

## Article 6. Special Use Permits

### Sec. 9-2.601. Purpose.

The purpose of special use permits is to permit and control uses which have the potential to be socially, economically, or environmentally incompatible with the surrounding area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.602. Issuance.

- (a) **Applications.** Any person seeking the issuance of a special use permit shall file a request with the Planning and Development Agency and shall appear before the Zoning Administrator presenting evidence of the following:
  - (1) That the use is not socially, economically, or environmentally incompatible with the surrounding area; and
  - (2) That the owner of the property concurs in the request, if the applicant is other than the owner, and that the owner will be a party, with ultimate responsibility for the special use permit, if granted.
- (b) **Processing time.** The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.

If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.

Upon the completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.

- (c) **Investigations.** The Zoning Administrator shall investigate each application for a special use permit to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.
- (d) **Hearings.**
  - (1) **Scheduling.** The Zoning Administrator shall hold a public hearing on each application for a special use permit and shall give notice of such hearing as set forth in Article 11.5 of this chapter.
  - (2) **Findings.** The Zoning Administrator shall issue findings and file them with the Planning Director. The applicant shall be notified of such findings not later than five (5) days after their issuance.
  - (3) **Conditions.** The Zoning Administrator, in approving a special use permit, may require certain conditions under which the proposed use shall be allowed, which conditions shall prevent material damages to adjacent properties and shall provide suitable safeguards to ensure social, economic, and environmental compatibility with the surrounding area. Such conditions may include time limitations, architectural considerations, access provisions, off-street parking, the posting of a bond to insure the work, green belts, planting requirements, sign sizes and messages, and

other controls. The violation of any conditions of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 85-607, eff. June 13, 1985, as amended by § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Ord. 94-828 eff. March 31, 1994)

**Sec. 9-2.603. Revocation.**

(a) ***Institution.*** Failure to comply with any condition imposed or misrepresentation by the applicant in the issuance of a special use permit shall result in the institution of revocation procedures by the Planning Director.

(b) ***Hearings.***

(1) ***Notices.*** The Planning Director shall schedule a public hearing before the Board with notice given as set forth in Article 11.5 of this chapter and given by certified mail to the person to whom the special use permit was issued.

(2) ***Revocation.*** The Board may revoke such permit or modify the original conditions for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the special use permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permittee.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 2, Ord. 85-607, eff. June 13, 1985)

## Article 7. Planned Developments

### Sec. 9-2.701. Purpose.

- (a) A planned development permit provides a mechanism for:
- (1) Diversification in the relationships of structures, lots sizes and open spaces in a planned fashion; and
  - (2) Clustering of dwelling and commercial units.
  - (3) Multiple construction of dwelling units.
  - (4) Multiple installation of manufactured homes.
  - (5) Establishment of convenience commercial areas as integral parts of residential developments.
  - (6) Overall development plans for recreation-oriented residential developments.
  - (7) Common interest developments, for which it may serve as a governing document.
  - (8) Modifications or exceptions, including transfers of density, from the zoning and subdivision requirements.

(b) When a planned development is used for modifications or exceptions from the zoning and subdivision requirements, including transfers of density, it shall be justified by achieving an integrated plan which reduces adverse social or environmental effects; or to accomplish a common interest development.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 86-623, eff. February 6, 1986; and Ord. 86-643, eff. November 6, 1986; and § 1, Ord. 94-830, eff. May 12, 1994; and Exh. A, § 3, Ord. 96-873, eff. October 31, 1996; and Exh. A, § 5, Ord. 99-924, eff. November 11, 1999)

### Sec. 9-2.702. Issuance.

- (a) **Applications.** Applications for planned development permits which include uses for which a special use permit normally would be required either shall include an application for a special use permit or shall provide for that use through any of the actions set forth in subsection 9-2.701(a) with justification as needed as set forth in subsection 9-2.701(b) above.
- (b) **Processing time.** The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.

If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.

Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.

(c) **Hearings.**

- (1) **Scheduling.** The Zoning Administrator shall hold a public hearing on each application for a planned development permit and shall give notice of such hearing as set forth in Article 11.5 of this chapter.
- (2) **Findings.** In approving an application for a planned development permit, the following findings shall be made:
  - (i) That the applicant intends to complete the development within a reasonable time and that any development phasing is a condition of approval;

- (ii) That the proposed planned development conforms to the General Plan; and
  - (iii) That any modification or exception from the zoning and subdivision requirements, including density transfer, is justified to achieve an integrated plan which reduces adverse social or environmental impacts, or is part of a common interest development.
  - (iv) If any exceptions from the provisions of this Code which implement the SRA Fire Safe Regulations are required, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of Title 9 of this Code are met.
- (3) **Conditions.** The violation of any condition of a planned development permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.
- (d) **Issuance.** Following the approval of a planned development by the County, the Planning Director shall issue a planned development permit, and a special use permit if appropriate, and shall notify the Building Official of the conditions governing the issuance of a building permit. The planned development permit shall be recorded. It shall be the duty of the Planning Director to ascertain that the planned development is undertaken and completed in conformance with the plans approved by the County.
- (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 3, Ord. 85-607, eff. June 13, 1985, and Ord. 86-643, eff. November 6, 1986, and § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Ord. 91-762, eff. December 13, 1991, and § 1, Ord. 94-828, eff. March 31, 1994, and § 2, Ord. 94-830, eff. May 12, 1994; as amended by Exh. A, § 3, Ord. 96-873, eff. October 31, 1996)

**Sec. 9-2.703. Revocation.**

The Board may revoke a planned development permit or modify the original conditions for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the planned development permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permittee.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.704. Amendment.**

- (a) Application for amendment of a planned development permit shall be made by the owners of a majority of the lots subject to the planned development permit unless other provision for amendment applications is made in the planned development permit. Other provisions that shall be acceptable are:
  - (1) Application by a majority of the owners of the lots subject to the planned development permit;
  - (2) Application by the owners of the majority of the area subject to the planned development permit.
  - (3) Application by the governing body of an incorporated entity.
  - (4) Application by the governing body of an unincorporated entity, such as an association.
  - (5) Application by the original permittees, their heirs or designees.
- (b) For the purposes of this section, where any of the following are subject to a planned development permit, the enumerated component shall be the equivalent of a lot.
  - (1) A right of exclusive occupancy of an apartment in a community apartment project.
  - (2) An interest in a unit of a condominium project.



- (3) A right of exclusive occupancy in a portion of the real property in a stock cooperative.
  - (4) A right to the recurrent, exclusive use or occupancy of a lot, parcel, unit or segment of real property on a periodic basis for a period of time allotted from the use or occupancy periods into which the project has been divided in a time share project.
- (Exh. A, § 13, Ord. 96-873, eff. October 31, 1996)

## Article 8. Variances

### Sec. 9-2.801. Purpose.

The purpose of variances is to vary or modify the strict application of any of the provisions of this chapter when the strict application would deprive the property of privileges enjoyed by other property in the same vicinity and zone but not to permit those uses not permitted by the zone. (§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.802. Applications.

- (a) Any person requesting a variance shall be the legal owner or the legal representative of the owner of the property and shall file an application with the Planning and Development Agency.
- (b) The applicant shall present adequate evidence showing:
  - (1) That there are special circumstances applicable to the property under which the strict application of the provisions of this chapter would deprive the property owner of privileges enjoyed by other property owners in the vicinity;
  - (2) That the special circumstances do not apply generally to other properties in the same zone;
  - (3) That the variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant;
  - (4) That the granting of the variance would not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, and general welfare; and
  - (5) If any exceptions from the provisions of this Code which implement the SRA Fire Safe regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of Title 9 of this Code will be met; and
  - (6) Shall include a statement of the intent of the applicant to proceed with the use within nine (9) months after the issuance of the variance.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

### Sec. 9-2.803. Processing time.

The Planning Director shall determine if an application for a variance is complete within thirty (30) days after the receipt of the application.

If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.

Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 89-719, eff. November 2, 1989)

**Sec. 9-2.804. Investigations.**

The Zoning Administrator shall investigate each application for a variance to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.805. Hearings.**

- (a) **Notices.** The Zoning Administrator shall hold a public hearing on each application for a variance and shall give notice of such hearing as set forth in Article 11.5 of this chapter.
- (b) **Hearings.** The Zoning Administrator may hear facts from any person appearing and may consider written communications relative to the application.
- (c) **Decisions.** The Zoning Administrator, within forty (40) days after the close of the hearing, shall make a decision, unless an extension is granted for good cause or with the mutual consent of the applicant.
- (d) **Findings.** In granting a variance the Zoning Administrator shall make the following findings:
  - (1) That there are special circumstances applicable to the property under which the strict application of the provisions of this chapter would deprive the property of privileges enjoyed by other property in the vicinity and that such circumstances do not apply generally to other properties in the same zone;
  - (2) That the variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant.
  - (3) That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or general welfare;
  - (4) That the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity and zone; and
  - (5) If any exceptions from the provisions of this Code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of Title 9 of this Code are met, and
  - (6) That the variance will not permit uses not permitted by the zone.
- (e) **Conditions.** The Zoning Administrator, in granting any variance, may require conditions under which the variance shall be granted. Any such condition, as required, shall be complied with, and the violation of such conditions shall result in the revocation of the permission granted by the variance, and shall be considered a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.

All variances shall carry the following conditions:

- (1) That any necessary work commence within nine (9) months and the completion of the work within eighteen (18) months;
- (2) That any work done shall conform with the approved plans as specified in the variance; and
- (3) That the violation of any such condition shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 4, Ord. 85-607, eff. June 13, 1985, and § 1, Ord. 91-762, effective December 13, 1991, and § 1, Ord. 94-828, eff. March 31, 1994)

## Article 9. Amendments

### Sec. 9-2.901. Authorized.

The provisions of this chapter may be amended by changing the boundaries of the zones or by changing any provision of this chapter whenever the public necessity, convenience, and general welfare require such amendment.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.902. Initiation.

(a) Amendments to boundaries of zones may be initiated by:

- (1) The verified petition of one or more of the owners of property affected by the proposed amendment, which petition shall be filed with the Planning Department, or
- (2) A resolution of intention adopted by the Board; or
- (3) A resolution of intention adopted by the Commission.

(b) Amendments to any provision of this chapter may be initiated by:

- (1) The verified petition of one or more of the owners of property affected by the proposed amendment, which petition shall be filed with the Planning Department; or
- (2) A resolution of intention adopted by the Board; or
- (3) A resolution of intention adopted by the Commission.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 86-623, eff. February 6, 1986; and § 4, Ord. 96-873, eff. October 31, 1996)

### Sec. 9-2.903. Processing time.

The Planning Director shall determine if an initiated amendment is complete within thirty (30) days after the receipt of the amendment.

If an amendment is determined to not be complete, the applicant shall make the amendment complete within one year from the date on which the amendment was determined to not be complete, or the application shall be considered withdrawn.

Upon completion of the appropriate environmental review, an initiated amendment shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 89-719, eff. November 2, 1989)

### Sec. 9-2.904. Resolutions of intention: Conditions, stipulations, or limitations.

The Board, in adopting a resolution of intention to reclassify all or a portion of the property included in the proposed change or amendment, as a prerequisite to final action, may include any conditions, stipulations, or limitations which the Board may find are necessary in the public interest. The fulfillment of all such conditions, stipulations, and limitations set forth in such resolution on the part of the applicant shall make such resolution a binding commitment on the Board. The failure of the applicant to meet any or all of such conditions, stipulations, or limitations set forth in such resolution, including the time limit placed in the resolution, shall render the resolution of intention to reclassify null and void, unless an extension is granted by the Board upon the recommendation of the Commission.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.905. Planning Commission hearings: Notices.**

The Planning Director shall give notice of the hearing as set forth in Article 11.5 of this chapter. (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 85-607, eff. June 13, 1985)

**Sec. 9-2.906. Planning Commission recommendations.**

- (a) After the hearing, the Commission shall render its decision in the form of a written recommendation to the Board.
- (b) The recommendation shall include the reasons for the recommendation and the relationship of the amendment to the General Plan.
- (c) The recommendation shall be transmitted to the Board in a form and manner specified by the Board.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 85-607, eff. June 13, 1985)

**Sec. 9-2.907. Board of Supervisors hearings: Notices.**

(a) **Hearings.**

- (1) Upon the receipt of the recommendation of the Commission, the Board shall hold a public hearing; however,
- (2) If the matter under consideration is an amendment to change property from one zone to another, and the Commission has recommended against the adoption of the amendment, the Board shall not be required to take any further action on the amendment unless appealed as set forth in Article 10 of this chapter.

(b) **Notices.** Notices of the hearing shall be given as set forth in Article 11.5 of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 85-607, eff. June 13, 1985)

**Sec. 9-2.908. Board of Supervisors decisions.**

(a) **Decisions.** The Board may approve, modify, or disapprove the recommendation of the Commission.

(b) **Referral by the Board.**

- (1) Any modification of the proposed amendment by the Board not previously considered by the Commission during its hearing shall first be referred to the Commission for a report and recommendation.
- (2) The Commission shall not be required to hold a public hearing on the referred modification.
- (3) The failure of the Commission to report within forty (40) days after the reference, or such longer period as may be designated by the Board, shall be deemed to be approval of the proposed modification.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 85-607, eff. June 13, 1985)

## Article 10. Appeals

### Sec. 9-2.1001. Authorized.

All decisions of the Planning Director, Zoning Administrator or the Planning Commission may be appealed in writing to the Clerk of the Board of Supervisors, in the manner specified by this Article, within ten (10) calendar days after the decision by the Planning Director, Zoning Administrator, or the Planning Commission, except amendments to the General Plan or zoning ordinance which shall be filed within five (5) calendar days by:

- (a) The applicant;
- (b) Any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the original hearing or who presented written testimony before the Zoning Administrator or the Planning Commission, or who may be adversely affected by the decision of the Planning Director;
- (c) Such other person whom the Board determines to have been adversely affected by the decision; or
- (d) Any County department head whose department has an interest in the decision.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by Ord. 86-643, eff. November 6, 1986, § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 09-1071, eff. Oct. 15, 2009)

### Sec. 9-2.1002. Filing: Fees.

Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee. An appeal shall only be filed on the official form provided by the Clerk of the Board of Supervisors together with such additional information as may be necessary. A statement of appeal shall include, but not limited to:

- (a) Identification of the project and the decision of the Planning Director, Zoning Administrator, or Planning Commission action which is the basis of the appeal.
- (b) A statement of the reasons for the appeal. Such reasons shall be based upon the evidence presented to the Zoning Administrator or Planning Commission at the original hearing, or upon evidence presented to the Planning Director at the time of his/her decision, or shall be based on evidence of adverse effects on the appellant, if not the applicant, of the decision of the Planning Director. The failure of the appellant to present such reasons shall be deemed cause for the denial of the appeal.
- (c) A statement of the specific provisions which are being appealed.
- (d) A statement of the changes or action requested of the Board of Supervisors.
- (e) A summation of the arguments to be raised by the appellant.
- (f) Identification of the appellant.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by Ord. 86-643, eff. November 6, 1986, § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 09-1071, eff. Oct. 15, 2009)

### Sec. 9-2.1003. Hearings: Notices.

Notices of hearings on appeals from decisions of the Planning Director, Zoning Administrator or the Planning Commission shall be given by the Clerk of the Board, as provided in Article 11.5 of this chapter with the appellant considered to have filed a written request for notice as provided for in Section 9-2.1153 of that article.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by Ord. 86-643, eff. November 6, 1986, § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 09-1071, eff. Oct. 15, 2009)



**Sec. 9-2.1004. Jurisdiction of the Board of Supervisors.**

The Board may assume the jurisdiction of any matter which may be decided by the Planning Director, Zoning Administrator or the Planning Commission by a simple majority vote of the quorum at any time prior to a decision. Upon the assumption of jurisdiction by the Board, a hearing shall be scheduled and notice shall be given by the Clerk of the Board as provided in Article 11.5 of this chapter. (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by Ord. 86-643, eff. November 6, 1986, and § 1, Ord. 09-1071, eff. Oct. 15, 2009)

**Sec. 9-2.1005. Stay of Planning Director, Zoning Administrator, or Planning Commission's Action.**

The filing of such an appeal within the above stated time limits shall stay the effective date of the Planning Director, Zoning Administrator, or Planning Commission's action until the Board of Supervisors has acted upon the appeal. (§ 2, Ord. 09-1071, eff. Oct. 15, 2009)

**Sec. 9-2.1006. Application.**

The provisions of this Article apply to all appeals of land use applications and the action taken thereon by the Planning Director, Zoning Administrator, or Planning Commission. Additionally, the Board of Supervisors may use the provision of this Article in conducting public hearings on other land use matters before them. (§ 2, Ord. 09-1071, eff. Oct. 15, 2009)

**Sec. 9-2.1007. Hearing Procedures.**

At the time and place set for any hearing as provided for herein, the Board of Supervisors shall conduct any such appeal hearing as a full hearing de novo on the project, with the right to limit to the issues that may be raised, or the evidence that may be received. Any such hearing shall be conducted as follows:

- (a) Staff presentation.
- (b) Presentation by appellant which shall be limited to 15 minutes.
- (c) Presentation by the project proponent (if different party than appellant) which shall be limited to 15 minutes.
- (d) Public hearing: Members of the public should be allowed 5 minutes in which to give testimony.
- (e) Summation by project proponent – 10 minutes.
- (f) Summation by appellant – 10 minutes.
- (g) Rebuttal by members of the public.
- (h) Staff summation.
- (i) Close public hearing.

