrator and/or Planning Commission shall make the following supplemental findings when acting to approve any discretionary project (i.e., administrative permit, minor use permit, and major use permit) within the Mixed Use zoning district. The findings shall not be vague and conclusory. The findings shall be sufficiently detailed to inform a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations shall result in a denial of the Mixed Use Development Plan application.

The proposed mixed use project, including an exception from the Mixed Use Compatibility Standards, will substantially fulfill the intent and purpose of the Mixed Use General zoning district and Community Design Guidelines, by accomplishing the following.

1. Land Use: The project will —

a) Preserve the character of the neighborhood; will protect the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public

b) Include appropriate use of materials, textures, and colors, which will remain aesthetically appealing and appropriately maintained; and will locate and orient windows, doorways, and out-



door use areas to minimize the potential impacts from heat, glare, noise, or other disturbances caused by on-site or off-site sources.

c) Locate structure(s) on the parcel which are compatible with the location and orientation of other structures in the immediate neighborhood that conform to applicable setback requirements.

d) Be compatible with other uses on the property.

2. Parking: The project will —

a) Provide adequate ingress, egress, parking for vehicles and bicycles, and internal circulation for vehicles, bicycles, pedestrians, and delivery vehicles designed to promote safety and convenience.

b) Not create potential hazards to vehicular, pedestrian, or bicycle traffic, or cause a distraction for motorists.

c) Provide shade for parking spaces to the extent practical.

3. Landscape: The project will —

a) Include provisions to ensure maintenance of all approved landscaping.

b) Include landscaping as an integral part of the project design and enhance the appearance of the development.

c) Ensure protection of existing and desirable mature trees when feasible.

d) Utilize irrigation systems which provide for the efficient use of water.

4. Lighting: The project will —

a) Provide adequate lighting to all pedestrian and building access areas to provide safety, security and enhance aesthetic quality.

b) Provide lighting that is appropriate in scale, intensity, and height

c) Provide lighting that is energy efficient and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

(D) Conditions of Approval. Conditions of project approval may be imposed on a Mixed Use Development Plan.

(1) In approving a Mixed Use Development Plan, the Zoning Administrator or Planning Com-

mission may include such conditions as are deemed reasonable and necessary to maintain or assure (1) compliance with the standards/criteria listed in Section 20.085.055, Mixed Use Compatibility Standards, and (2) the mitigation of any "significant adverse environmental impacts" of the development as may be required by the California Environment Quality Act. Nothing in this Section shall be construed to limit the discretion of the authority of the Zoning Administrator or Planning Commission to require conditions.

(2) The Zoning Administrator or Planning Commission may condition a Mixed Use Development Plan to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a Mixed Use Development Plan is so conditioned, the Planning Director shall notify the County Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a Mixed Use Development Plan so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been satisfied. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits. (Ord. No. 4329, 7-22-2014)



<b>Ordinance Number</b>	<b>Date</b>	<b>Description</b>	<b>Section</b>	<b>Section this Code</b>
4263	7-13-2010	Disease prevention project		9.04.010—9.04.070
4264	7-13-2010	Garden's Gate Dev. Agreement		21.04.020
4265	7-13-2010	Speed limits		15.04.030
4270	1- 4-2011	Stormwater runoff		16.30.010—16.30.430
4271	1-25-2011	2011 investment authority		5.130.010
4272	1-25-2011	SmartMeter moratorium		8.300.010—8.30.080
4274	5- 3-2011	Commission on medical care		8.69.000—8.69.080
4275	5-17-2011	Medical marijuana		Rpld 9.31.010—9.31.340 Added 9.31.010—9.31.350
4276	5-17-2011	Speed limit		15.40.030
4277	6- 7-2011	Library sales tax		5.170.000
4279	6-12-2011	Jail booking fees		Rpld 5.120.010—5.120.090
4283	9-13-2011	Alternative redevelopment program		11.10.010—11.10.090
4284	10- 4-2011	Supervisory districts	1	2.08.010, 2.08.020
4285	10- 4-2011	Stormwater runoff		Rpld 16.30.010—16.30.430 Added 16.30.010—16.30.170
4286	12- 6-2011	Assessment appeals board		5.150.010—5.150.080
4288	1-24-2012	Investment authority		5.130.010
4289	1-31-2012	Board of Supervisors compensation		3.04.071
4291	2-14-2012	Medical marijuana cultivation		9.31.160—9.31.350
4292	4-10-2012	Combining districts		20.040.010
4293	4-10-2012	Mining and processing		20.036.010
4294	4-10-2012	MP—Mineral processing districts		Added 20.134.005— 20.134.015
4295	4-10-2012	Height exceptions		20.152.025
4297	6-12-2012	Single-use carryout bags	1	Added 9.41.010—9.41.080
4298	7-10-2012	Graffiti suppression	1	8.200.010—8.200.100 Added 8.200.110—8.200-130
4299	8-28-2012	Angle parking on County roads	1	15.12.01
4300	9-25-2012	Bingo games		8.52.050(G)
4301	11- 6-2012	Construction and demolition recycling and reuse	1	Rpld 18.35.020 Added 18.35.020
			2	Rpld 18.35.030 Added 18.35.030
			3	Rpld 18.35.040—18.35.190
4302	1-22-2013	Medical marijuana cultivation regulation		Added 9.31.015

CODE COMPARATIVE TABLE

Ordinance Number	Date	Description	Section		Section this Code
4303	1-22-2013	Delegating authority to invest to County Treasurer for calendar year 2013			5.130.010
4304	1-22-2013	Single-Use Carryout Bags by retail establishments	1	Added	9.41.045
4305	2-12-2013	Prohibited parking on both sides of center street	1		15.12.040
			2		15.12.100
4306	3-26-2013	Speed zones		Added	15.04.030(B)(35), (36) 15.04.030(E)(12)
4307	5- 7-2013	Training requirements for peace officers of the health and human services agency		Added	2.04.044
4308	7-30-2013	Assessment appeals board			5.150.010—5.150.080
				Added	5.150.090
4309	7-30-2013	Board of equalization fees		Rpld	Ch. 5.96, §§ 5.96.010—5.96.040
4310	7-30-2013	Creating a commission of medical care			8.69.000—8.69.080
4312	8-13-2013	Solid waste and recycling containers			9A.16.010, 9A.16.030, 9A.16.040, 9A.16.060— 9A.16.080
4313	8-27-2013	Stormwater runoff pollution prevention procedure		Rpld	16.30.010—16.30.170
				Added	16.30.010—16.30.170
4316	12-10-2013	Establishing a prima facie speed limit on a portion of Mountain House Road, CR 111, near Macmillan Drive, CR 114B (Sanel area)		Added	15.04.030(E)(16)
4319	1- 7-2014	Business licenses and regulations		Added	Ch. 6.35, §§ 6.35.010—6.35.080
4320	1- 7-2014	Board of supervisors original jurisdiction over planning matters		Added	Ch. 2.54, § 2.54.010
4321	1-21-2014	Delegating authority to invest to County Treasurer for calendar year 2014			5.130.010
4323	1-21-2014	Emergency water conservation			7.10.010—7.10.040, 7.10.060, 7.10.070
4325	2-25-2014	Single-use carryout bags of public food establishments	2		9.41.020, 9.41.030
4329	7-22-2014	MU-2 general mixed use district		Added	Ch. 20.085, §§ 20.085.005— 20.085.060

## ZONING (Cont'd.)

## A-G district (Cont'd.)

## yards

- exception 20.052.050
- front, rear 20.052.040
- side 20.052.045

## Agricultural district

See A-G district

## Agricultural products sale, roadside

accessory use 20.164.015

## Agricultural sales, services

- A-G district 20.052.020
- C-2 district 20.092.015
- classification 20.012.010
- defined 20.024.015
- I-1 district 20.096.010
- I-2 district 20.100.010
- P-I district 20.102.010
- R-C district 20.084.015
- R-L district 20.060.020
- S-R district 20.044.020

## Agricultural use types

- described 20.032.005
- designated 20.012.010

## Agriculture

See also Row, field crop

## Tree crop

- A-G district 20.052.010
- F-L district 20.064.010
- I-1 district 20.096.010
- I-2 district 20.100.010
- MU-2 district 20.085.015
- O-S district 20.104.010
- R-C district 20.084.010
- R-L district 20.060.010
- R-R district 20.048.010
- S-R district 20.044.010
- TPZ district 20.068.010
- U-R district 20.056.010

## A-H district

- administration 20.112.045
- definitions 20.112.015
- designated 20.040.010
- height limits designated 20.112.030
- maps adopted 20.112.025
- nonconforming use, permit required 20.112.040
- purpose 20.112.005
- regulations generally 20.112.010
- use restrictions 20.112.035

