

**City Hall
American River North Community Room
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, April 14, 2009

**5:30 p.m. – Joint Special Meeting
City Council and Planning Commission**



WORK SESSION

(Public Comment is encouraged)

1. Folsom Boulevard Enhancements Phase II.
2. Zoning Code Consistency - Special Planning Areas Update.

PUBLIC COMMENT

At a joint special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

ADJOURNMENT

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the April 14, 2009 Joint Special Meeting of the Rancho Cordova City Council was posted on April 9, 2009 at the office of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 9th day of April 2009 at Rancho Cordova, California.

Mindy Cuppy, City Clerk

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council.
Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

MEMORANDUM



DATE: April 14, 2009
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
SUBJECT: Folsom Boulevard Streetscape Enhancement Update

RECOMMENDATION

Staff will update the Council on project design and status for the Folsom Boulevard Streetscape Enhancement Project between Don Juan Drive and Sunrise Boulevard (Phase 2a) and between Coloma Road and Rod Beaudry Drive (Phase 2b). The purpose of the meeting will be to obtain feedback on concepts and alternatives.

RESULT OF RECOMMENDED ACTION

Staff will incorporate Council's comments and proceed with developing the final project design. Staff will also commence the right-of-way acquisition process.

BACKGROUND

The City has been awarded two Federal grants for construction of pedestrian and bicycle improvements along Folsom Boulevard. We have also been approved for a \$3 million grant for the Folsom Boulevard Complete Streets Project. Additionally, Caltrans awarded the City \$680,000 for sidewalk improvements near Kinney High School. Together, these funds will allow the city to design and construct sidewalk and bicycle lanes on Folsom Boulevard within the project areas. Other elements of the project will include landscaped medians and planter strips, pedestrian safety fencing, street and pedestrian lighting, and drainage improvements.

The roadway cross-sections are consistent with the City's improvement standards and the Folsom Boulevard Specific Plan. Some adjustments to the cross sections were necessary. Specifically, the widths of sidewalks and landscaped areas are modified slightly to match existing improvements or where there is limited space around fixed features.

The project design team looked for opportunities to reduce the number of potential pedestrian and vehicle conflicts by consolidating driveways and providing roadway medians along Folsom Boulevard. Specific driveway closures were based on land use, traffic patterns and input from business and property owners. Shared access agreements may be required in some cases.

Property and business owners in the affected areas have been notified of the project and staff has met with most of them to discuss project concept and to obtain their feedback.

Environmental Clearance

The Environmental Clearance for the Folsom Boulevard Streetscape Enhancement Project – Phase 2a (Don Juan Drive to Sunrise Boulevard) was complete in February 2009.

The Environmental Clearance for the Phase 2b of the project (Coloma Road to Rod Beaudry Road) is anticipated to be complete the spring 2010.

Project Schedule

The design of the project is scheduled for completion in fall of 2009. Staff anticipates the right-of-way acquisition for the project will take from six to nine months and should be completed by December 2009.

The tentative schedule for advertising construction bids for Phase 2a of the project (Don Juan Drive to Sunrise Boulevard) will be in spring of 2010 and construction will start in the 2010 construction season. The tentative schedule for advertising construction bids for Phase 2b of the project (Coloma Road to Rod Beaudry Road) will be in spring of 2011 and construction will start in the 2011 construction season. Construction is anticipated to be approximately eight months for each phase.

MEMORANDUM



DATE: April 14, 2009

TO: Honorable Mayor and Council Members
Planning Commissioners

FROM: Shannan Loveless, Associate Planner
Jeffrey S. Beiswenger, AICP, Senior Planner

SUBJECT: Zoning Code Consistency Amendments – Special Planning Areas,
Bicycle Parking and Drive-thru Regulations

RECOMMENDATION

Review and discuss the proposed Zoning Code Consistency Amendments on the following topics: Special Planning Areas, Bicycle Parking and Drive-thru regulations and provide direction to staff.

RESULT OF RECOMMENDED ACTION

Direction from the City Council and Planning Commission will allow staff to complete amendments to:

1. Incorporate changes in Special Planning Area documents (Aerojet, Mather Field, South Sunrise and Zinfandel and others) to eliminate references to the old Sacramento County Code and edit the new Zoning Code as needed for consistency;
2. Adjust bicycle parking standards based on regional comparisons;
3. Update drive-thru restaurant provisions related to amplified sound.

BACKGROUND

On February 20, 2009, the new zoning code went into effect (Ordinance No. 27-2008). Ordinance 27-2008 also re-adopted the following Special Planning Areas (SPA): Aerojet SPA, Capital Village SPA, Folsom-Mather Field Road SPA, Mather Field SPA, South Sunrise SPA, Williamson Ranch SPA, and Zinfandel SPA. Most of these SPAs include cross-references to the old Sacramento County Code that now need to be updated. Also, during the City Council adoption process, staff was directed to perform additional research on bicycle parking requirements, drive-thru regulations and other topics.

Special Planning Areas

Issue: On February 20, 2009, the new Zoning Code went into effect. The adopting Ordinance (No. 27-2008) also re-adopted Special Planning Areas (SPA). Because many of the SPAs refer to the prior (Sacramento County) Zoning Code, certain cross-references now need to be updated.