In the event that anyone desiring to testify before the Board of Supervisors desires to present more information to the Board than can be accomplished within the time limits set forth above, such person shall be permitted to present such information to the Board in writing (13 copies), at least 5 working days prior to the date set for the appeal hearing. Any such information shall be submitted to the Clerk of the Board of Supervisors no later than the end of the fifth working day prior to the date of the hearing. (§ 2, Ord. 09-1071, eff. Oct. 15, 2009)

**Sec. 9-2.1008. Government Code Section 66452.5.**

Any appeal hearing set before the Board pursuant to Government Code Section 66452.5 shall be held within 30 days from the date of the filing of the appeal. Thereafter, within 10 days following the conclusion of the hearing, the Board of Supervisors shall render its decision on the appeal. The time limits set forth herein shall not be extended. (§ 2, Ord. 09-1071, eff. Oct. 15, 2009)

## Article 11. Building Permits

### **Sec. 9-2.1101. Issuance.**

No building permit shall be issued for a structure which would not be in accordance with the provisions of this chapter, except that where an existing lot is less than the required area, the Building Official may issue a permit to allow such work as would normally be permitted on a lot of the required area. Any permit issued contrary to the provisions of this chapter shall be void.  
(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1102. Compliance with provisions.**

It shall be the duty of the Building Official, before issuing a building permit, to ascertain the exact location of the property on which the building is to be located. The Building Official shall obtain the road address from the Planning and Development Agency and the Assessor's parcel number before issuing a building permit. It shall then be the duty of the Building Official to contact the Planning and Development Agency to obtain a ruling as to whether or not the proposed building complies with the provisions of this chapter or the terms of the variance or special use permit applicable to such building if a variance or special use permit has been approved.  
(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1103. Site development review.**

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 85-607, eff. June 13, 1985; repealed by § 6, Ord. 86-623, eff. February 6, 1986)

## Article 11.3 Site Development Review

### Sec. 9-2.1131. Purpose.

The purpose of site development review is to permit and control those uses which may have a significant effect on the environment with ensurance of orderly and harmonious development and with provisions for the public health, safety, and general welfare within the surrounding area.

(§ 7, Ord. 86-623, eff. February 6, 1986)

### Sec. 9-2.1132. Site development review.

- (a) When the Planning and Development Agency rules on whether or not a proposed building for a use permitted subject to site development review complies with the provisions of this chapter, the Planning Director shall determine if the use may have a significant effect on the environment. Such determination shall be made in compliance with the Environmental Review Guidelines of the County.
- (b) If the Planning Director determines with certainty that there is no possibility that the use may have a significant effect on the environment, the Planning and Development Agency shall rule that the proposed building complies with the provisions of this article.
- (c) If the Planning Director determines that the use may have a significant effect on the environment, the Planning and Development Agency shall rule that the proposed building does not comply with the provisions of this article unless a site development permit is issued.

(§ 7, Ord. 86-623, eff. February 6, 1986)

### Sec. 9-2.1133. Site development permits.

#### (a) *Applications.*

- (1) *Filing.* Any person seeking the issuance of a site development permit shall file an application with the Planning and Development Agency.
- (2) *Evidence.* The application shall present adequate evidence showing:
  - (i) That granting the permit would not be detrimental to the health, safety, or welfare of persons residing or working in the vicinity where the use would be established; and
  - (ii) That the use is appropriate for the site, general surroundings, and environmental setting.
- (3) *Processing time.*
  - (i) The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.
  - (ii) If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.
  - (iii) Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.
- (4) *Investigations.* The Planning Director shall investigate each application for a site development permit to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.

(b) **Hearings.**

- (1) **Scheduling.** The Zoning Administrator shall hold a public hearing on each application for a site development permit and shall give notice of the hearing as set forth in Article 11.5 of this chapter.
- (2) **Hearings.** The Zoning Administrator shall consider the information provided by the application, the environmental document, the Planning Director's investigation, and facts provided by any person appearing at the hearing or by written communications relative to the application.
- (3) **Decisions.** The Zoning Administrator shall make a decision within forty (40) days after the close of the hearing, unless an extension is granted for good cause or with the mutual consent of the applicant.
- (4) **Findings.** In granting a site development permit, the Zoning Administrator shall find that:
  - (i) The use will not be detrimental to the health, safety, or welfare of persons residing in the vicinity of the use; and
  - (ii) The use is appropriate for the site, general surroundings, and environmental setting.
- (5) **Conditions.** The Zoning Administrator, in granting a site development permit, may impose conditions which ensure that the use will not be detrimental to the health, safety, and welfare of persons residing in the vicinity of the use and which ensure that the use is appropriate for site, general surroundings, and environmental setting. The violation of any condition of a site development permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.

(c) **Revocation.**

- (1) **Institution.** Failure to comply with any condition imposed or misrepresentation by the applicant in the issuance of a site development permit shall result in the institution of revocation procedures by the Planning Director.
- (2) **Hearings**
  - (i) **Notices.** The Planning Director shall schedule a public hearing before the Board with notice given as set forth in Article 11.5 of this chapter and certified mail notice to the person to whom the site development permit was issued.
  - (ii) **Revocation.** The Board may revoke the permit or modify the original conditions for failure to comply with any condition imposed or upon evidence of misrepresentation in the issuance of the site development permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permittee.

(§ 7, Ord. 86-623, eff. February 6, 1986, as amended by § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Ord. 94-828, eff. March 31, 1994)

## Article 11.5. Notices of Public Hearings

### Sec. 9-2.1151. Purpose.

The purpose of this article is to provide for notices of public hearings in conformance with the Government Code of the State and the needs of the County.

(§ 7, Ord. 85-607, eff. June 13, 1985)

### Sec. 9-2.1152. Methods of notice.

(a) When a provision of this chapter requires notice of public hearing, notice shall be given in all of the following ways:

(1) Notice of the hearing shall be mailed or delivered at least ten (10) days prior to the hearing to:

- (i) The owner of the subject real property or the owner's duly authorized agent;
- (ii) The project applicant;
- (iii) Each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project whose ability to provide such facilities and services may be significantly altered; and
- (iv) All owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property which is the subject of the hearing; in lieu of utilizing the assessment roll, the County may utilize records of the Assessor or Tax Collector which contain more recent information than the assessment roll.

(2) If the number of owners to whom notice would be mailed or delivered pursuant to subsection (1) of this subsection is greater than 1,000, the County, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth (1/8) page in at least one newspaper of general circulation within the County at least ten (10) days prior to the hearing.

(3) If the notice is mailed or delivered pursuant to subsection (1) of this subsection, the notice shall also either be:

- (i) Published in at least one newspaper of general circulation within the County at least ten (10) days prior to the hearing; or
- (ii) Posted at least ten (10) days prior to the hearing in at least three (3) public places in the County, including one public place in the area directly affected by the proceeding.

(b) A notice of public hearing shall include the date, time, and place of the public hearing; the identity of the hearing body or officer; and general explanation of the matter to be considered; and a general description, intent or by diagram, of the location of the real property, if any, that is the subject of the hearing.

(c) In addition to the notice required by this section, the County may give notice of the hearing in any other manner the County deems necessary or desirable.

