

## CHAPTER 2: ZONING DISTRICTS

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### **2.1. GENERAL**

#### **2.1.1. Purpose**

To carry out the purpose and provisions of this Code, the County is divided into zoning districts. This chapter establishes the base zoning districts and contains general information pertaining to zoning districts such as statements of purpose and district-specific regulations. Chapter 3, "Use Regulations," sets forth the uses and use standards allowed within the districts. Chapter 4, "Special and Combining Zoning Districts" establishes zoning districts in which additional standards may apply. Chapter 5, "Development Standards" contains standards that apply to development in the zoning districts.

#### **2.1.2. [DELETED 04-07-2016]**

#### **2.1.3. Prohibition [AMENDED 04-07-2016]**

No building, structure, vehicle, sign, or area shall be used, erected, altered, moved, enlarged, or stored in any zoning district except as specifically allowed in the underlying zoning district and by the regulations of any applicable combining district. Nor shall property in any zoning district be used in any manner so as to create problems contrary to public health, safety, or general welfare or so as to constitute a public nuisance. No building, structure, vehicle, sign, or area shall be used, erected, altered, moved, enlarged, or stored in any zoning district unless all standards related to the building, structure, vehicle, sign, or area, found in this Code are provided and maintained.

#### **2.1.4. Sequence of Zoning Districts**

##### **2.1.4.A. Intermediate Zoning District Classifications**

Within each major Section of this Chapter, the zoning districts are listed in sequence for the purpose of determining the intermediate zoning district. The Planning Commission may recommend a zoning district classification to the Board of Supervisors intermediate to the existing zoning district and the zoning district classification sought by the applicant. The sequences in this Chapter are independent and are in the order of intensity, ranging from the least intense at the top of each sequence to the most intense at the bottom. The Planning Commission may recommend an intermediate zoning district classification between two zoning districts within a particular sequence, or may recommend a less intense zoning district in the sequence containing the zoning district advertised in the notice of public hearing. For example, R-2A is intermediate to R-2 and R-3; BP is intermediate to GC; R-3 however, is not intermediate to BP since the latter is in a different sequence from the advertised zoning district.

##### **1. Agricultural Land Use Zoning District Sequence**

- a. AG-160
- b. AG-80
- c. AG-40
- d. AG-20

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**2. Agricultural-Residential Land Use Zoning District Sequence**

- a. AR-10
- b. AR-5
- c. AR-2
- d. AR-1

**3. Residential Land Use Zoning District Sequence**

- a. RD-1
- b. RD-2
- c. RD-3
- d. RD-4
- e. RD-5
- f. RD-7
- g. RD-10
- h. RD-15
- i. RD-20
- j. RD-25
- k. RD-30
- l. RD-40
- m. RM-2

**4. Commercial Land Use Zoning District Sequence**

- a. BP
- b. LC
- c. GC
- d. C-O

**5. Industrial Land Use Zoning District Sequence**

- a. M-1
- b. M-2
- c. M-P

**6. Mixed-Use Land Use Zoning District Sequence**

- a. NMC
- b. CMC
- c. CMZ

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**2.1.4.B. Flood Combining Land Use Zoning District**

The Flood Combining Zoning District may be recommended to the Board of Supervisors if during the hearing before the Planning Commission, the Sacramento County Department of Water Resources provides evidence indicating that all or part of the property falls within a floodplain identified by the Federal Emergency Management Agency or some other applicable Water Agency source.

**2.1.4.C. Interim Zoning District Sequences**

The following sequences apply to interim zones only. No interim zoning district shall be considered intermediate any land use zoning district, nor vice versa.