## ZONING (Cont'd.)

## A-H district (Cont'd.)

- violation, abatement 20.112.050
- zones designated 20.112.020

## Aircraft storage, servicing

AV district 20.128.010

## Airport facilities

AV district 20.128.010

## Airport height combining district

See A-H district

## Airport lighting, radio, radar facility

AV district 20.128.010

## Airport zone combining district

See AZ district

## Airport zoning

See A-H district

## Ambulance service

- C-2 district 20.092.010
- classification 20.012.010
- defined 20.020.015
- I-1 district 20.096.010
- I-2 district 20.100.010
- MU-2 district 20.085.015
- P-I district 20.102.010
- R-R district 20.048.015

## Amendment

- abandonment 20.212.035
- approval 20.212.030
- commission recommendation 20.212.025
- hearing 20.212.020
- initiation 20.212.015
- notice requirement 20.212.040
- procedure generally 20.212.005
- rezoning 20.212.010

## Animal auction

- A-G district 20.052.020
- classification 20.012.010
- F-L district 20.064.020
- I-1 district 20.096.010
- I-2 district 20.100.010
- P-I district 20.102.020
- R-L district 20.060.020
- R-R district 20.048.015
- U-R district 20.056.015
- use combinations 20.012.015

## Animal raising

- A-G district 20.052.010
- classification 20.012.010
- F-L district 20.064.010

## ZONING

### ZONING (Cont'd.)

- Animal raising (Cont'd.)
  - general agriculture defined 20.032.025
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - MU-2 district 20.085.015
  - O-S district 20.104.010
  - P-I district 20.102.010
  - R-1 district 20.072.010
  - R-2 district 20.076.010
  - R-3 district 20.080.010
  - R-C district 20.084.010
  - R-L district 20.060.010
  - R-R district 20.048.010
  - TPZ district 20.068.010
  - U-R district 20.056.010
  - wild
    - See Wild animal keeping
- Animal raising, personal
  - See also Pet, household
  - P-I district 20.102.010
  - S-R district 20.044.010
- Animal sales, services
  - See also Pet, household, sales
  - classification 20.012.010
  - designated 20.024.020
  - P-I district 20.102.010
  - R-C district 20.084.015
- Animal waste processing
  - A-G district 20.052.025
  - classification 20.012.010
  - F-L district 20.064.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.020
  - R-L district 20.060.010
  - TPZ district 20.068.025
  - U-R district 20.056.020
  - use combinations 20.012.015
- Antenna
  - See Towers, antennas
- Appeal
  - See also Specific Subject
  - board of supervisors 20.208.015
  - planning commission 20.208.010
  - purpose of provisions 20.208.005
- Appliance store
  - off-street parking 20.180.020
- Applicability 20.004.030

### ZONING (Cont'd.)

- Arcade
  - off-street parking 20.180.030
- Art, antique show
  - temporary use 20.168.020
- Art gallery
  - off-street parking 20.180.030
- Assembly hall
  - off-street parking 20.180.030
- Automobile cleaning
  - See also Carwash
  - C-2 district 20.092.010
  - classification 20.012.010
- Automobile repair
  - C-2 district 20.092.010
  - classification 20.012.010
- Automobile repair, heavy
  - C-2 district 20.092.015
- Automobile sales, rentals
  - C-2 district 20.092.010
  - classification 20.012.010
- Automobile wrecking defined 20.008.020
- Automotive, equipment
  - classification 20.012.010
  - designated 20.024.025
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.010
  - R district 20.146.017
  - R-C district 20.084.015
- Automotive fleet storage
  - C-2 district 20.092.010
  - classification 20.012.010
- AV district
  - height 20.128.020
  - minor use permit 20.128.015
  - permitted uses 20.128.010
  - purpose 20.128.005
- Aviation accessory sales
  - AV district 20.128.010
- AZ district
  - intent 20.114.005
  - regulations generally 20.114.010
- Bank
  - defined 20.008.022
  - off-street parking 20.180.020
- Bar
  - off-street parking 20.180.020

## ZONING (Cont'd.)

- Barber shop
  - off-street parking 20.180.020
- Barn
  - accessory use 20.164.015
  - defined 20.008.022
  - yard regulations 20.152.015
- Beauty parlor
  - off-street parking 20.180.020
- Bedroom, detached
  - accessory use 20.164.015
  - defined 20.008.026
- Billiard room
  - off-street parking 20.180.030
- Block defined 20.008.022
- Board defined 20.008.015
- Board of supervisors
  - administrative permit conditions imposition 20.192.030
  - appeal duties generally 20.208.015
  - defined 20.008.015
  - flood plain variance hearing 20.120.025
  - rezoning 20.212.010
  - variance revocation 20.200.050
- Boardinghouse
  - defined 20.008.022
  - off-street parking 20.180.015
- Bowling alley
  - off-street parking 20.180.030
- Brooktrails development review board established, powers, duties 20.232.025
- Brooktrails review district
  - appeal
    - conduct 20.232.055
    - generally 20.232.050
    - hearing 20.232.060
  - approval
    - decision 20.232.045
    - required when 20.232.030
    - submission requirements 20.232.035
  - definitions 20.232.020
  - development review board
    - See Brooktrails development review board established, area designated 20.232.020
  - purpose of provisions 20.232.010
  - severability 20.232.065
  - standards generally 20.232.040
  - violation, penalty 20.232.065

## ZONING (Cont'd.)

- Building
  - defined 20.008.022
  - height
    - See Height
  - main, defined 20.008.042
- Building, enclosed, limitation 20.148.005
- Building maintenance service
  - classification 20.012.010
  - defined 20.024.030
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.010
  - R-C district 20.084.015
- Building permit continuance 20.004.040
- Business equipment sales, services
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.024.035
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.010
  - R-C district 20.084.015
- Business office
  - See Administrative, business office
- Business, financial office, mobile
  - temporary use 20.168.040
- C-1 district
  - density 20.088.030
  - designated 20.040.005
  - height 20.088.045
  - lot area 20.088.025
  - major use permit 20.088.020
  - minor use permit 20.088.015
  - permitted uses 20.088.010
  - purpose 20.088.005
  - yards
    - front 20.088.035
    - side, rear 20.088.040
- C-2 district
  - density 20.092.030
  - designated 20.040.005
  - height 20.092.045
  - lot area 20.092.025
  - major use permit 20.092.020
  - minor use permit 20.092.015
  - permitted uses 20.092.010
  - purpose 20.092.005

## ZONING

### ZONING (Cont'd.)

- C-2 district (Cont'd.)
    - yards
      - front 20.092.035
      - side, rear 20.092.040
  - C district
    - designated 20.040.010
    - purpose 20.116.005
    - regulations 20.116.010
  - Camp, organized, defined 20.008.046
  - Campground
    - See also Recreational vehicle park
  - C-1 district 20.088.020
  - C-2 district 20.092.020
  - classification 20.012.010
  - F-L district 20.064.025
  - O-S district 20.104.020
  - R-3 district 20.080.020
  - R district 20.146.017
  - R-L district 20.060.025
  - temporary use 20.168.035
  - TPZ district 20.068.025
  - U-R district 20.056.020
- Camping area, incidental, defined 20.008.034
- Campsite defined 20.008.024
- Card room
  - off-street parking 20.180.030
- Caretaker housing
  - See also Industrial caretaker housing
  - temporary use 20.168.040
- Carnival
  - temporary use 20.168.020
- Carwash
  - off-street parking 20.180.020
- Cemetery
  - classification 20.012.010
  - defined 20.020.020
  - F-L district 20.064.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-F district 20.108.010
  - P-I district 20.102.010
  - R-1 district 20.072.015
  - R-2 district 20.076.015
  - R-3 district 20.080.015
  - R-C district 20.084.010
  - R-L district 20.060.010
  - R-R district 20.048.010
  - S-R district 20.044.010

### ZONING (Cont'd.)

- Cemetery (Cont'd.)
  - U-R district 20.056.010
- Chimney defined 20.008.024
- Church
  - off-street parking 20.180.030
- Circus
  - temporary use 20.168.020
- City defined 20.008.015
- Civic use types
  - described 20.020.005
  - designated 20.012.010
- Clinic
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.008.024
  - MU-2 district 20.085.010
  - P-F district 20.108.010
  - R-3 district 20.080.010
  - R-C district 20.084.010
  - R-R district 20.048.015
  - services defined 20.020.025
  - S-R district 20.044.010
- Club
  - See also Lodge, fraternal, civic assembly
  - off-street parking 20.180.015
- Cluster combining district
  - See C district
- Cluster defined 20.008.024
- Cluster development
  - A-G district 20.052.025
  - classification 20.012.010
  - F-L district 20.064.025
  - R-L district 20.060.025
  - R-R district 20.048.020
  - TPZ district 20.068.025
  - U-R district 20.056.020
- College
  - defined 20.008.024
  - off-street parking 20.180.030
- Combining districts
  - See also A-H district
  - AZ district
  - C district
  - FP district
  - IS district
  - L district
  - P-D district