(§ 7, Ord. 85-607, eff. June 13, 1985)

**Sec. 9-2.1153. Requests for notice.**

- (a) When notice is given pursuant to this article, the notice shall also be mailed or delivered at least ten (10) days prior to the hearing to any person who has filed a written request for notice with the clerk of the governing body or to any other person designated by the governing body to receive such requests.
- (b) The County may charge a fee which is reasonably related to the costs of providing such service and require each request to be annually reviewed.

(§ 7, Ord. 85-607, eff. June 13, 1985)

**Sec. 9-2.1154. Failure to receive notice.**

The failure of any person or entity to receive notice given pursuant to this chapter shall not constitute grounds for any court to invalidate the actions of the County for which the notice was given.

(§ 7, Ord. 85-607, eff. June 13, 1985)

**Sec. 9-2.1155. Continuance of hearings.**

Any public hearing conducted pursuant to this article may be continued from time to time.

(§ 7, Ord. 85-607, eff. June 13, 1985)



## Article 12. Administration and Enforcement

### Sec. 9-2.1201. Administration.

It shall be the duty of the Planning Director to administer the provisions of this chapter.  
(§ 8, Ord. 86-623, eff. February 6, 1986)

### Sec. 9-2.1202. Enforcement.

The provisions of this chapter shall be enforced by any peace officer as defined in Chapter 4.5, Title 3 of Part 2 of the California Penal Code, and by employees of the Planning and Development Agency as designated by the Planning Director. Such designated employees are authorized to make arrests and issue citations for violations of this chapter. Violations may also be abated by civil actions instituted by the Office of the County Counsel.

(§ 8, Ord. 86-623, eff. February 6, 1986, as amended by § 1, Ord. 90-738, eff. November 1, 1990.)

### Sec. 9-2.1203. Violations: Infractions.

Each violation, and each day a violation occurs, shall be a separate offense. Any person, firm, or corporation, or principal, agent, or employee thereof, who violates any of the provisions of this chapter shall be guilty of an infraction and, upon conviction thereof, shall be punished as set forth in Chapter 2 of Title 1 of this Code. Any infraction occurring upon or involving a parcel of land shall be deemed an infraction by the legal owner or owners of the parcel and independently shall be deemed an infraction by any person or persons occupying or controlling that portion of the parcel involved in the violation.

(§ 8, Ord. 86-623, eff. February 6, 1986)

### Sec. 9-2.1204. Public nuisances: Abatement.

Any use contrary to the provisions of this chapter shall be unlawful and is hereby declared to be a public nuisance which may be abated and enjoined by a court of competent jurisdiction which may grant such other relief as is just, including costs incurred by the County in the action and costs incurred by the County for the correction or removal of the violation. All abatement costs incurred by the County shall become a debt owed to the County by the owner of the property, and such debt may be recorded as a lien on the subject property.

(§ 8, Ord. 86-623, eff. February 6, 1986)

### Sec. 9-2.1205. California Department of Forestry and Fire Protection.

The Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County shall be given reports of violations of those sections of this chapter which implement the SRA Fire Safe Regulations. Those sections are enumerated in Section 9-9.103 of Chapter 9 of Title 9 of this Code.

(§1, Ord. 91-762, eff. December 13, 1991)

## Article 12.5 Nuisance Claims Against Agricultural and Timber Operations

### Sec. 9-2.1251. Declaration of purpose and intent.

This ordinance shall be known as the "Right to Farm Ordinance."

Plumas County is an agricultural and timber resources dependent county. Many parcels of real property are located adjacent to, or near to, commercial operations based on agriculture or timber or both. Owners of such parcels, especially new owners, should be made aware that the use and enjoyment of their property may be impacted by noise, odors, smoke, fumes, dust, storage and disposal of animal excretion, and the application of chemical fertilizers, pesticides, and soil amendments, due to the proximity of agricultural or timber operations.

Plumas County has determined that such impacts shall not constitute a nuisance if the operations are lawful and utilize accepted or best management practices. This determination is based on the factual finding that agricultural and timber operations are essential to the economic health of the County, and that food and fiber production in the County benefits society generally.

The purpose of this ordinance is to protect agricultural and/or timber operations from nuisance claims, in addition to the protection afforded by California Civil Code Section 3482.5. It is not intended that the above-described impacts should not, and will not, constitute a nuisance under County law. A further purpose is to affirm that neighboring land owners have a responsibility to know the laws, regulations, standards and customs that apply to agricultural or timber operations. It is intended that the Planning Department notify the public of this responsibility.

(§ 1, Ord. 91-770, eff. December 19, 1991)

### Sec. 9-2.1252. Definitions.

For purposes of this article, the following terms are identified as follows:

- (a) "Agricultural and/or timber operation" shall have the meaning set forth in California Civil Code Section 3482.5(e) which includes, but is not limited to, "...the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage, or to market, or to carriers for transportation to market."
- (b) "Code" shall mean the Plumas County Code.
- (c) "Neighboring land owner" shall mean an owner of real property in Plumas County, which property is located adjacent to, or near to, or in the neighborhood of an agricultural or timber operation.
- (d) "Nuisance" shall be defined as set forth in California Civil Code Section 3479, recognizing that the term "nuisance" is broad enough to encompass almost any conceivable type of interference with enjoyment or use of land or property [*Stoiber v. Honeychuck* (1980) 101 Cal. App. 3d 903, 919].

(§ 1, Ord. 91-770, eff. December 19, 1991)

**Sec. 9-2.1253. No nuisance under County law.**

In addition to the protection afforded by California Civil Code Section 3482.5, no agricultural or timber operation shall be or become a nuisance, public or private, under the laws of Plumas County, including this Code when the operations are managed or conducted in a manner consistent with accepted customs and standards established in Plumas County, or with the best management practices established by the industry.

(§ 1, Ord. 91-770, eff. December 19, 1991)

**Sec. 9-2.1254. Notification.**

The Planning Director of the County shall notify the public, as appropriate, of this Right to Farm Ordinance. Persons seeking land use approvals shall be notified that "neighboring land owners" shall have a responsibility to know the laws, regulations, standards, and customs that apply to agricultural or timber operations. Persons in the real estate business shall also be so notified. The Planning Director shall also publish annually a one-quarter page newspaper notice advising "neighboring land owners" that agricultural or timber operations have rights under Civil Code Section 3482.5 and this article. The nature of those rights shall be summarized in the notice.

(§ 1, Ord. 91-770, eff. December 19, 1991)

## **Article 12.8. Lot Line Adjustment.**

### **Sec. 9-2.1281. Subjection.**

A lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created is subject solely to the provisions of this article and Section 66412(d) of the Subdivision Map Act (Map Act Exclusions-Lot Line Adjustments). Lot line adjustments must be approved by the Planning Director.

(§1, Ord. 94-834, eff. June 23, 1994, as amended by § 1, Ord. 09-1072, eff. Oct. 15, 2009)

### **Sec. 9-2.1282. Applications.**

Any person seeking approval of a lot line adjustment shall file an application with the Planning Department. The application shall include:

- (a) Identification of the property by Assessor's parcel number and street address;
- (b) Written concurrence of all owners of the property with their complete names and mailing addresses;
- (c) Application fees;
- (d) A legal description of the lands to be exchanged and of the resultant parcels, suitable for recording, giving the acreages of the lands to be exchanged and of the resultant parcels, typed on plain white paper, eight and one-half (8-1/2") inches by eleven (11") inches, with at least one inch margins at the top, sides and bottom;
- (e) A lot book guarantee showing current owners and any trust deeds that affect the property;
- (f) A plat depicting the parcels being adjusted, showing the initial and resultant parcels and the lands exchanged, and any improvements, utilities and easements within 100 feet of the adjusted lines; the Assessor's parcel number, street address and the township, range and section of the property;
- (g) Information regarding suitability of the resulting parcels to adequacy of the safe disposal of current and future wastewater loads for residentially zoned parcels. Such information may include soil profile, percolation, groundwater level measurements, or other data necessary to demonstrate suitability in accordance with Title 6 of the Plumas County Code (Sanitation and Health).