**1. Agricultural Sequence**

- a. A-80
- b. A-20
- c. A-10
- d. A-5
- e. A-2
- f. A-1-A

**2. Estate and Residential Sequence**

- a. RE-3
- b. RE-2A
- c. RE-2
- d. RE-1
- e. R-1-A
- f. R-2
- g. R-2A
- h. R-3

**2.1.4.D. Nonintermediate Land Use Zoning Districts**

The land use zoning districts listed in this Section are not intermediate to any other zoning classification and the Planning Commission shall not recommend any of the following zoning districts to the Board of Supervisors unless the zoning district classification was included in the public notice: SC, AC, TC, O, C-O, RM-2, PC, SM, NPA, SPA, DW, UR, RR, IR, FP, NS, and MHP. If property already carries a combining zoning district designation, the underlying zoning district may be changed without affecting the combining zoning district and such combining zoning district shall remain on the property unless a request to remove combining zoning district was included in the public hearing notice.

**2.1.5. Abbreviations**

Throughout this Code, zoning districts listed in this Chapter may be referred to and cited by use of the abbreviation thereof.

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**2.2. COMPREHENSIVE ZONING PLAN****2.2.1. General**

The boundaries of zoning districts established in this Code are delineated upon the Comprehensive Zoning Plan (CZP), adopted by the Board of Supervisors. The CZP is incorporated by reference as part of this Code, and shall be maintained on file in the office of the Planning Director. The boundaries of the zones as set forth on the CZP are confirmed, adopted, established and may be changed in accordance with this Code. The following documents containing zoning ordinances and other adopted documents supplement the CZP, and are also maintained on file in the office of the Planning Director:

- Appendix A of this Code, hereby incorporated by reference, contains all of the adopted Planned Unit Development Ordinances and Development Agreements.
- Title IV of this Code, hereby incorporated by reference, contains all of those zoning districts considered to be temporary and it is the intent to rezone each parcel of property to one of the permanent zoning districts, as defined by this Code, as community plans are updated.
- Title V of this Code, hereby incorporated by reference, contains all of the adopted Special Planning Areas and Neighborhood Preservation Areas.
- Title VI of this Code, hereby incorporated by reference, contains all of the adopted Specific Plans and Corridor Plans.

**2.3. COMBINING ZONE DISTRICTS****2.3.1. Purpose**

The Special and Combining Zoning Districts established in this Chapter are designed to promote and protect the public health, safety, and general welfare and are adopted for the following purposes:

- To provide for the orderly development and beneficial use of lands involving exceptional environmental characteristics.
- To preserve and enhance certain resources of the county from incompatible land uses.
- To preserve and protect areas of the county with special and unique social, architectural, or environmental characteristics that require special considerations not otherwise adequately provided by regular zoning districts.

To provide greater flexibility in design than is otherwise provided under the regular zoning districts, to permit and encourage a more efficient development and utilization of areas with unique characteristics, resources, environmental factors and conditions; while preserving and protecting the public interest, health, safety, welfare, and property values

**2.3.2. Table of Combining Zone Districts**

The following are the Combining Zone Districts for Sacramento County:

<b>TABLE 2.1: TABLE OF COMBINING ZONING DISTRICTS</b>		
<b>Zoning District Name</b>	<b>Abbreviation</b>	<b>Purpose and District Summary</b>
Flood Combining	F	This zoning district is combined with the base zoning district and applies to those areas designated as subject to flooding in the event of a 100-year flood upon a recommendation by the Sacramento County Department of Water Resources. Any new or altered building designed for human habitation must have its first floor elevated as required by the Sacramento County Floodplain Management. If public water and sewer are not available, a minimum of one (1) acre per lot is required.
Food Processing Combining	FP	This zoning district is combined with the base zoning district and provides for the location in agricultural areas of food processing industries which require extensive use of land for wastewater disposal. Adverse environmental impacts are minimized and agricultural productivity is enhanced and protected by the standards of this zoning district.
Mobile Home Park Combining Zoning District	MHP	This zoning district is combined with the base zoning district and provides opportunities for a variety of mobile home park environments that are compatible with the communities in which they are placed.