## ZONING (Cont'd.)

Combining districts (Cont'd.)  
     R district  
     SH district  
     SS district  
     defined 20.008.024  
     designated 20.040.010  
 Commercial district  
     See C-1 district  
     C-2 district  
 Commercial resort combining district  
     See R district  
 Commercial, service structure, use  
     AV district 20.128.015  
 Commercial use types  
     described 20.024.005  
     designated 20.012.010  
 Commission defined 20.008.015  
 Communications services  
     C-1 district 20.088.010  
     C-2 district 20.092.010  
     classification 20.012.010  
     defined 20.024.045  
     I-1 district 20.096.010  
     I-2 district 20.100.010  
     MU-2 district 20.085.010  
     off-street parking 20.180.035  
     P-I district 20.102.010  
     R-C district 20.084.015  
 Community development commission  
     density determination, bonus award 20.152.030  
 Concert  
     temporary use 20.168.020  
 Conflict of provisions 20.004.035  
 Conservation easement defined 20.008.024  
 Construction defined 20.008.024  
 Construction sales, services  
     C-2 district 20.092.015  
     classification 20.012.010  
     defined 20.024.050  
     I-1 district 20.096.010  
     I-2 district 20.100.010  
     P-I district 20.102.010  
     R-C district 20.084.015  
 Construction support facilities temporary use  
     20.168.025  
 Contract zoning defined 20.008.024  
 Contractor storage yard  
     off-street parking 20.180.035

## ZONING (Cont'd.)

Cooperage, commercial  
     defined 20.032.040  
     R-L district 20.060.025  
 Corridor preservation setback established  
     20.152.020  
 Cottage industry  
     classification 20.012.010  
     conflict of provisions 20.160.035  
     defined 20.008.024  
     designated 20.160.030  
     F-L district 20.064.020  
     general  
         A-G district 20.052.020  
         defined 20.024.060  
         R-L district 20.060.020  
         standards 20.160.025  
         TPZ district 20.068.020  
         U-R district 20.056.015  
     limited  
         C-1 district 20.088.015  
         defined 20.024.055  
         R-C district 20.084.015  
         S-R district 20.044.015  
         standards 20.160.020  
     minor use permit required 20.160.010  
     P-I district 20.102.015  
     purpose 20.160.005  
     regulations 20.160.015  
     R-R district 20.048.015  
 County defined 20.008.015  
 Cultural exhibit, library services  
     C-1 district 20.088.010  
     C-2 district 20.092.010  
     classification 20.012.010  
     defined 20.020.035  
     P-F district 20.108.010  
     R-C district 20.084.010  
     R-R district 20.048.010  
     S-R district 20.044.010  
 Custom manufacturing  
     See Manufacturing, custom  
 Dance hall  
     off-street parking 20.180.030  
 Day care facility/small school  
     accessory use 20.164.015  
     A-G district 20.052.020  
     C-1 district 20.088.015  
     C-2 district 20.092.015

# ZONING

## ZONING (Cont'd.)

### Day care facility/small school (Cont'd.)

- child day care facility 20.020.023
- classification 20.012.010
- defined 20.020.040
- F-L district 20.064.020
- MU-2 district 20.085.010
- off-street parking 20.180.030
- P-F district 20.108.010
- R-1 district 20.072.015
- R-2 district 20.076.015
- R-3 district 20.080.010
- R district 20.146.017
- R-C district 20.084.015
- R-L district 20.060.020
- R-R district 20.048.015
- S-R district 20.044.015
- U-R district 20.056.015

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- "A" 20.008.020
- "B" 20.008.022
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- construction rules 20.008.010
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- "M" 20.008.042
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- "O" 20.008.046
- "P" 20.008.048
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- A-G district 20.052.035
- bonus defined 20.152.030
- C-I district 20.088.030

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### Density (Cont'd.)

- C-2 district 20.092.030
- defined 20.008.026
- F-L district 20.064.035
- increase allowed when 20.152.030
- MU-2 district 20.085.030
- P-D district 20.136.015
- P-I district 20.102.030
- R-1 district 20.072.030
- R-2 district 20.076.030
- R-3 district 20.080.030
- R-C district 20.084.030
- R-L district 20.060.035
- R-R district 20.048.030
- S-R district 20.044.030
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### Department defined 20.008.015

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- applicability 20.188.010
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- conflict of provisions 20.188.050
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  - Combining districts
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Dwelling group  
 A-G district 20.052.020  
 C-1 district 20.088.015  
 C-2 district 20.092.015  
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 F-L district 20.064.020  
 R-1 district 20.072.015  
 R-2 district 20.076.015  
 R-3 district 20.080.015  
 R district 20.146.015  
 R-C district 20.084.015  
 R-L district 20.060.020  
 R-R district 20.048.015  
 S-R district 20.044.015  
 TPZ district 20.068.020  
 U-R district 20.056.015

Dwelling unit defined 20.008.026

Eating, drinking establishment  
 C-1 district 20.088.010  
 C-2 district 20.092.010  
 classification 20.012.010  
 defined 20.024.065  
 MU-2 district 20.085.010  
 R district 20.146.010  
 R-C district 20.084.015  
 S-R district 20.044.020

Educational facility  
 A-G district 20.052.025  
 C-1 district 20.088.020  
 C-2 district 20.092.020  
 classification 20.012.010  
 defined 20.020.045  
 F-L district 20.064.025  
 P-F district 20.108.010  
 R-3 district 20.080.020  
 R district 20.146.017  
 R-L district 20.060.025

## ZONING (Cont'd.)

Educational facility (Cont'd.)  
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 S-R district 20.044.020  
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Entertainment  
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Entertainment, indoor  
 I-1 district 20.096.010  
 I-2 district 20.100.010  
 R-3 district 20.080.020  
 S-R district 20.044.020

Entertainment, outdoor  
 F-L district 20.064.025  
 I-1 district 20.096.020  
 I-2 district 20.100.020  
 R-L district 20.060.025

Essential services  
 A-G district 20.052.010  
 C-1 district 20.088.010  
 C-2 district 20.092.010  
 classification 20.012.010  
 defined 20.020.050  
 F-L district 20.064.010  
 I-1 district 20.096.010  
 I-2 district 20.100.010  
 MU-2 district 20.085.010  
 O-S district 20.104.010  
 P-F district 20.108.010  
 P-I district 20.102.010  
 R-1 district 20.072.010  
 R-2 district 20.076.010  
 R-3 district 20.080.010  
 R district 20.146.010  
 R-C district 20.084.010  
 R-L district 20.060.010  
 R-R district 20.048.010  
 S-R district 20.044.010  
 TPZ district 20.068.010  
 U-R district 20.056.010

Exhibition hall  
 See also Cultural exhibition, library services  
 off-street parking 20.180.030

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### ZONING (Cont'd.)

- Explosives storage
  - classification 20.012.010
  - defined 20.028.025
  - I-2 district 20.100.020
  - use combinations 20.012.015
- Extractive use types
  - described 20.036.005
  - designated 20.012.010
- Fair housing acts, reasonable accommodation
  - appeals 20.239.045
  - applicability 20.239.020
  - application requirements 20.239.025
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  - findings and decision 20.239.040
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  - review
    - authority 20.239.030
    - procedure 20.239.035
- Family care home
  - accessory use 20.164.015
  - defined 20.008.028
- Family care institution
  - defined 20.008.028
  - off-street parking 20.180.025
- Family care unit
  - defined 20.008.028
  - temporary use 20.168.045
- Family defined 20.008.028
- Family residential uses
  - defined, designated 20.016.010
  - R-2 district 20.076.015
  - R district 20.146.010, 20.146.015
- Farm employee defined 20.008.028
- Farm employee housing
  - A-G district 20.052.015
  - accessory use 20.164.015
  - classification 20.012.010
  - defined 20.016.015
  - F-L district 20.064.015
  - limitation 20.148.005
  - R-L district 20.060.015
  - TPZ district 20.068.015
- Farm labor housing
  - A-G district 20.052.020
  - classification 20.012.010
  - defined 20.016.020
  - F-L district 20.064.020
  - limitation 20.148.005

### ZONING (Cont'd.)

- Farm labor housing (Cont'd.)
  - R-L district 20.060.020
  - TPZ district 20.068.020
- Federal defined 20.008.015
- Feed yard
  - off-street parking 20.180.035
- Field crop
  - See Row, field crop
- Financial services
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.024.070
  - R-C district 20.084.015
- Fire, police protection
  - A-G district 20.052.010
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.020.055
  - F-L district 20.064.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - MU-2 district 20.085.015
  - O-S district 20.104.010
  - P-F district 20.108.010
  - P-I district 20.102.010
  - R-1 district 20.072.010
  - R-2 district 20.076.010
  - R-3 district 20.080.010
  - R district 20.146.010
  - R-C district 20.084.010
  - R-L district 20.060.010
  - R-R district 20.048.010
  - S-R district 20.044.010
  - TPZ district 20.068.010
  - U-R district 20.056.010
- F-L district
  - administrative permit 20.064.015
  - density 20.064.035
  - designated 20.040.005
  - height 20.064.055
  - lot area 20.064.030
  - lot splits in agricultural preserves for
    - farmworker housing 20.064.060
  - major use permit 20.064.025
  - minor use permit 20.064.020
  - permitted uses 20.064.010
  - purpose 20.064.005

ZONING (Cont'd.)