(§ 1, Ord. 94-834, eff. June 23, 1994, as amended by § 1, Ord. 09-1072, eff. Oct. 15, 2009)

### **Sec. 9-2.1283. Processing.**

- (a) On receipt of an application for a lot line adjustment, the Planning Director shall consult the Building Official and the Director of Environmental Health on conformance of the lot line adjustment with building ordinances and shall consult the County Engineer on the correctness of the legal descriptions.
- (b) The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.
- (c) If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.
- (d) Within thirty (30) days after receipt of a completed application, the Planning Director shall approve the lot line adjustment if it complies with the provisions of this article and Section 66412(d) of the Subdivision Map Act, or may deny the lot line adjustment if it does not comply with the provisions of this article or Section 66412(d) of the Subdivision Map Act, or may approve the lot line adjustment with conditions of approval for compliance with the provisions of this article and Section 66412(d) of the Subdivision Map Act.

- (e) The Planning Director shall transmit to the applicant his approval, and any conditions of approval, or denial of a lot line adjustment.
- (f) After approval of a lot line adjustment, the applicant shall have two years in which to do the following, after which the County Engineer shall record the instrument evidencing the lot line adjustment and any Consent of Record Owners form and concurrently the appropriate deeds and any instruments of sale, lease or finance redone to correspond to the new parcel configurations shall be recorded.
  - (1) Meet the conditions of approval;
  - (2) Submit the original of the plat for the Planning and Development Agency files;
  - (3) Show prepayment of taxes by obtaining a certificate from the Tax Collector showing that according to the records of the Tax Collector's office, there are no liens against any of the affected parcels or any part thereof for unpaid State, County, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. The applicant shall also deposit any amount shown to be a lien on the certificate with the County Clerk, and the County Clerk shall hold the money so deposited in trust to secure the payment of taxes. This requirement to show prepayment of taxes and to deposit any amount shown to be a lien may be waived by the Board; and
  - (4) If there is one owner only involved in the lot line adjustment, submit a Consent of Record Owners form, with the appropriate recording fees, to the County Engineer, with the appropriate recording fees.
  - (5) Redo any instruments of sale, lease or finance for the property to correspond to the new parcel configurations.

(§ 1, Ord. 94-834, eff. June 23, 1994; as amended by Exh. A, § 5, Ord. 96-873, eff. October 31, 1996; § 1, Ord. 04-1009, eff. July 22, 2004, and § 1, Ord. 09-1072, eff. Oct. 15, 2009)

**Sec. 9-2.1284. Requirements.**

- (a) Lot lines may be adjusted between two or more existing adjacent parcels, where the land taken from a parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not created. Fewer parcels than originally existed may result from a lot line adjustment. A parcel to which no land is added from another parcel, but which is a reduced version of an original parcel may result from a lot line adjustment.
- (b) The review and approval of a lot line adjustment shall be limited to a determination whether or not the parcels resulting from the lot line adjustment will conform to County zoning and building ordinances.
- (c) A parcel resulting from a lot line adjustment conforms to County zoning ordinances if:
  - (1) The parcel is of the minimum area required by the applied zone, except that:
    - (a) Adjustments to parcels, at least one of which is fully conforming, that are proposed in order to re-align a property line with a well defined physical feature including, but not limited to, a water course or recorded roadway, may be approved if the resulting non-conforming size parcel complies with all other zoning and building requirements including those of Title 6 of the Plumas County Code (Sanitation and Health) and the other parcel results in a fully conforming parcel.
    - (b) Adjustments to parcels that are non-conforming in size may be further reduced in size if the purpose of the adjustment is to re-align a property line with a well defined physical feature including, but not limited to, a water course or recorded roadway, or with zoning district boundary, if the parcel being reduced in size complies with all other zoning and building requirements including those of Title 6 of the Plumas County Code (Sanitation and Health).
  - (2) The parcel has the minimum width required by the applied zone,

- (3) Above ground structures on the parcel which are subject to the yard requirements of the applied zone meet those requirements,
  - (4) Parking and loading is provided as required by the applied zone,
  - (5) No violation of the sign requirements of the applied zone results from the lot line adjustment,
  - (6) No violation of any special use permit, planned development permit, variance or site development permit results from the lot line adjustment,
  - (7) No violation of Article 4 (General Requirements) of this Chapter results from the lot line adjustment, and
  - (8) The lot line adjustment conforms to the provisions of this article.
- (d) When more than one zone is applied to a parcel resulting from a lot line adjustment, the provisions of Section 9-2.305 of Article 3 (Establishment of Zones-Territory) of this Chapter and of Section 9-2.401(e) of Article 4 (General Requirements-Application) of this Chapter shall apply.
- (e) Notwithstanding any other provision of law, when a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP), General Agriculture (GA), Timberland Production Zone (TPZ), General Forest (GF) or Mining Zone (M), that area shall be of at least the minimum area required by the zone or the lot line adjustment shall be denied.
- (§ 1, Ord. 94-834, eff. June 23, 1994, as amended by § 1, Ord. 09-1072, eff. Oct. 15, 2009)



**Article 13. Single-Family Residential Zones  
(2-R, 3-R, 7-R)**

**Sec. 9-2.1301. Purpose (2-R, 3-R, 7-R).**

The purpose of the Single-Family Residential Zones (2-R, 3-R, 7-R) is to provide for dwelling units in prime opportunity single-family residential areas with provisions for compatible uses. (§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1302. Uses (2-R, 3-R, 7-R).**

- (a) The following uses shall be permitted in the Single-Family Residential Zones (2-R, 3-R, 7-R):
  - (1) One dwelling unit; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, limited home businesses, and bed and breakfast inns.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, child day care facilities, community care facilities, 4-H and FFA animal projects, home businesses, parks, places of assembly, public utility facilities, public service facilities, and schools.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 9, Ord. 86-623, eff. February 6, 1986; and § 4, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 2, Ord. 93-817, eff. November 11, 1993; and Exh. A, § 6, Ord. 99-924, eff. November 11, 1999; and § 1, Ord. 05-1022, eff. Mar. 3, 2005, and § 2, Ord. 07-1061, eff. December 6, 2007)

**Sec. 9-2.1303. Height (2-R, 3-R, 7-R).**

No structure in the Single-Family Residential Zones (2-R,3-R,7-R) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1304. Area, width, and coverage (2-R, 3-R, 7-R).**

- (a) The minimum net lot area in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as follows:
  - (1) 2-R, one-half (1/2) acre;
  - (2) 3-R, one-third (1/3) acre; and
  - (3) 7-R, one-seventh (1/7) acre.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).**

The minimum yard requirements in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and by § 2, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.1306. Parking and loading (2-R, 3-R, 7-R).**

Parking and loading in the Single-Family Residential Zones (2-R, 3R, 7-R) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1307. Signs (2-R, 3-R, 7-R).**

Signs in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

## **Article 14. Multiple-Family Residential Zone (M-R)**

### **Sec. 9-2.1401. Purpose (M-R).**

The purpose of the Multiple-Family Residential Zone (M-R) is to provide for dwelling units in multiple-family residential areas with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1402. Uses (M-R).**

- (a) The following uses shall be permitted in the Multiple-Family Residential Zone (M-R):
  - (1) Dwelling units and manufactured homes, excluding additional quarters, at the ratio of up to one dwelling unit or manufactured home for each 1/21.8 acre of lot area; and
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, limited home business, one- or two-person business offices, and one- or two-person personal services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H and FFA animal projects, health services, home businesses, limited administrative offices, lodging facilities, parking lots, places of assembly, public utility facilities, public service facilities, recreation facilities, rooming facilities, and schools.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 10, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-713, eff. July 13, 1989; and § 3, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 89-719, eff. November 2, 1989; and § 1, Ord. 91-759, eff. August 1, 1991; and § 1, Ord. 92-787, eff. July 16, 1992; and § 3, Ord. 93-817, eff. November 11, 1993; and Exh. A, § 7, Ord. 99-924, eff. November 11, 1999, and § 2, Ord. 07-1061, eff. December 6, 2007)

### **Sec. 9-2.1403. Height (M-R).**

No structure in the Multiple-Family Residential Zone (M-R) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1404. Area, width, and coverage (M-R).**

- (a) The minimum net lot area in the Multiple-Family Residential Zone (M-R) shall be 6,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1405. Yards (M-R).**

The minimum yard requirements in the Multiple-Family Residential Zone (M-R) shall be:

- (a) Front yards: None (0') feet and;
- (b) Side and rear yards: Five (5') feet per story; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 3, Ord. 04-998, eff. Feb. 5, 2004; and § 1, Ord. 05-1021, eff. Feb. 10, 2005.