<b>TABLE 2.1: TABLE OF COMBINING ZONING DISTRICTS</b>		
<b>Zoning District Name</b>	<b>Abbreviation</b>	<b>Purpose and District Summary</b>
Natural Streams Combining Zoning District	NS	This zoning district is combined with the base zoning district and is used to regulate property along the designated Natural Streams within the unincorporated area of the County.
Neighborhood Preservation Area Combining Zoning District	NPA	This zoning district is combined with the base zoning district and provides a means by which regulations may be provided to supplement or modify the provisions in the basic zoning districts as necessary to preserve existing unique characteristics. An NPA zoning district may be combined with any other zoning classification.
Parkway Corridor Combining	PC	This zoning district is combined with the base zoning district and applied to property in areas on which uses may affect the aesthetics of the American River Parkway. This combining zoning district has been established to limit uses that visually impact the parkway. Recently, the bluff areas have begun to erode significantly and the combining zoning district contains development standards to provide safety for developments occurring near the tops of the bluffs.

**2.4. AGRICULTURAL ZONING DISTRICTS****2.4.1. General Purpose**

The Agricultural Zoning Districts are established to promote and protect the public health, safety, and general welfare. Each of the agricultural zoning districts is distinguished by minimum lot size and is adopted for the following purposes:

- To eliminate the encroachment of land uses incompatible with the long term agricultural use of land.
- To preserve the maximum amount of the limited supply of agricultural land in order to conserve the County's economic resources that are vital for a healthy agricultural economy within the County.
- To discourage the premature and unnecessary conversion of agricultural land to urban uses and resulting increase in the costs of providing community services.
- To assure the preservation and sustainability of agricultural lands that have a definite value as open space and for the production of agricultural products, so as to preserve an important physical, social, aesthetic, and economic asset of the residents of the County.
- To encourage the retention of sufficiently large agricultural lots to assure maintenance of viable agricultural units.
- These purposes shall be liberally construed insofar as they apply to agricultural pursuits and services to the end that conflicting uses shall not be permitted.

**2.4.2. Table of Agricultural Zoning Districts**

<b>TABLE 2.2: TABLE OF AGRICULTURAL ZONING DISTRICTS</b>			
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning District Summary</b>	<b>Purpose</b>
Agricultural 160	AG-160	160 acres; permits one single-family residence per parcel, all agricultural uses, accessory dwellings for agricultural employees; most institutional uses allowed with a use permit	Promote the long-term agricultural use and discourage the premature and unnecessary conversion of agricultural land to urban uses.
Agricultural 80	AG-80	80 acres; same Permitted uses as AG-160	Same as AG-160
Agricultural 40	AG-40	40 acres; same permitted uses as AG-160	Same as AG-160

<b>TABLE 2.2: TABLE OF AGRICULTURAL ZONING DISTRICTS</b>			
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning District Summary</b>	<b>Purpose</b>
Agricultural 20	AG-20	20 acres; size in this district is based on anticipated agricultural use of this land and is highly dependent upon soils	Same as AG-160
Urban Reserve	UR	20 acres; agricultural zoning district, permits single-family uses	Reserved for urban development at some future date
Interim Agricultural Reserve	IR	20 acres; agricultural zoning district; permits single-family uses	Reserved for future industrial use at some future date

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## **2.5. AGRICULTURAL - RESIDENTIAL ZONING DISTRICTS**

### **2.5.1. General Purpose**

The Agricultural-Residential Zoning Districts established in this Section are designed to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To establish living areas within the County where development is limited to low density concentrations of single-family dwellings.
- To limit the number of permitted nonresidential uses so as to promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zoning districts.
- To protect estate areas against fire, explosions, and other hazards and against offensive noises, odors, glare, and other objectionable influences.
- To provide adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- To permit those religious, educational, recreational, and public cultural facilities that serve the needs of the nearby residents and that generally perform their own activities more effectively in a residential environment and that do not create objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of land development, to conserve the value of land and improvements and to protect the County's tax revenues.
- To regulate the development of land when not served with both public water supply and public sewerage facilities.
- To avoid undue concentration of population and overcrowding of land to lessen congestion in the streets.