- F-L district (Cont'd.)
  - yards
    - exception 20.064.050
    - front, rear 20.064.040
    - side 20.064.045
- Flea market
  - off-street parking 20.180.020
- Flood plain combining district
  - See FP district
- Flood plain defined 20.008.028
- Floor area
  - defined 20.008.028
  - gross, defined 20.008.028
- Food, beverage preparation
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.024.080
  - R district 20.146.010
- Food, beverage retail sales
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.024.075
  - MU-2 district 20.085.010
  - off-street parking 20.180.020
  - R-C district 20.084.015
  - S-R district 20.044.020
- Forest land district
  - See F-L district
- Forest production, processing
  - A-G district 20.052.010
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.032.045
  - F-L district 20.064.010, 20.064.020
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - O-S district 20.104.010
  - P-F district 20.108.010
  - P-I district 20.102.010, 20.102.015
  - R-1 district 20.072.010
  - R-2 district 20.076.010
  - R-3 district 20.080.010
  - R-C district 20.084.010, 20.084.020
  - R-L district 20.060.010
  - R-R district 20.048.010

ZONING (Cont'd.)

- Forest production, processing (Cont'd.)
  - S-R district 20.044.010
  - TPZ district 20.068.010
  - U-R district 20.056.010
- FP district
  - adversely affects defined 20.120.015
  - appeal defined 20.120.030
  - area of shallow flooding defined 20.120.030
  - area of special flood hazard defined 20.120.030
  - base flood defined 20.120.030
  - breakaway walls defined 20.120.030
  - coastal high hazard area defined 20.120.030
  - construction, new, defined 20.120.030
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  - designated 20.040.010
  - development defined 20.120.030
  - development permit, administration 20.120.015
  - FIRM defined 20.120.030
  - Flood Boundary Floodway Map defined 20.120.030
  - flood, flooding defined 20.120.030
  - Flood Insurance Rate Map defined 20.120.030
  - Flood Insurance Study defined 20.120.030
  - floodway defined 20.120.030
  - habitable floor defined 20.120.030
  - hazard reduction 20.120.020
  - lowest floor defined 20.120.030
  - manufactured home
    - defined 20.120.030
    - park or subdivision, defined 20.120.030
  - mean sea level defined 20.120.030
  - purpose 20.120.005
  - regulations generally 20.120.010
  - sand dunes defined 20.120.030
  - start of construction defined 20.120.030
  - structure defined 20.120.030
  - substantial improvement defined 20.120.030
  - variance
    - defined 20.120.030
    - procedure 20.120.025
- Frontage defined 20.008.028
- Fuel yard
  - off-street parking 20.180.035
- Funeral, interment services
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.024.085
  - off-street parking 20.180.030

## ZONING

### ZONING (Cont'd.)

- Funeral, interment services (Cont'd.)
  - R-C district 20.084.015
- Furniture store
  - off-street parking 20.180.020
- Garage
  - private
    - accessory use 20.164.015
    - defined 20.008.030
  - public, defined 20.008.030
- Gasoline sales
  - C-1 district 20.088.015
  - C-2 district 20.092.015
  - classification 20.012.010
  - limitation 20.148.005
  - S-R district 20.044.020
- Gazebo
  - accessory use 20.164.015
- General commercial district
  - See C-2 district
- General industrial defined 20.028.015
- General industrial district
  - See I-2 district
- General plan
  - defined 20.008.015
  - district compatibility 20.220.005
- Generally 20-0
- Golf course
  - off-street parking 20.180.030
- Government administrative services
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.020.010
  - MU-2 district 20.085.010
  - P-F district 20.108.010
  - R-3 district 20.080.010
  - R-C district 20.084.010
  - R-R district 20.048.015
  - S-R district 20.044.010
- Grade defined 20.008.030
- Group care
  - C-1 district 20.088.015
  - C-2 district 20.092.015
  - classification 20.012.010
  - defined 20.020.060
  - MU-2 district 20.085.010
  - P-F district 20.108.010
  - P-I district 20.102.010

### ZONING (Cont'd.)

- Group care (Cont'd.)
  - R-1 district 20.072.015
  - R-2 district 20.076.015
  - R-3 district 20.080.010
  - R district 20.146.017
  - R-C district 20.084.015
  - R-R district 20.048.015
  - S-R district 20.044.015
  - U-R district 20.056.015
- Guest cottage
  - accessory use 20.164.015
  - defined 20.008.030
- Gymnasium
  - off-street parking 20.180.020
- Handball court
  - off-street parking 20.180.030
- Hazards combining district
  - See SH district
- Health club
  - off-street parking 20.180.020
- Heavy industrial defined 20.028.020
- Height
  - A-G district 20.052.055
  - AV district 20.128.020
  - C-1 district 20.088.045
  - C-2 district 20.092.045
  - defined 20.008.022
  - exceptions 20.152.025
  - F-L district 20.064.055
  - I-1 district 20.096.040
  - I-2 district 20.100.040
  - MU-2 district 20.085.045
  - O-S district 20.104.040
  - P-F district 20.108.040
  - P-I district 20.102.045
  - R-1 district 20.072.045
  - R-2 district 20.076.045
  - R-3 district 20.080.045
  - R-C district 20.084.045
  - R-L district 20.060.055
  - R-R district 20.048.050
  - S-R district 20.044.045
  - TPZ district 20.068.060
  - U-R district 20.056.050
- Historic landmarks
  - See R district
- Home occupation
  - accessory use 20.164.015

ZONING (Cont'd.)

- Home occupation (Cont'd.)
  - defined 20.008.032
  - designated 20.156.020
  - generally 20.156.005
  - regulations generally 20.156.010
  - requirements 20.156.015
- Horticulture
  - A-G district 20.052.010
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.032.010
  - F-L district 20.064.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - O-S district 20.104.010
  - P-F district 20.108.010
  - P-I district 20.102.010
  - R-1 district 20.072.010
  - R-2 district 20.076.010
  - R-3 district 20.080.010
  - R-C district 20.084.010
  - R-L district 20.060.010
  - R-R district 20.048.010
  - S-R district 20.044.010
  - TPZ district 20.068.010
  - U-R district 20.056.010
- Hospital
  - defined 20.008.032
  - off-street parking 20.180.025
- Hot tub
  - accessory use 20.164.015
- Hotel
  - defined 20.008.032
  - off-street parking 20.180.015
- I-1 district
  - designated 20.040.005
  - height 20.096.040
  - lot area 20.096.025
  - major use permit 20.096.020
  - minor use permit 20.096.015
  - permitted uses 20.096.010
  - purpose 20.096.005
  - yards
    - front 20.096.030
    - side, rear 20.096.035
- I-2 district
  - designated 20.040.005

ZONING (Cont'd.)