**Sec. 9-2.1406. Parking and loading (M-R).**

Parking and loading in the Multiple-Family Residential Zone (M-R) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1407. Signs (M-R).**

- (a) Signs in the Multiple-Family Residential Zone (M-R) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall not exceed a total area of twenty-four (24) square feet for each street frontage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

## Article 15. Suburban Zone (S-1)

### Sec. 9-2.1501. Purpose (S-1).

The purpose of the Suburban Zone (S-1) is to provide for dwelling units at the ratio of one to three (3) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1502. Uses (S-1).

- (a) The following uses shall be permitted in the Suburban Zone (S-1):
  - (1) One dwelling unit; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, home businesses, small animal husbandry, and horticulture.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H breeding projects and FFA animal projects, nurseries, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 11, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 4, Ord. 93-817, eff. November 11, 1993; and Exh. A, § 8, Ord. 99-924, eff. November 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000, and § 2, Ord. 07-1061, eff. December 6, 2007)

### Sec. 9-2.1503. Height (S-1).

No structure in the Suburban Zone (S-1) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1504. Area and width (S-1).

- (a) The minimum net lot area in the Suburban Zone (S-1) shall be one acre.
- (b) The minimum width shall be 120 feet. (§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1505. Yards (S-1).

The minimum yard requirements in the Suburban Zone (S-1) shall be:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1 Ord. 91-762, eff. December 13, 1991; and § 4, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.1506. Parking and loading (S-1).**

Parking and loading in the Suburban Zone (S-1) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).  
(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1507. Signs (S-1).**

Signs in the Suburban Zone (S-1) shall be as permitted by Section 92.416 of Article 4 of this chapter (General Requirement: Signs)  
(§ 3, Ord. 84-593, eff. January 3, 1985)



## Article 16. Secondary Suburban Zone (S-3)

### Sec. 9-2.1601. Purpose (S-3).

The purpose of the Secondary Suburban Zone (S-3) is to provide for dwelling units at the ratio of three (3) to ten (10) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1602. Uses (S-3).

- (a) The following uses shall be permitted in the Secondary Suburban Zone (S-3):
  - (1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area; and
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, small animal husbandry, large animal husbandry, horticulture, home businesses, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
  - (2) Home industry, nurseries, and animal breeding and boarding.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 12, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 3, Ord. 92-800, eff. January 21, 1993; and Exh. A, § 9, Ord. 99-924, eff. November 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000, and § 2, Ord. 07-1061, eff. December 6, 2007)

### Sec. 9-2.1603. Height (S-3).

No structure in the Secondary Suburban Zone (S-3) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1604. Area and width (S-3).

- (a) The minimum gross lot area in the Secondary Suburban Zone (S-3) shall be three (3) acres.
- (b) The minimum width shall be 150 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1605. Yards (S-3).**

The minimum yard requirements in the Secondary Suburban Zone (S-3) shall be:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 5, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.1606. Parking and loading (S-3).**

Parking and loading in the Secondary Suburban Zone (S-3) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1607. Signs (S-3).**

Signs in the Secondary Suburban Zone (S-3) shall be as permitted by Section 92.416 of Article 4 of this chapter (General Requirement: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

## Article 17. Rural Zone (R-10)

### Sec. 9-2.1701. Purpose (R-10)

The purpose of the Rural Zone (R-10) is to provide for dwelling units at the ratio of ten (10) to twenty (20) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1702. Uses (R-10)

- (a) The following uses shall be permitted in the Rural Zone (R-10):
  - (1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facility, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
  - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facility, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
  - (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 13, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and Exh. A, § 10, Ord. 99-924, eff. November 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000, and § 2, Ord. 07-1061, eff. December 6, 2007)

### Sec. 9-2.1703. Height (R-10)

No structure in the Rural Zone (R-10) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1704. Area and width (R-10).

- (a) The minimum gross lot area in the Rural Zone (R-10) shall be ten (10) acres.
- (b) The minimum width shall be 300 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1705. Yards (R-10).**

The minimum yard requirements in the Rural Zone (R-10) shall be:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 6, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.1706. Parking and loading (R-10).**

Parking and loading in the Rural Zone (R-10) shall be required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1707. Signs (R-10).**

Signs in the Rural Zone (R-10) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

## Article 18. Rural Zone (R-20)

### Sec. 9-2.1801. Purpose (R-20).

The purpose of the Rural Zone (R-20) is to provide for dwelling units at the ratio of twenty (20) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1802. Uses (R-20).

- (a) The following uses shall be permitted in the Rural Zone (R-20):
  - (1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
  - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
  - (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 14, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and Exh. A, § 11, Ord. 99-924, eff. November 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000, and § 2, Ord. 07-1061, eff. December 6, 2007)

### Sec. 9-2.1803. Height (R-20).

No structure in the Rural Zone (R-20) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1804. Area and width (R-20).

- (a) The minimum gross lot area in the Rural Zone (R-20) shall be twenty (20) acres.
- (b) The minimum width shall be 300 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1805. Yards (R-20).**

The minimum yard requirements in the Rural Zone (R-20) shall be:

- (a) Front yards: twenty (20') feet; and
- (b) Side and rear yards: five (5') feet per story; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 7, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.1806. Parking and loading (R-20).**

Parking and loading in the Rural Zone (R-20) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1807. Signs (R-20).**

Signs in the Rural Zone (R-20) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

## **Article 19. Core Commercial Zone (C-1)**

### **Sec. 9-2.1901. Purpose (C-1).**

The purpose of the Core Commercial Zone (C-1) is to provide for primarily pedestrian-oriented commercial uses near dense residential areas.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1902. Uses (C-1).**

- (a) The following uses shall be permitted in the Core Commercial Zone (C-1):
  - (1) Business offices, child day care homes, limited child day care homes, child day care facilities, personal services, retail stores, taverns, restaurants, and parking lots.
  - (2) One dwelling unit where the residential uses does not exceed the floor area of the commercial use; and
  - (3) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, limited electric generation, gas stations, health service, mining, places of assembly, postal services, public service facilities, public utility facilities, recreation facilities, schools, and community care facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 15, Ord. 86-623, eff. February 6, 1986, and § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Urgency Ord. 91-757, eff. July 18, 1991, and § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 94-836, eff. July 14, 1994, and § 2, Ord. 07-1061, eff. December 6, 2007)

### **Sec. 9-2.1903. Height (C-1).**

No structure in the Core Commercial Zone (C-1) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1904. Area (C-1).**

The minimum net lot area in the Core Commercial Zone (C-1) shall be 2,000 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.1905. Yards (C-1).**

The minimum yard requirements in the Core Commercial Zone (C-1) shall be:

- (a) Front yards: None and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, effective December 13, 1991; and § 8, Ord. 04-998, eff. Feb. 5, 2004)



**Sec. 9-2.1906. Parking and loading (C-1).**

- (a) **Commercial uses.** There shall be no off-street parking or loading requirements for commercial uses in the Core Commercial Zone (C-1).
- (b) **Residential uses.** Parking and loading for residential uses shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1907. Signs (C-1).**

- (a) Signs in the Core Commercial Zone (C-1) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each frontage treated separately, except that every frontage shall be allowed at least sixteen (16) square feet, and every business activity shall be allowed four (4) square feet of signage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

## Article 20. Periphery Commercial Zone (C-2)

### Sec. 9-2.2001. Purpose (C-2).

The purpose of the Periphery Commercial Zone (C-2) is to provide for major commercial uses near large population centers with provisions for adequate access and parking.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2002. Uses (C-2).

(a) The following uses shall be permitted in the Periphery Commercial Zone (C-2):

- (1) Building Supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, heavy equipment sales, heavy equipment services, lodging facilities, personal services, places of assembly, postal services, prefabricated building sales, recreation facilities, restaurants, retail stores, self-service facilities, taverns, vehicle sales, vehicle services, wholesale commercial supply, and parking lots;
- (2) One dwelling unit where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and
- (3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, indoor shooting ranges, storage, transport stations, undertaking, used goods sales, veterinary services, warehousing, and wholesaling; and
- (2) Assembly, manufacturing, and processing which are based upon materials which are already in processed form.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units on the rear fifty (50%) percent of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 16, Ord. 86-623, eff. February 6, 1986, and § 1, Ord. 89-719 eff. November 2, 1989, and S 1, Urgency Ord. 91-757, eff. July 18, 1991, and § 1, Ord. 91-759, eff. August 1, 1991, and § 2, Ord. 94-832, eff. June 9, 1994, and § 2, Ord. 07-1061, eff. December 6, 2007)

### Sec. 9-2.2003. Height (C-2).

No structure in the Periphery Commercial Zone (C-2) shall exceed forty (40') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2004. Area, width, and coverage (C-2).