**2.5.2. Table of Agricultural-Residential Zoning Districts**

<b>TABLE 2.3: TABLE OF AGRICULTURAL-RESIDENTIAL ZONING DISTRICTS</b>			
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning District Summary</b>	<b>Purpose</b>
Agricultural-Residential 10	AR-10	10 acres	Allows the keeping of animals and raising of crops for educational, recreational, or income purposes
Agricultural-Residential 5	AR-5	Five (5) acres; same permitted uses as AR-10 except hog farms and feedlots are not allowed	Same as AR-10
Agricultural-Residential 2	AR-2	Two (2) acres; same permitted uses as AR-10 except hog farms and feedlots are not allowed	Same as AR-10
Agricultural-Residential 1	AR-1	One (1) acre; same permitted uses as AR-10 except hog farms and feedlots are not allowed	Same as AR-10

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## 2.6. RESIDENTIAL ZONING DISTRICTS

### 2.6.1. General Purpose

The Residential Zoning Districts are established to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with due allowance for the need for a choice of sites.
- To protect residential areas against fire, explosions, toxic and noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.
- To protect residential areas, as far as possible, against heavy and through traffic.
- To protect residential areas against congestion by regulating the density of population, and the bulk of buildings in relation to the land around them and to one another; designing roadways that incorporate active transportation and encourage walking and bicycling through a network of interconnected streets, sidewalks and bike lanes; providing for off-street parking spaces to require the provisions of open space in residential areas wherever practicable, and thereby provide a more desirable, active environment for urban living in a metropolitan area.
- To provide for access of light and air and for privacy, by controls over the spacing and height of buildings and other structures.
- To provide appropriate space for those educational, religious, recreational, health, and similar facilities that serve the needs of the nearby residents, to generally perform their own activities more effectively in a residential environment, and do not create objectionable influences.
- To encourage the development of desirable, active, more attractive and economic building forms.
- To promote the most desirable use of land and direction of building development in accord with the General Plan; consider human health and design activity and sustainability in new developments and neighborhoods; to promote stability of residential development so as to protect the character of a district and its peculiar suitability for particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.
- To provide for the parking and storage of major recreational equipment within designated open spaces.
- To **comply with State law**, provide for state authorized, certified, or licensed family care homes, foster homes, or group homes as a residential use of property.

**2.6.2. Table of Residential Zoning Districts**

<b>TABLE 2.4: TABLE OF RESIDENTIAL ZONING DISTRICTS [AMENDED 06-22-2017]</b>		
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Purpose and Zoning District Summary</b>
Residential 1	RD-1	Similar to AR-1, except general agricultural uses such as row crops, and gas wells are not permitted in this zoning district. Incidental agricultural uses, including the keeping of horses is permitted.
Residential 2	RD-2	Same as RD-1, except a minimum lot size of 20,000 square feet, with minimum lot width of 75 feet is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use.
Residential 3	RD-3	Same as RD-1, except a minimum lot size of 10,000 square feet, with minimum lot width of 65 feet is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use. Keeping of horses is permitted only if the lot area is 20,000 square feet or larger.
Residential 4	RD-4	Same as RD-3, except a minimum lot size of 8,500 square feet is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use. Convenience centers are permitted, subject to issuance of a use permit. Minimum lot width and public street frontage is 65 feet.
Residential 5	RD-5	Most widely used single-family residential zoning district where public water supply and public sewage facilities are both in use. Minimum interior lot sizes are 5,200 square feet and corner lots 6,200 square feet. Duplexes are permitted with a minimum lot size of 8,500 square feet on corner lots and subject to the issuance of a use permit. Incidental agricultural uses are permitted on lots of 20,000 square feet or larger. Certain type of business and professional office uses when in scale and oriented to neighborhood and convenience centers are subject to issuance of a use permit.
Residential 7	RD-7	Single-family zoning district with interior lot size of 4,000 square feet and corner lots of 5,200 square feet. Zero lot lines can be used in this zoning district. Duplexes are permitted on 8,500-square-foot corner lots and on interior lots of 6,200 square feet with issuance of a use permit.