- I-2 district (Cont'd.)
  - height 20.100.040
  - lot area 20.100.025
  - major use permit 20.100.020
  - minor use permit 20.100.015
  - permitted uses 20.100.010
  - purpose 20.100.005
  - yards
    - front 20.100.030
    - side, rear 20.100.035
- Impact facility, major
  - A-G district 20.052.025
  - C-1 district 20.088.020
  - C-2 district 20.092.020
  - defined 20.020.070
  - I-1 district 20.096.020
  - I-2 district 20.100.020
  - P-F district 20.108.010
  - P-I district 20.102.020
  - R-3 district 20.080.020
  - R district 20.146.017
  - R-C district 20.084.020
  - R-R district 20.048.020
  - S-R district 20.044.020
  - U-R district 20.056.020
- Impact services, utilities, major
  - A-G district 20.052.025
  - C-1 district 20.088.020
  - C-2 district 20.092.020
  - classification 20.012.010
  - defined 20.020.075
  - F-L district 20.064.025
  - I-1 district 20.096.020
  - I-2 district 20.100.020
  - O-S district 20.104.020
  - P-F district 20.108.010
  - P-I district 20.102.020
  - R-1 district 20.072.020
  - R-2 district 20.076.020
  - R-3 district 20.080.020
  - R district 20.146.017
  - R-C district 20.084.020
  - R-L district 20.060.025
  - R-R district 20.048.020
  - S-R district 20.044.020
  - TPZ district 20.068.025
  - U-R district 20.056.020
  - use combinations 20.012.015

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### ZONING (Cont'd.)

- Inclusionary housing 20.238
  - adjustments, modifications, or waivers 20.238.080
  - affordable housing
    - in-lieu fees 20.238.035
    - standards 20.238.020
    - trust fund 20.238.075
  - alternatives 20.238.030
  - applicability 20.238.010
  - density bonus and other incentives 20.238.045
  - eligibility to occupy inclusionary housing units 20.238.05
  - equity sharing 20.238.060
  - incentives 20.238.040
  - inclusionary housing
    - credit 20.238.025
    - plan compliance 20.238.050
    - unit requirement 20.238.015
  - ordinance review 20.238.090
  - owner-occupied units 20.238.065
  - purpose 20.238.005
  - renter-occupied units 20.238.07
  - severability 20.238.090
- Industrial caretaker housing
  - AV district 20.128.010
  - classification 20.012.010
  - defined 20.016.025
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.010
- Industrial district
  - See I-1 district
  - I-2 district
  - P-I district
- Industrial employee housing
  - classification 20.012.010
  - defined 20.016.030
  - I-1 district 20.096.015
  - I-2 district 20.100.015
  - P-I district 20.102.015
- Industrial plant, use
  - AV district 20.128.015
- Industrial use
  - classification 20.012.010
  - combinations 20.012.015
  - general, P-I district 20.102.020
  - I-1 district 20.096.010
  - I-2 district 20.100.010, 20.100.020

### ZONING (Cont'd.)

- Industrial use (Cont'd.)
  - types
    - described 20.028.005
    - designated 20.012.010
- Inn
  - defined 20.008.034
  - off-street parking 20.180.015
- Integration of provisions 20.004.020
- Interpretation of provisions 20.004.025
- IS district
  - designated 20.040.010
  - purpose 20.124.005
  - regulations 20.124.010
- Isolated service combining district
  - See IS district
- Junkyard
  - defined 20.008.036
  - off-street parking 20.180.035
- Jurisdiction, original, defined 20.008.046
- Kennel
  - A-G district 20.052.020
  - C-2 district 20.092.015
  - classification 20.012.010
  - defined 20.008.038
  - F-L district 20.064.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.015
  - R-L district 20.060.010
  - R-R district 20.048.015
  - U-R district 20.056.015
- Kitchen defined 20.008.038
- L district
  - designated 20.040.010
  - purpose 20.132.005
  - regulations 20.132.010
- Laundry
  - C-2 district 20.092.010
  - classification 20.012.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - MU-2 district 20.085.015
  - off-street parking 20.180.020
  - R-C district 20.084.015
  - services defined 20.024.090
- Lecture
  - temporary use 20.168.020



## ZONING (Cont'd.)

Library  
 off-street parking 20.180.030

Library services  
 See Cultural exhibit, library services

Limited commercial district  
 See C-2 district

Limited industrial district  
 See I-1 district

Living area defined 20.008.040

Living unit defined 20.008.040

Lodge, fraternal, civic assembly  
 C-1 district 20.088.010  
 C-2 district 20.092.010  
 classification 20.012.010  
 defined 20.020.065  
 F-L district 20.064.025  
 I-1 district 20.096.010  
 I-2 district 20.100.010  
 MU-2 district 20.085.010  
 P-F district 20.108.010  
 P-I district 20.102.015  
 R-1 district 20.072.015  
 R-2 district 20.076.015  
 R-3 district 20.080.010  
 R district 20.146.010  
 R-C district 20.084.010  
 R-L district 20.060.025  
 R-R district 20.048.015  
 S-R district 20.044.010  
 U-R district 20.056.015

Lodging  
 A-G district 20.052.025  
 C-1 district 20.088.020  
 C-2 district 20.092.010  
 classification 20.012.010  
 F-L district 20.064.025  
 P-F district 20.108.020  
 R-1 district 20.072.020  
 R-2 district 20.076.020  
 R-3 district 20.080.020  
 R district 20.146.017  
 R-L district 20.060.025  
 R-R district 20.048.020  
 S-R district 20.044.020  
 TPZ district 20.068.025  
 U-R district 20.056.020

Lot  
 corner, defined 20.008.040

## ZONING (Cont'd.)

Lot (Cont'd.)  
 coverage defined 20.008.040  
 defined 20.008.040  
 depth defined 20.008.040  
 double frontage, defined 20.008.040  
 key, defined 20.008.040  
 width defined 20.008.040

Lot area  
 A-G district 20.052.030  
 C-1 district 20.088.025  
 C-2 district 20.092.025  
 defined 20.008.040  
 F-L district 20.064.030  
 I-1 district 20.096.025  
 I-2 district 20.100.025  
 MU-2 district 20.085.025  
 O-S district 20.104.025  
 P-F district 20.108.025  
 P-I district 20.102.025  
 R-1 district 20.072.025  
 R-2 district 20.076.025  
 R-3 district 20.080.025  
 R-C district 20.084.025  
 R-L district 20.060.030  
 R-R district 20.048.025  
 S-R district 20.044.025  
 TPZ district 20.068.035  
 U-R district 20.056.025  
 variance exception 20.152.010

Lot line  
 front, defined 20.008.040  
 rear, defined 20.008.040  
 side, defined 20.008.040

Lot size  
 P-D district 20.136.020

Lot size combining district  
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Mail order businesses  
 C-2 district 20.092.010  
 defined 20.024.092  
 I-1 district 20.096.010  
 I-2 district 20.100.010  
 R-C district 20.084.015

Major impact facility  
 See Impact facility, major

Major use permit  
 See also Use permit  
 A-G district 20.052.025

## ZONING

### ZONING (Cont'd.)

#### Major use permit (Cont'd.)

C-1 district 20.088.020  
C-2 district 20.092.020  
defined 20.008.056  
F-L district 20.064.025  
I-1 district 20.096.020  
I-2 district 20.100.020  
MU-2 district 20.085.020  
O-S district 20.104.020  
P-F district 20.108.020  
P-I district 20.102.020  
R-1 district 20.072.020  
R-2 district 20.076.020  
R-3 district 20.080.020  
R district 20.146.017  
R-C district 20.084.020  
R-L district 20.060.025  
R-R district 20.048.020  
S-R district 20.044.020  
TPZ district 20.068.025  
U-R district 20.056.020

#### Manufacturing

off-street parking 20.180.035

#### Manufacturing, custom

C-2 district 20.092.015  
classification 20.012.010  
defined 20.028.010  
I-1 district 20.096.010  
I-2 district 20.100.010  
P-I district 20.102.020  
R-C district 20.084.020

#### Map

See also Districts  
defined 20.008.064

#### Market

off-street parking 20.180.020

#### Medical services

C-1 district 20.088.010  
C-2 district 20.092.010  
classification 20.012.010  
defined 20.024.095  
MU-2 district 20.085.010  
off-street parking 20.180.025  
R-3 district 20.080.010  
R district 20.146.010  
R-C district 20.084.015  
S-R district 20.044.015

### ZONING (Cont'd.)

#### Mineral processing combining district

MP district 20.134.005

#### Mining, processing

A-G district 20.052.025  
C-1 district 20.088.020  
C-2 district 20.092.020  
classification 20.012.010  
defined, designated 20.036.010  
F-L district 20.064.025  
I-1 district 20.096.020  
I-2 district 20.100.020  
O-S district 20.104.020  
P-F district 20.108.020  
P-I district 20.102.020  
R-1 district 20.072.020  
R-2 district 20.076.020  
R-3 district 20.080.020  
R-C district 20.084.020  
R-L district 20.060.025  
R-R district 20.048.020  
S-R district 20.044.020  
TPZ district 20.068.025  
U-R district 20.056.020  
use combinations 20.012.015