- (a) The minimum net lot area in the Periphery Commercial Zone (C-2) shall be 2,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2005. Yards (C-2).**

The minimum yard requirements in the Periphery Commercial Zone (C2) shall be:

- (a) Front yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1 Ord. 91-762, effective December 13, 1991; and § 9, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.2006. Landscaping (C-2).**

Landscaping in the Periphery Commercial Zone (C-2) shall be as required by Section 9-2.410 of Article 4 of this article (General Requirements: Landscaping).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2007. Parking and loading (C-2).**

Parking and loading in the Periphery Commercial Zone (C-2) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2008. Signs (C-2).**

- (a) Signs in the Periphery Commercial Zone (C-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 16, Ord. 86-623, eff. February 6, 1986)

## Article 21. Convenience Commercial Zone (C-3)

### Sec. 9-2.2101. Purpose (C-3).

The purpose of the Convenience Commercial Zone (C-3) is to provide for commercial uses serving small population centers, highway-oriented commercial uses, commercial-recreation developments, and commercial uses as an integral part of residential developments.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2102. Uses (C-3).

- (a) The following uses shall be permitted in the Convenience Commercial Zone (C-3):
  - (1) Building supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, heavy equipment services, farm supply sales, health services, Laundromats™, lodging facilities, personal services, places of assembly, limited recycling facilities, postal services, recreation facilities, restaurants, retail stores, taverns, parking lots, and vehicle services.
  - (2) One dwelling unit where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and
  - (3) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facility, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, schools, storage, used goods sales, veterinary services, and transport stations.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 17, Ord. 86-623, eff. February 6, 1986; § 1, Ord. 89-719, eff. November 2, 1989; § 1, Urgency Ord. 91-757, eff. July 18, 1991; § 1, Ord. 91-759, eff. August 1, 1991; § 2, Ord. 94-832, eff. June 9, 1994, and Exh. A, § 5, Ord. 99-915, eff. June 3, 1999, and § 2, Ord. 07-1061, eff. December 6, 2007)

### Sec. 9-2.2103. Height (C-3).

No structure in the Convenience Commercial Zone (C-3) shall exceed forty (40') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2104. Area, width, and coverage (C-3).

- (a) The minimum net lot area in the Convenience Commercial Zone (C3) shall be 8,500 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2105. Yards (C-3).**

The minimum yard requirements in the Convenience Commercial Zone (C-3) shall be:

- (a) Front yards: None, except ten (10') feet when adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1 Ord. 91-762, effective December 13, 1991; and § 10, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.2106. Parking and loading (C-3).**

Parking and loading in the Convenience Commercial Zone (C-3) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2107. Signs (C-3).**

- (a) Signs in the Convenience Commercial Zone (C-3) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 17, Ord. 86-623, eff. February 6, 1986)

## **Article 22. Recreation Commercial Zone (R-C)**

### **Sec. 9-2.2201. Purpose (R-C).**

The purpose of the Recreation Commercial Zone (R-C) is to provide for commerce supportive of prime recreation sites and areas.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2202. Uses (R-C).**

- (a) The following uses shall be permitted in the Recreation Commercial Zone (R-C):
  - (1) Boat ramps, boat services, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, lodging facilities, marinas, personal services, places of assembly, postal services, limited recycling facilities, recreation facilities, resorts, restaurants, retail stores, and taverns;
  - (2) One dwelling unit where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and
  - (3) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, veterinary services, wholesale commercial supply, parking lots, transport stations, and storage.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units on the rear fifty (50%) percent of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 18, Ord. 86-623, eff. February 6, 1986, and § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Urgency Ord. 91-757, eff. July 18, 1991, and § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 2004-1001, eff. March 11, 2004, and § 2, Ord. 07-1061, eff. December 6, 2007)

### **Sec. 9-2.2203. Height (R-C).**

No structure in the Recreation Commercial Zone (R-C) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2204. Area, width, and coverage (R-C).**

- (a) The minimum net lot area in the Recreation Commercial Zone (R-C) shall be 8,500 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2205. Yards (R-C).**

The minimum yard requirements in the Recreation Commercial Zone (R-C) shall be:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to a residentially zoned parcel; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 11, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.2206. Parking and loading (R-C).**

Parking and loading in the Recreation Commercial Zone (R-C) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2207. Signs (R-C).**

- (a) Signs in the Recreation Commercial Zone (R-C) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 18, Ord. 86-623, eff. February 6, 1986)



**Article 23. Recreation Zones**  
**(Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)**

**Sec. 9-2.2301. Purpose (Rec).**

The purpose of the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) is to provide for the development of prime recreation sites with dwelling unit density compatible with the opportunity area in which the prime recreation site is located and to provide for multiple uses of prime recreation sites in a manner supportive of recreational uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2302. Uses (Rec).**

- (a) The following uses shall be permitted in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20):
  - (1) Boat ramps, boat services, camp grounds, lodging facilities, marinas, postal services, recreation facilities, and resorts;
  - (2) When in conjunction with and subordinate to a use permitted in subsection (1) of this subsection, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, personal services, places of assembly, limited recycling facilities, restaurants, retail stores, and taverns; and
  - (3) One dwelling unit or limited residential alcohol and drug recovery facility.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, community care facilities, mining, public service facilities, public utility facilities, recycling facilities, rooming facilities, and schools.
  - (2) In Rec-P, Rec-1 and Rec-3: Indoor shooting ranges.
  - (3) In Rec-10 and Rec-20: Limited electric generation and shooting ranges.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit: dwelling units in recreation-oriented residential developments at the ratio of up to:
  - (1) Rec-P: Seven (7) per acre;
  - (2) Rec-1: One to three (1-3) acres per dwelling unit;
  - (3) Rec-3: Three to ten (3-10) acres per dwelling unit;
  - (4) Rec-10: Ten to twenty (10-20) acres per dwelling unit; and
  - (5) Rec-20: Twenty (20) acres per dwelling unit.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 19, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986, and § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Urgency Ord. 91-757, eff. July 18, 1991, and § 1, Ord. 91-759, eff. August 1, 1991, and § 2, Ord. 07-1061, eff. December 6, 2007)

**Sec. 9-2.2303. Height (Rec).**

No structure in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2304. Area, width, and coverage (Rec).**

- (a) The minimum lot areas in the Recreation Zones shall be as follows:
  - (1) The minimum net lot area in the Rec-P Zone shall be 8,500 square feet.
  - (2) The minimum net lot area in the Rec-1 Zone shall be one acre.
  - (3) The minimum gross lot area in the Rec-3 Zone shall be three (3) acres.
  - (4) The minimum gross lot area in the Rec-10 Zone shall be ten (10) acres.
  - (5) The minimum gross lot area in the Rec-20 Zone shall be twenty (20) acres.
- (b) The minimum widths in the Recreation Zones shall be as follows:
  - (1) The minimum width in the Rec-P Zone shall be sixty (60') feet.
  - (2) The minimum width in the Rec-1 Zone shall be 120 feet.
  - (3) The minimum width in the Rec-3 Zone shall be 150 feet.
  - (4) The minimum width in the Rec-10 Zone shall be 300 feet.
  - (5) The minimum width in the Rec-20 Zone shall be 300 feet.
- (c) The maximum building coverage in the Rec-P Zone shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by Exh. A, § 6, Ord. 99-915, eff. June 3, 1999)

**Sec. 9-2.2305. Yards (Rec).**

The minimum yard requirements in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to a residentially zoned parcel; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 12, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.2306. Parking and loading (Rec).**

Parking and loading in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading). (§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2307. Signs (Rec).**

- (a) Signs in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that every frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 19, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986)

## **Article 24. Recreation-Open Space Zone (Rec-OS)**

### **Sec. 9-2.2401. Purpose (Rec-OS).**

The purpose of the Recreation-Open Space Zone (Rec-OS) is to provide for open space recreation uses of prime recreation sites and to provide for cemeteries.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2402. Uses (Rec-OS).**

(a) The following uses shall be permitted in the Recreation-Open Space Zone (Rec-OS):

(1) Golf facilities, parks, grazing, horticulture, timber management, and boat ramps.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Public utility facilities, public service facilities, outdoor shooting ranges, and hunting clubs.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 20, Ord. 86-623, eff. February 6, 1986)

### **Sec. 9-2.2403. Height (Rec-OS).**

No structure in the Recreation-Open Space Zone (Rec-OS) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2404. Area, width, and coverage (Rec-OS).**

(a) The minimum net lot area in the Recreation-Open Space Zone (Rec-OS) shall be 8,500 square feet.