<b>TABLE 2.4: TABLE OF RESIDENTIAL ZONING DISTRICTS [AMENDED 06-22-2017]</b>		
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Purpose and Zoning District Summary</b>
Residential 10	RD-10	Most common duplex zoning district, although other multifamily uses are permitted with a use permit. A maximum of 10 dwelling units per net acre is allowed. Single-family interior lots require 4,000 square feet, and corner lots require 5,200 square feet. Duplexes are permitted on minimum 7,200-square-foot corner lots and on interior lots of 6,200 square feet. Multifamily projects are permitted on minimum 6,200-square-foot corner lots and on interior lots of 5,200 square feet.
Multiple Family Residential 15	RD-15	Multifamily zoning district with maximum density of 15 dwelling units per acre; all multifamily zoning districts have the same permitted uses. Incidental agricultural uses are allowed only with issuance of a use permit. Minimum lot size is the same as for RD-10 with a minimum lot width and public street frontage of 52 feet.
Multiple Family Residential 20	RD-20	Same as RD-15, except allowing a maximum density of 20 dwelling units per acre.
Multiple Family Residential 25	RD-25	Same as RD-15, except allowing a maximum density of 25 dwelling units per acre.
Multiple Family Residential 30	RD-30	Same as RD-15, except allowing a maximum density of 30 dwelling units per acre.
Multiple Family Residential 40	RD-40	Same as RD-15, except allowing a maximum density of 40 dwelling units per acre.
Mobile Home Subdivision	RM-2	Mobile home subdivision with a minimum lot size of 5,200 square feet. The primary permitted use is a mobile home on an individually-owned parcel, similar in size to those found in typical single-family residential subdivisions. Yard requirements are 25 feet for front yard, 20 feet for rear yard, and 5, 7, or 10 feet for side yard. Minimum lot width and public street frontage is 52 feet.

**2.7. RECREATION ZONING DISTRICTS****2.7.1. General Purpose**

The Recreation Zoning Districts are established to promote and protect the public health, safety, and general welfare and are adopted for the following purposes:

- To preserve the open space and other areas of unusual scenic beauty and recreational potential that are unique to Sacramento County and California and to protect the physical, social, recreational, aesthetic, and economic resources that are of great value to the people of Sacramento County and to the public generally.
- To protect the scenic and recreational areas within Sacramento County, whenever feasible, from urban development and other types of development that jeopardize the values of these areas.
- To apply the regulations hereby established in this Chapter to such open space and scenic areas, waterways, and other areas of recreational value, and to promote and protect the general welfare by contributing to the physical, mental, social, and economic well-being of the people of Sacramento County.
- To encourage and protect the County's growing tourist and recreation resources.

**2.7.2. Table of Recreation Zoning Districts**

<b>TABLE 2.5: TABLE OF RECREATION ZONING DISTRICTS [AMENDED 06-22-2017]</b>		
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning District Summary</b>
Recreation Reserve	RR	Recreation reserve zoning district. Agricultural, single-family residential, some agriculturally-related commercial, and some institutional uses are permitted, subject to the issuance of a conditional use permit. Minimum lot area is 20 acres and five (5) acres per accessory dwelling unit.
Recreation	O	Recreation zoning district, permitting public park facilities and wildlife preserves. Agricultural, single-family residential, some agriculturally-related commercial, and some institutional uses are permitted, subject to the issuance of a conditional use permit. The minimum lot area is three (3) acres with minimum lot width of 20 feet. Public street frontage is not required.
Commercial Recreation	C-O	Recreation zoning district, permitting a wide range of recreation-oriented uses most of which require a use permit. Permitted uses include: marinas, restaurants, travel trailer parks, and resorts. Minimum lot area is 6,000 square feet where public sewage is in place; one acre when public water is in use but not public sewage; and two acres when neither facility is available.