#### Mini-warehouse

classification 20.012.010  
I-1 district 20.096.010  
I-2 district 20.100.010

#### Minor use permit

See also Use permit  
A-G district 20.052.020  
AV district 20.128.015  
C-1 district 20.088.015  
C-2 district 20.092.015  
defined 20.008.056  
F-L district 20.064.020  
I-1 district 20.096.015  
I-2 district 20.100.015  
MU-2 district 20.085.015  
O-S district 20.104.015  
P-F district 20.108.015  
P-I district 20.102.020  
R-1 district 20.072.015  
R-2 district 20.076.015  
R-3 district 20.080.015  
R district 20.146.015  
R-C district 20.084.015  
R-L district 20.060.020

## ZONING (Cont'd.)

- Minor use permit (Cont'd.)
  - R-R district 20.048.015
  - S-R district 20.044.015
  - TPZ district 20.068.020
  - U-R district 20.056.015
- Mixing plant defined 20.008.042
- Mobile home
  - C-1 district 20.088.020
  - C-2 district 20.092.020
  - classification 20.012.010
  - converted, defined 20.008.042
  - defined 20.008.042
  - development standards 20.172.015
  - lot defined 20.008.042
  - R-C district 20.084.020
  - R-3 district 20.080.020
  - R district 20.146.017
  - S-R district 20.044.020
  - Mobile home park
    - defined 20.008.042
    - designated 20.016.035
    - development standards 20.172.010
    - off-street parking 20.180.015
    - purpose of provisions 20.172.005
    - standard, defined 20.008.042
- Model home
  - defined 20.008.042
  - temporary use 20.168.030
- Mortuary
  - See also Funeral, interment services
  - off-street parking 20.180.030
- Motel
  - defined 20.008.042
  - off-street parking 20.180.015
- Movie theater
  - off-street parking 20.180.030
- MP district
  - intent 20.134.005
  - regulations 20.134.010
  - uses subject to a use permit 20.134.015
- MU-2 district
  - building height limit 20.085.045
  - building floor area ratio 20.085.050
  - definitions 20.085.006
  - intent 20.085.005
  - maximum dwelling density 20.085.030
  - minimum front and rear yard 20.085.035
  - minimum lot area 20.085.025

## ZONING (Cont'd.)

- MU-2 district (Cont'd.)
  - minimum side yard 20.085.040
  - mixed use compatibility standards 20.085.055
  - mixed use development review 20.085.060
  - permitted uses 20.085.010
  - uses subject to a major use permit 20.085.020
  - uses subject to a minor use permit 20.085.015
- Multifamily dwelling
  - C-1 district 20.088.015
  - C-2 district 20.092.015
  - classification 20.012.010
  - defined 20.008.026
  - MU-2 district 20.085.010
  - off-street parking 20.180.015
  - R-3 district 20.080.010
  - R district 20.146.015
  - R-C district 20.084.015
  - S-R district 20.044.015
- Multiple-family residential district
  - See R-3 district
- Museum
  - off-street parking 20.180.030
- Nonconforming use
  - abandoned, reestablishment prohibited 20.204.035
  - alteration, limitation 20.204.020
  - continuation, maintenance 20.204.010
  - damaged, restoration, limitation 20.204.015
  - defined 20.008.056
  - designated 20.204.005
  - expansion, limitation 20.204.025
  - nuisance when 20.204.040
  - previous permit validity 20.204.030
- North Fort Bragg/Pudding Creek Planned Development Area, land division prohibited 20.228.005
- Nuisance abatement 20.216.025
- Nursery, child
  - See also Day care facility/small school
  - off-street parking 20.180.030
- Nursery, plant
  - off-street parking 20.180.020
- Office
  - See also Administrative, business office
  - off-street parking 20.180.020
- Off-site service providers defined 20.008.046
- Off-street parking
  - See also Parking

## ZONING

### ZONING (Cont'd.)

#### Off-street parking (Cont'd.)

- commercial requirements 20.180.020
- health use requirements 20.180.025
- industrial requirements 20.180.035
- public assembly facilities 20.180.030
- purpose of provisions 20.180.005
- regulations generally 20.180.010
- residential requirements 20.180.015
- temporary use 20.168.030

#### Open space district

See O-S district

Open space easement defined 20.008.046

#### O-S district

- designated 20.040.005
- height 20.104.040
- lot area 20.104.025
- major use permit 20.104.020
- minor use permit 20.104.015
- permitted uses 20.104.010
- purpose 20.104.005
- yards
  - front, rear 20.104.030
  - side 20.104.035

#### Packing, processing

- A-G district 20.052.010, 20.052.020
- C-1 district 20.088.010
- C-2 district 20.092.010
- classification 20.012.010
- defined 20.032.040
- F-L district 20.064.010, 20.064.020
- I-1 district 20.096.010
- I-2 district 20.100.010
- O-S district 20.104.010
- P-F district 20.108.010
- P-I district 20.102.110, 20.102.115
- R-1 district 20.072.010
- R-2 district 20.076.010
- R-3 district 20.080.010
- R-C district 20.084.010, 20.084.020
- R-L district 20.060.010, 20.060.020
- R-R district 20.048.010
- S-R district 20.044.010
- TPZ district 20.068.010
- U-R district 20.056.010

#### Parcel

- defined 20.008.048
- group defined 20.008.048

### ZONING (Cont'd.)

#### Parking

- See also Off-street parking
- accessory use 20.164.015
- C-1 district 20.088.010
- C-2 district 20.092.010
- classification 20.012.010
- P-F district 20.108.010
- R-3 district 20.080.015
- R district 20.146.010
- space defined 20.008.048

#### Passenger, freight terminal

AV district 20.128.010

#### Patio

accessory use 20.164.015

#### P-D district

- density 20.136.015
- designated 20.040.010
- development standards 20.136.010
- lot size 20.136.020
- purpose 20.136.005

#### Penalty

See Violation, penalty

#### Permitted use

- A-G district 20.052.010
- AV district 20.128.010
- C-1 district 20.088.010
- C-2 district 20.092.010
- defined 20.008.048
- F-L district 20.064.010
- I-1 district 20.096.010
- I-2 district 20.100.010
- MU-2 district 20.085.010
- O-S district 20.104.010
- P-F district 20.108.010
- P-I district 20.102.010
- R-1 district 20.072.010
- R-2 district 20.076.010
- R-3 district 20.080.010
- R district 20.146.010
- R-C district 20.084.010
- R-L district 20.060.010
- R-R district 20.048.010
- S-R district 20.044.010
- TPZ district 20.068.010
- U-R district 20.056.010

#### Personal services

- C-1 district 20.088.010
- C-2 district 20.092.010

## ZONING (Cont'd.)

- Personal services (Cont'd.)
  - classification 20.012.010
  - MU-2 district 20.085.010
  - R-3 district 20.080.010
  - R district 20.146.010
  - R-C district 20.084.015
  - S-R district 20.044.015
- Pet, household
  - raising, accessory use 20.164.015
- Pet, household, sales
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
- P-F district
  - designated 20.040.005
  - height 20.108.040
  - lot area 20.108.025
  - major use permit 20.108.020
  - minor use permit 20.108.015
  - permitted uses 20.108.010
  - purpose 20.108.005
  - yards
    - front 20.108.030
    - side, rear 20.108.035
- P-I district
  - dwelling density 20.102.030
  - findings for permit 20.102.050
  - height limits 20.102.045
  - intent 20.102.005
  - lot area 20.102.025
  - major use permit 20.102.020
  - minor use permit 20.102.015
  - permitted uses 20.102.010
  - yards
    - front 20.102.035
    - side, rear 20.102.040
- Pinoleville industrial district
  - See P-I district
- Pinoleville Rancheria, industrial use restrictions
  - 20.224.005
- Planned development combining district
  - See P-D district
- Planning, building services department
  - appealed decision report 20.208.010
  - development review 20.188.030
  - enforcement 20.216.005

## ZONING (Cont'd.)

- Planning, building services department (Cont'd.)
  - map maintenance 20.040.020
  - use permit issuance 20.196.015
- Planning, building services director
  - airport height zones
    - administrative duties 20.112.045
    - nonconforming use permit issuance 20.112.040
  - amendment hearing notice duties 20.212.020
  - IS district determination 20.124.010
  - recreational vehicle park approval 20.176.015
- Planning commission
  - amendment
    - hearing 20.212.020
    - recommendation 20.212.025
  - appeal duties generally 20.208.010
  - district boundary determination 20.040.025
  - recreational vehicle park permit issuance 20.176.010
  - rezone recommendation 20.212.010
  - use permit hearing 20.196.025
- Playhouse
  - accessory use 20.164.015
- Police protection
  - See Fire, police protection
- Pool room
  - off-street parking 20.180.030
- Porch
  - accessory use 20.164.015
- Preschool
  - See also Day care facility/small school
  - off-street parking 20.180.030
- Public facilities district
  - See P-F district
- Purpose of provisions 20.004.015
- R-1 district
  - density 20.072.030
  - designated 20.040.005
  - height 20.072.045
  - lot area 20.072.025
  - major use permit 20.072.020
  - minor use permit 20.072.015
  - permitted uses 20.072.010
  - purpose 20.072.005
  - yards
    - front, rear 20.072.035
    - side 20.072.040