(b) The minimum width shall be sixty (60') feet.

(c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2405. Yards (Rec-OS).**

The minimum yard requirements in the Recreation-Open Space Zone (Rec-OS) shall be:

(a) Front yards: Twenty (20') feet; and

(b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to residentially zoned parcels; except

(c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 12, Ord. 04-998, eff. Feb. 5, 2004)

### **Sec. 9-2.2406. Parking and loading (Rec-OS).**

Parking and loading in the Recreation-Open Space Zone (Rec-OS) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading)

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2407. Signs (Rec-OS).**

- (a) Signs in the Recreation-Open Space Zone (Rec-OS) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 20, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986)

## **Article 25. Heavy Industrial Zone (I-1)**

### **Sec. 9-2.2501. Purpose (I-1).**

The purpose of the Heavy Industrial Zone (I-1) is to provide for industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most industrial uses without major adverse impacts.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2502. Uses (I-1).**

- (a) The following uses shall be permitted in the Heavy Industrial Zone (I-1) subject to site development review as set forth in Article 11.3 of this chapter:
  - (1) Assembly, building supply, manufacturing, processing, electric generation, junk yards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment services, storage, and transport stations;
  - (2) Retail sales and wholesaling when associated with and appurtenant to a use permitted in subsection (1) of this subsection or subsection (b) of this section;
  - (3) One dwelling unit when in conjunction with an industrial use; and
  - (4) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit.
  - (1) Mining, and public service facilities; and
  - (2) Permitted uses which exceed the height limitations.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 21, Ord. 86-623, eff. February 6, 1986, and § 2, Ord. 94-832, eff. June 9, 1994, and § 1, Ord. 00-930, eff. May 4, 2000)

### **Sec. 9-2.2503. Height (I-1).**

No timber product manufacturing structure in the Heavy Industrial Zone (I-1) shall exceed 125 feet in height; no other structure shall exceed seventy-five (75') feet in height, except for dwelling units which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2504. Area, width, and coverage (I-1).**

- (a) The minimum net lot area in the Heavy Industrial Zones (I-1) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) There shall be no requirement for maximum building coverage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### **Sec. 9-2.2505. Yards (I-1).**

The minimum yard requirements in the Heavy Industrial Zone (I-1) shall be:

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 13, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.2506. Parking and loading (I-1).**

Parking and loading in the Heavy Industrial Zone (I-1) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2507. Signs (I-1).**

(a) Signs in the Heavy Industrial Zone (I-1) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall be permitted, the total face of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that every frontage shall be allowed at least thirty-two (32) square feet.

(c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 21, Ord. 86-623, eff. February 6, 1986)

## Article 26. Light Industrial Zone (I-2)

### Sec. 9-2.2601. Purpose (I-2).

The purpose of the Light Industrial Zone (I-2) is to provide for light industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most light industrial uses without major adverse impacts. (§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2602. Uses (I-2).

- (a) The following uses shall be permitted in the Light Industrial Zone (I-2) subject to site development review as set forth in Article 11.3 of this chapter:
  - (1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;
  - (2) Building supply, car wash, storage, transport stations, warehousing, wholesaling, public utility facilities, vehicle sales, and vehicle services;
  - (3) Retail sales when associated with and appurtenant to a use permitted by subsections (1) and (2) of this subsection and subsection (b) of this section;
  - (4) One dwelling unit when in conjunction with an industrial use; and
  - (5) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Junk yards, salvage operations, heavy equipment services, places of assembly, and public service facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, amended by § 22, Ord. 86-623, eff. February 6, 1986; § 2, Ord. 94-832, eff. June 9, 1994; Exh. A, §2, Ord. 99-915, eff. June 3, 1999, § 1, Ord. 99-926, eff. January 13, 2000, and § 1, Ord. 02-965, eff. May 21, 2002)

### Sec. 9-2.2603. Height (I-2).

No structure in the Light Industrial Zone (I-2) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2604. Area, width, and coverage (I-2).

- (a) The minimum net lot area in the Light Industrial Zone (I-2) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) There shall be no requirement for maximum building coverage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2605. Yards (I-2).

The minimum yard requirements in the Light Industrial Zone (I-2) shall be:

- (a) Front yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to residentially zoned parcels; except
- (c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 1, Ord. 01-952, eff. September 20, 2001; and § 15, Ord. 04-998, eff. Feb. 5, 2004)



**Sec. 9-2.2606. Parking and loading (I-2).**

Parking and loading in the Light Industrial Zone (I-2) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).  
(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.2607. Signs (I-2).**

- (a) Signs in the Light Industrial Zone (I-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 22, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986)

## Article 27. Limited Combining Zone (Ltd)\*

### Sec. 9-2.2701. Purpose (Ltd).

The purpose of the Limited Combining Zone (Ltd) is to permit and mitigate uses which have the potential to have significant adverse social, economic or environmental effects, and to implement the General Plan Diagram Directive for Limited Industrial areas. The potential adverse effects shall be identified based on General Plan requirements and shall be specified in the ordinance which zones the property.

(§ 3, Ord. 84-593, eff. January 3, 1985, repealed by § 1, Ord. 93-822, eff. January 13, 1994)

### Sec. 9-2.2702. Uses (Ltd).

(a) The uses permitted by the zone with which the Limited Combining Zone (Ltd) is applied shall be permitted subject to site development review.

(b) All other uses shall be permitted subject to the requirements of the zone with which the Limited Combining Zone is applied.

(§ 3, Ord. 84-593, eff. January 3, 1985, repealed by § 1, Ord. 93-822, eff. January 13, 1994)

\* Former Article 27, codified from Ordinance No. 84-593, repealed in its entirety by Ordinance No. 93-822, effective January 13, 1994, Sections 9-2.2701 and 9-2.2702, codified from Ordinance 93-822, were originally added as Article 36 but were renumbered by codifier as Article 36 is in use.

## Article 28. Open Space Zone (OS)

### Sec. 9-2.2801. Purpose (OS).

The purpose of the Open Space Zone (OS) is to provide for uses which will maintain the natural environment.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2802. Uses (OS).

(a) The following uses shall be permitted in the Open Space Zone (OS):

(1) Wildlife management.

(§ 3, Ord. 84-593, eff. January 3, 1985)

## Article 29. Lake Zone (L)

### Sec. 9-2.2901. Purpose (L).

The purpose of the Lake Zone (L) is to provide for the utilization and management of water resources.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2902. Uses (L).

(a) The following uses shall be permitted in the Lake Zone (L):

(1) Water impoundment, hydroelectric generation, grazing, timber management, wildlife management, and docks.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Boat ramps, marinas, and recreation facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 22.5, Ord. 86-623, eff. February 6, 1986)

### Sec. 9-2.2903. Height (L).

No building in the Lake Zone (L) shall exceed one story, as defined in the Uniform Building Code.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2904. Area and width (L).

(a) The minimum gross lot area in the Lake Zone (L) shall be five (5) acres.

(b) The minimum width shall be 250 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.2905. Yards (L).

The minimum yard requirements in the Lake Zone (L) shall be:

(a) Front yards: none, and

(b) Side and rear yards: none; except

(c) The minimum yard requirements shall be increased as provided in Section 9-2-419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended § 1, Ord. 91-762, eff. December 13, 1991; and § 16, Ord. 04-998, eff. Feb. 5, 2004)

### Sec. 9-2.2906. Signs (L).

(a) Signs in the Lake Zone (L) shall be as permitted by Section 92.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall not exceed thirty-two (32) square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)