**2.8. MIXED USE ZONING DISTRICTS****2.8.1. General Purpose**

The mixed use zoning districts are intended to provide for and allow a mixture of residential and non-residential uses on one or more parcels as an integrated development. Mixed use development patterns allow people to drive less if they choose and make it easier for people to walk, bike and use transit to reach destinations. Mixed use development also adds to the creation of vibrant places. In addition to the general purpose for mixed use zoning districts, the specific purpose of each mixed use zoning district is established in Section 2.8.2.

**2.8.2. Table of Mixed Use Zoning Districts**

<b>TABLE 2.6: TABLE OF MIXED USE ZONING DISTRICTS</b>		
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Purpose and Zoning District Summary</b>
Neighborhood Mixed-Use Center	NMC	The Neighborhood Mixed-Use Center zoning district is intended to allow for small, neighborhood-scale, village center type mixed-use areas, providing neighborhood-serving commercial uses within neighborhoods that contain a mix of predominantly medium- to high-density housing. Residential is optional as part of the mix of uses.
Community-Regional Mixed-Use Center	CMC	The Community-Regional Mixed-Use Center zoning district is intended to allow transit-oriented, commercial or mixed-use development in horizontal and vertical formats along the County's major commercial corridors and within a one-quarter mile radius of existing or future transit stops. Residential is optional as part of the mix of uses.
Corridor Mixed-Use	CMZ	The Corridor Mixed-Use Zone district is intended to promote the orderly and gradual infill of residential and neighborhood-serving commercial mixed-use development along linear corridor areas that are located within a one-quarter to one-half mile distance to a commercial or mixed-use center or transit stop. Residential is required as part of the mix of uses.

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## **2.9. COMMERCIAL ZONING DISTRICTS**

### **2.9.1. General Purpose**

The Commercial zoning districts are established to promote and protect the public health, safety, and general welfare. In addition to the following general purposes for commercial zoning districts, the specific purpose of each commercial zoning district is established in Section 2.9.2.

- To provide sufficient space, in appropriate locations in proximity to residential areas, for local retail development catering to the regular shopping needs of the occupants of nearby residences with due allowance for the need for a choice of sites.
- To provide appropriate space to satisfy the needs of modern local retail development, including the need for off-street parking spaces in areas to which a large proportion of shoppers come by automobile.
- To protect both local retail development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential but includes local retail uses by regulating the intensity of local retail development.
- To provide sufficient and appropriate space and, in particular, sufficient depth from the street to meet the needs of the County's expected future economy for modern commercial floor space in major commercial centers, including the need for off-street parking space in areas where a large proportion of customers come by automobile.
- To protect commercial development against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust, and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of commercial development, to strengthen the economic base of the County, to protect the character of the zoning district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- To protect residential areas from incompatible commercial uses by controlling the locations and design of commercial areas.
- To incorporate access and connectivity with the surrounding area, while also providing safe and attractive walkable networks internal to the commercial development.
- To promote attractive landscaping that contributes to the community's health, image, pedestrian safety, access and comfort.
- To advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care, and community services.

- To provide safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods, particularly those urbanized neighborhoods located within one-half mile of a transit priority area.