## ZONING

### ZONING (Cont'd.)

#### R-2 district

- density 20.076.030
- designated 20.040.005
- height 20.076.045
- lot area 20.076.025
- major use permit 20.076.020
- minor use permit 20.076.015
- permitted uses 20.076.010
- purpose 20.076.010
- yards
  - front, rear 20.076.035
  - side 20.076.040

#### R-3 district

- density 20.080.030
- designated 20.040.005
- height 20.080.045
- lot area 20.080.025
- major use permit 20.080.020
- minor use permit 20.080.015
- permitted uses 20.080.010
- purpose 20.080.005
- yards
  - front, rear 20.080.035
  - side 20.080.040

#### R district

- historic landmarks
  - See purpose
- major use permit 20.146.017
- minor use permit 20.146.015
- permitted uses 20.146.010
- purpose 20.146.005
- special limitations 20.146.020

#### Racquetball court

- off-street parking 20.180.030

#### Radio antenna

- accessory use 20.164.015

#### Radio, television tower

- See Towers, antennas

#### Rangeland district

- See R-L district

#### R-C district

- density 20.084.030
- designated 20.040.005
- height 20.084.045
- lot area 20.084.025
- major use permit 20.084.020
- minor use permit 20.084.015
- permitted uses 20.084.010

### ZONING (Cont'd.)

#### R-C district (Cont'd.)

- purpose 20.084.005
- yards
  - front, rear 20.084.035
  - side 20.084.040

#### Real estate sales office

- temporary use 20.168.030
- trailer use 20.168.040

#### Recreation, commercial

- A-G district 20.052.025
- C-2 district 20.092.010
- classification 20.012.010
- defined, designated 20.024.040
- P-I district 20.102.010
- R-C district 20.084.020

#### Recreation, community

- A-G district 20.052.010
- C-1 district 20.088.010
- C-2 district 20.092.010
- civic, defined 20.020.030
- classification 20.012.010
- F-L district 20.064.010
- I-1 district 20.096.010
- I-2 district 20.100.010
- MU-2 district 20.085.015
- off-street parking 20.180.030
- O-S district 20.104.010
- P-F district 20.108.010
- P-I district 20.102.010
- R-1 district 20.072.010
- R-2 district 20.076.010
- R-3 district 20.080.010
- R-C district 20.084.010
- R-L district 20.060.010
- R-R district 20.048.010
- S-R district 20.044.010
- TPZ district 20.068.010
- U-R district 20.056.010

#### Recreational vehicle defined 20.008.050

#### Recreational vehicle park

- defined 20.008.050
- development standards 20.176.015
- off-street parking 20.180.015
- permit issuance criteria 20.176.010
- purpose of provisions 20.176.005

#### Recreational vehicle, boat storage

- C-2 district 20.092.015

#### Recyclable material defined 20.008.050

ZONING (Cont'd.)

- Recycling center
  - C-1 district 20.088.015
  - C-2 district 20.092.015
  - classification 20.012.010
  - defined 20.008.050, 20.024.105
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - off-street parking 20.180.035
  - P-F district 20.108.010
  - P-I district 20.102.020
  - R-C district 20.084.015
- Redemption center
  - C-1 district 20.088.015
  - C-2 district 20.093.015
  - defined 20.008.050
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - MU-2 district 20.085.015
  - P-F district 20.108.010
  - P-I district 20.102.010
  - R-C district 20.084.015
  - specifications 20.024.107
  - S-R district 20.044.015
- Refuse disposal site defined 20.008.050
- Regulations generally 20.152.005
- Religious assembly
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.020.085
  - F-L district 20.064.025
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - MU-2 district 20.085.010
  - P-I district 20.102.015
  - R-1 district 20.072.015
  - R-2 district 20.076.015
  - R-3 district 20.080.010
  - R-C district 20.084.010
  - R-L district 20.060.025
  - R-R district 20.048.015
  - S-R district 20.044.010
  - temporary use 20.168.020
  - U-R district 20.056.015
- Repair services, consumer
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010

ZONING (Cont'd.)

- Repair services, consumer (Cont'd.)
  - defined 20.024.110
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - MU-2 district 20.085.010
  - P-I district 20.102.010
  - R-C district 20.084.015
  - S-R district 20.044.015
- Research services
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.024.115
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.010
  - R-C district 20.084.015
- Residential district
  - See R-1 district
  - R-2 district
  - R-3 district
  - R-C district
  - R-R district
  - S-R district
  - U-R district
- Residential parcel defined 20.008.050
- Residential use types
  - described 20.016.005
  - designated 20.012.010
- Resort combining district
  - See R district
- Resort, recreational facility
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.008.050
  - F-L district 20.064.025
  - R district 20.146.010
  - R-L district 20.060.025
  - U-R district 20.056.020
- Restaurant
  - off-street parking 20.180.020
- Retail sales, general
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined, designated 20.024.120
  - I-1 district 20.096.015
  - I-2 district 20.100.015
  - limitation 20.148.005

## ZONING

### ZONING (Cont'd.)

- Retail sales, general (Cont'd.)
  - MU-2 district 20.085.010
  - off-street parking 20.180.020
  - P-I district 20.102.020
  - R district 20.146.010, 20.146.017
  - R-C district 20.084.015
- Rezoning
  - See Amendment
- R-L district
  - administrative permit 20.060.015
  - density 20.060.035
  - designated 20.040.005
  - height 20.060.055
  - lot area 20.060.030
  - major use permit 20.060.025
  - minor use permit 20.060.020
  - permitted uses 20.060.010
  - purpose 20.060.005
  - yards
    - exception 20.060.050
    - front, rear 20.060.040
    - side 20.060.045
- Room, board
  - accessory use 20.164.015
  - defined 20.008.050
- Row, field crop
  - A-G district 20.052.010
  - C-1 district 20.088.010
  - C-2 district 20.092.010
  - classification 20.012.010
  - defined 20.032.015
  - F-L district 20.064.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - O-S district 20.104.010
  - P-F district 20.108.010
  - P-I district 20.102.010
  - R-1 district 20.072.010
  - R-2 district 20.076.010
  - R-3 district 20.080.010
  - R-C district 20.084.010
  - R-L district 20.060.010
  - R-R district 20.048.010
  - S-R district 20.044.010
  - TPZ district 20.068.010
  - U-R district 20.056.010
- R-R district
  - density 20.048.030

### ZONING (Cont'd.)

- R-R district (Cont'd.)
  - designated 20.040.005
  - height 20.048.050
  - lot area 20.048.025
  - major use permit 20.048.020
  - minor use permit 20.048.015
  - permitted uses 20.048.010
  - purpose 20.048.005
  - yards
    - exception 20.048.045
    - front, rear 20.048.035
    - side 20.048.040
- Rural community district
  - See R-C district
- Rural residential district
  - See R-R district
- Salvage yard
  - off-street parking 20.180.035
- Savings and loan
  - off-street parking 20.180.020
- Sawmill
  - accessory use 20.168.050
- School
  - See also Day care facility/small school
  - classification 20.012.010
  - defined 20.008.052
  - off-street parking 20.180.030
- Scrap operation
  - classification 20.012.010
  - defined 20.024.125
  - I-1 district 20.096.020
  - I-2 district 20.100.010
  - P-I district 20.102.020
  - R-C district 20.084.020
  - use combinations 20.012.015
- Seat, seating area defined 20.008.052
- Second residential unit
  - accessory use 20.164.015
  - defined 20.008.052
- Section defined 20.008.015
- Seismic study combining district
  - See SS district
- Service station
  - See also Gasoline sales
  - off-street parking 20.180.020
- Setback
  - See also Corridor preservation setback
  - established



## ZONING (Cont'd.)

## Setback (Cont'd.)

## Yards

- defined 20.008.052
- front yard, defined 20.008.052
- rear yard, defined 20.008.052
- side yard, defined 20.008.052

Severability 20.004.050

## SH district

- designated 20.040.010
- purpose 20.140.005
- regulations 20.140.010

## Shop

- See also Retail sales, general
- accessory use 20.164.015

Shopping center defined 20.008.052

## Sign

- area defined 20.008.052
- defined 20.008.052
- face defined 20.008.052
- freestanding, defined 20.008.052
- height defined 20.008.052
- illegal, removal 20.184.040
- nonconforming
  - continuation 20.184.035
  - defined 20.008.052
  - designated 20.184.030
- off-site
  - defined 20.008.052
  - regulations 20.184.010
  - temporary, regulations 20.184.015
- on-site
  - defined 20.008.052
  - regulations 20.184.020
- portable, defined 20.008.052
- projecting, defined 20.008.052
- purpose of provisions 20.184.005
- regulations generally 20.184.025
- roof, defined 20.008.052
- variance procedure 20.184.045
- wall, defined 20.008.052

## Silo

- accessory use 20.164.015

## Single-family dwelling

- A-G district 20.052.010
- C-1 district 20.088.010
- C-2 district 20.092.010
- classification 20.012.010
- defined 20.008.026

## ZONING (Cont'd.)

## Single-family dwelling (Cont'd.)

- F-L district 20.064.010
- MU-2 district 20.085.010
- off-street parking 20.180.015
- O-S district 20.104.015
- P-F district 20.108.015
- P-I district 20.102.010
- R-1 district 20.072.010
- R-2 district 20.076.010
- R-3 district 20.080.010
- R district 20.146.010
- R-C district 20.084.010
- R-L district 20.060.010
- R-R district 20.048.010
- S-R district 20.044.010
- TPZ district 20.068.010
- U-R district 20.056.010

## Single-family residential district

- See R-1 district

## Skating rink

- off-street parking 20.180.030

## Special airport height combining district

- See A-H district

## Special flood plain combining district

- See FP district

## Special hazards combining district

- See SH district

## Special minimum lot size combining district

- See L district

## Sports, recreation, indoor

- classification 20.012.010
- I-1 district 20.096.010
- I-2 district 20.100.010
- R district 20.146.010
- S-R district 20.044.020

## Sports, recreation, outdoor

- classification 20.012.010
- F-L district 20.064.025
- I-1 district 20.096.020
- I-2 district 20.100.020
- O-S district 20.104.020
- R-1 district 20.072.020
- R-2 district 20.076.020
- R-3 district 20.080.010
- R district 20.146.010
- R-L district 20.060.025
- R-R district 20.048.020
- S-R district 20.044.020

## ZONING

### ZONING (Cont'd.)

- S-R district
  - density 20.044.030
  - designated 20.040.005
  - height 20.044.045
  - lot area 20.044.025
  - major use permit 20.044.020
  - minor use permit 20.044.015
  - permitted uses 20.044.010
  - purpose 20.044.005
  - yards
    - front, rear 20.044.035
    - side 20.044.040
- SS district
  - designated 20.040.010
  - purpose 20.144.005
  - regulations 20.144.010
- Stable
  - A-G district 20.052.020
  - classification 20.012.010
  - defined 20.008.052
  - F-L district 20.064.010
  - public, defined 20.008.052
  - R-L district 20.060.010
  - R-R district 20.048.015
  - U-R district 20.056.010
  - yard regulations 20.152.015
- Stadium
  - off-street parking 20.180.030
- State defined 20.008.015
- Stockyard
  - A-G district 20.052.020
  - classification 20.012.010
  - F-L district 20.064.020
  - I-1 district 20.096.020
  - I-2 district 20.100.020
  - P-I district 20.102.020
  - R-L district 20.060.010
  - use combinations 20.012.015
- Storage
  - See also Specific Type
    - Wholesaling, storage, distribution enclosed, limitation 20.148.005
- Street defined 20.008.052
- Structural alteration defined 20.008.052
- Structure
  - defined 20.008.052
  - nonconforming, defined 20.008.052

### ZONING (Cont'd.)

- Suburban residential district
  - See S-R district
- Supervisors
  - See Board of supervisors
- Swap lot defined 20.008.052
- Swap meet
  - C-2 district 20.092.015
  - classification 20.012.010
  - I-1 district 20.096.010
  - I-2 district 20.100.010
  - P-I district 20.102.020
  - R-C district 20.084.015
- Swimming pool
  - accessory use 20.164.015
  - off-street parking 20.180.030
- Synagogue
  - off-street parking 20.180.030
- Television antenna
  - See also Towers, antennas
  - accessory use 20.164.015
- Temple
  - off-street parking 20.180.030
- Temporary use
  - camping 20.168.035
  - construction support 20.168.025
  - entertainment event, religious assembly 20.168.020
  - family care unit 20.168.045
  - permitted, designated 20.168.010
  - purpose of provisions 20.168.005
  - regulation generally 20.168.015
  - subdivision uses 20.168.030
  - trailer coach use 20.168.040
- Tennis court
  - off-street parking 20.180.030
- Theater
  - off-street parking 20.180.030
- Timberland production district
  - See T-P district
- Title of provisions 20.004.005
- Towers, antennas
  - applicability to current applications 20.236.015
  - conflicting provisions 20.236.010
  - generally 20.236.005
  - private 20.236.020
  - severability 20.236.025
- T-P district
  - See also TPZ district

## ZONING (Cont'd.)

## T-P district (Cont'd.)

## ZONING, TIMBERLAND

## PRODUCTION

designated 20.040.005

## TPZ district

administrative permit 20.068.015  
 compatibility requirement 20.068.030  
 density 20.068.040  
 height 20.068.060  
 lot area 20.068.035  
 major use permit 20.068.025  
 minor use permit 20.068.020  
 permitted uses 20.068.010  
 purpose 20.068.005  
 yards  
   exception 20.068.055  
   front, rear 20.068.045  
   side 20.068.050

## Trailer coach

temporary use 20.168.040

## Transient habitation

See also Campground

## Lodging

Resort, recreational facility

classification 20.012.010

designated 20.024.135

R-C district 20.084.020

## Travel trailer, camper

accessory use 20.164.015

## Tree crop

A-G district 20.052.010  
 C-1 district 20.088.010  
 C-2 district 20.092.010  
 classification 20.012.010  
 F-L district 20.064.010  
 I-1 district 20.096.010  
 I-2 district 20.100.010  
 O-S district 20.104.010  
 P-F district 20.108.010  
 P-I district 20.102.010  
 R-1 district 20.072.010  
 R-2 district 20.076.010  
 R-3 district 20.080.010  
 R-C district 20.084.010  
 R-L district 20.060.010  
 R-R district 20.048.010  
 S-R district 20.044.010  
 TPZ district 20.068.010

## ZONING (Cont'd.)

## Tree crop (Cont'd.)

U-R district 20.056.010

## Two-family dwelling

C-1 district 20.088.015

C-2 district 20.092.015

classification 20.012.010

MU-2 district 20.085.010

R-2 district 20.076.010

R-3 district 20.080.010

R district 20.146.015

R-C district 20.084.015

S-R district 20.044.015

## Two-family residential district

See R-2 district

## Upland residential district

See U-R district

## U-R district

density 20.056.030

designated 20.040.005

height 20.056.050

lot area 20.056.025

major use permit 20.056.020

minor use permit 20.056.015

permitted uses 20.056.010

purpose 20.056.005

yards

exception 20.056.045

front, rear 20.056.035

side 20.056.040 Use

limitations 20.148.005

prohibitions 20.004.045

## Use classification

combinations 20.012.015

designated 20.012.010

procedure 20.012.020

purpose of provisions 20.012.005

## Use permit

See also Major use permit

Minor use permit

application, fee 20.196.015

approval, notice 20.196.025

conditional

issuance 20.196.030

revocation 20.196.060

criteria 20.196.020

denial, reapplication 20.196.065

effective date 20.196.035

expiration 20.196.040

## ZONING

### ZONING (Cont'd.)

#### Use permit (Cont'd.)

- generally 20.196.010
- modification application 20.196.045
- notice requirement 20.196.075
- nuisance not authorized 20.196.070
- purpose of provisions 20.196.005
- renewal 20.196.050
- revocation 20.196.055

#### Utility

See also Impact services, utilities, major  
classification 20.012.010

#### minor impact

- A-G district 20.052.010
- C-1 district 20.088.010
- C-2 district 20.092.010
- F-L district 20.064.010
- I-1 district 20.096.010
- I-2 district 20.100.010
- O-S district 20.104.010
- P-I district 20.102.010
- R-1 district 20.072.010
- R-2 district 20.076.010
- R-3 district 20.080.010
- R district 20.146.010
- R-C district 20.084.010
- R-L district 20.060.010
- R-R district 20.048.010
- S-R district 20.044.010