### 2.9.2. Table of Commercial Zoning Districts

<b>TABLE 2.7: TABLE OF COMMERCIAL ZONING DISTRICTS</b>			
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning Summary</b>	<b>Purpose</b>
Business Professional Office	BP	The BP zoning district generally permits office building and related uses such as banks, doctor's offices, general business office, and general uses.	To provide an area for business and professional office and compatible related uses. This zoning district is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development.
Light Commercial	LC	The LC zoning district permits a wide spectrum of commercial uses, ranging from apartments (with use permit) to grocery stores, to minor auto repair shops.	To provide an area that will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zoning district be used in those locations along major streets and in commercial subdivisions where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development.
General Commercial	GC	The GC zoning district permits a broad range of commercial uses, including more intense use such as small warehousing operations, auto repair shops, and truck service stations.	To provide an area for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial districts. It is intended that this district be used in appropriate locations along major streets or in commercial subdivisions where the uses permitted would not adversely affect the surrounding properties.

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## **2.10. INDUSTRIAL ZONING DISTRICTS**

### **2.10.1. General Purpose**

The Industrial zoning districts established in this Chapter are designed to promote and protect the public health, safety, and general welfare. In addition to the following general purposes for commercial zoning districts, the specific purpose of each commercial zoning district is established in Section 2.10.2.

- To provide sufficient space in appropriate locations to meet the County's present and future needs for all types of industrial and related activities, with due allowance for the need of a choice of sites.
- To provide, as far as possible, that such space will be available for use for industrial and related activities, and to protect residential, agricultural, and other nonindustrial uses by separating them from industrial activities and by prohibiting the use of such space for residential or other nonindustrial activities.
- To encourage industrial development that is free from danger of fire, explosions, toxic and noxious matter, offensive noise, vibration, smoke, dust, heat, glare, and other objectionable influences, by permitting such development in areas where this Code restricts the emission of such objectionable influences.
- To protect adjacent residential, commercial, and agricultural areas, and to protect the labor force in other establishments engaged in less offensive industrial activities by restricting industrial activities that produce objectionable influences to those limited areas of the County that are appropriate therefor.
- To protect industrial and related development against congestion by limiting the bulk of buildings and other structures in relation to the land around them, and to one another, and by providing off-street parking and loading facilities associated with such activities.
- To promote the most desirable use of land and sustainable development in accord with the General Plan of the County, to promote the stability of industrial and related activity, and to strengthen the economic base of the County, by conserving the value of land suited for industrial activities, and to protect the County's tax revenues.
- To further encourage industrial activity, and thereby enhance the economic base of the County by limiting the intrusion of nonindustrial or unrelated activities into areas set aside by this Code for industrial purposes.
- To incorporate active transportation and safety into on-site circulation and parking lots, reflecting the need for mixing and separating of modes (i.e. trucks, autos, transit, pedestrians and bicyclists); and enhance pedestrian linkages to other buildings, transit and parking areas.
- To provide attractive landscaping that contributes to human health, image, pedestrian safety, access and comfort.

**2.10.2. Table of Industrial Zoning Districts**

<b>TABLE 2.8: TABLE OF INDUSTRIAL ZONING DISTRICTS</b>			
<b>Name of Zoning District</b>	<b>Abbreviation</b>	<b>Zoning District Summary</b>	<b>Purpose</b>
Industrial-Office Park	MP	Requires a minimum lot area of 15,000 square feet. Prior to any construction in the MP zoning district, a site plan must be approved by the Planning Director. The submittal requirements for site plan review shall be as indicated in the User's Guide.	To provide for well-designed and controlled groupings of research, service, and light industrial uses within an area containing visual and operational amenities. This zoning district is intended to provide a park-like, nuisance free environment in an industrial office development.
Light Industrial	M-1	Requires a minimum lot size of 6,000 square feet and many of the uses are required to be carried out completely within an enclosed building or behind an enclosed solid wall or fenced area.	To provide for development of industrial uses that include fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and that do not in their operation create smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business or residing in this or any other zoning district; and land uses related to or compatible with the permitted uses.
Heavy Industrial	M-2	Provides for more objectionable industrial uses; requires a minimum lot size of 20,000 square feet.	To provide for the development of uses that include fabrication, manufacturing, assembly, or processing of raw materials and that may in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business or residing in this or any other zoning district.

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