Solution: SPA amendments are proposed to: 1) bring the existing SPA documents into an easily referable format that fits into the newly adopted Zoning Code, 2) remove references to County processes and procedures, and 3) to refer to new Zoning Code provisions, where appropriate.

*Staff proposes adding a new Chapter 6 to the new Zoning Code (**Attachment 2**) including all the existing SPAs and "Historical Land Use Designations" that will capture information from the old Code to address certain missing cross-references. This is necessary since many of the SPAs are subject to development agreements and cannot be easily changed.*

Background

City Council Ordinance No. 27-2008 adopted the new Zoning Code and re-adopted the following Special Planning Areas (SPA): Aerojet SPA, Capital Village SPA, Folsom-Mather Field Road SPA, Mather Field SPA, South Sunrise SPA, Williamson Ranch SPA, and Zinfandel SPA. These SPAs were included on Exhibit D of Ordinance No. 27-2008 and **Attachment 1** of this Staff Report. A new Chapter 6 will incorporate all existing SPAs into the Zoning Code as well as incorporate elements of the old Code as follows:

- Chapter 6.1 South Sunrise SPA
- Chapter 6.2 Zinfandel SPA
- Chapter 6.3 Mather Field SPA
- Chapter 6.4 Capital Village SPA
- Chapter 6.5 Aerojet SPA
- Chapter 6.6 Reserved for future use
- Chapter 6.7 Historic Land Use Designations

The amendments proposed to the existing SPA and Zoning Code will make implementation more efficient. Undeveloped portions of SPAs refer to new Zoning Code regulations. SPAs that are subject to Development Agreement (i.e. Zinfandel and Mather Field SPAs) will contain only minor changes. SPAs that have served the original purpose but are no longer needed, including the Williamson Ranch and Folsom-Mather Field Roads SPAs will be repealed.

Specific recommendations related to each SPA are included as follows:

Folsom-Mather Field Road SPA

Staff recommends that this SPA be repealed and not included in Chapter 6, and the property rezoned into the Folsom Boulevard Specific Plan with Office Professional Mixed Use (OPMU) designations.

Williamson Ranch SPA

Staff proposes repealing the Williamson Ranch SPA and rezoning the parcels. This SPA is almost entirely built out, with the exception of two parcels that are adjacent to Coloma Road. The original objective of the SPA was to allow a creative residential development and to acknowledge the historical importance of the original Williamson Ranch. The objective of this SPA has already been executed, and no longer serves a practical purpose. Repealing the SPA simplifies the zoning.

A historical marker has been installed to acknowledge the rich history of the original Williamson Ranch, and the existing residential homes are substantially consistent with the provisions of RD-10 as written in the Zoning Code. The remaining vacant parcels are adjacent to Coloma Road, between the Cordova Church of Christ and the existing single family homes. Staff proposes rezoning these parcels to Residential Mixed Use (RMU).

Chapter 6.1 South Sunrise SPA

This new Chapter will incorporate the SPA with amendments for consistency with the new code. The intent of the SPA is to continue to allow development permitted in the M-2 industrial zone. The SPA requires a twenty-five foot landscaped setback with dense trees and screening of outside storage of auto parts and dismantled vehicles. The development standards within the SPA ensure that the uses continue to be screened from public view.

Staff recommends the South Sunrise SPA be amended to permit the allowed uses in the City Zoning Code Table 2.6-1, Allowed Use and Permit Requirements for Automobile and Industrial Zoning Districts, rather than the permitted uses in the County M-2 zoning. This would not change the character of the area or the character of the permitted uses, as the permitted uses remain heavy industrial uses with minor permitting changes.

Chapter 6.2 Zinfandel SPA

The Zinfandel SPA will be incorporated into the new Code as Chapter 6.2. A significant portion of the Zinfandel SPA is designated for low and medium density residential uses. As adopted by Sacramento County, the permitted uses and development standards within the SPA reference the Sacramento County Zoning Code. The SPA document can now be amended to reference the new City of Rancho Cordova Zoning Code.

Residential development standards defined in the County Code are generally consistent with the development standards in the new City Code, with the following exceptions:

- Fences: The County Code permits fences up to six feet within the front and side yard setback with no fence setback requirement. The new Zoning Code limits fences in the front setback to 3'-0" in height and requires a minimum 3'-0" setback from the back of sidewalk. Side yard fences can be six feet, but also need to be setback 3'-0" from the back of walk.
- Parking: The County Code development standards required a minimum of two parking spaces, but allowed them to be located within the required setbacks. The City Code also requires a minimum of two parking spaces, but requires them

to be covered or enclosed. Driveway parking is permitted, but this does not count towards the required two space minimum.

The new Zoning Code includes development standards that reflect the City's vision for the community. Proposed changes will treat residential property in the Zinfandel SPA the same as other residential properties in Rancho Cordova. This will greatly simplify entitlement processing and code enforcement since the City will not have a different "rule-book." The vision for development within the City calls for a more attractive streetscape, accomplished by:

1. Establishing a setback and height standard for fences to create a more attractive streetscapes within residential neighborhoods.
2. The requirement for covered parking outside the setbacks also makes for a more attractive streetscape by increasing the opportunity for parking within garages and reducing the ability to complete garage conversions for living quarters.

The permitted uses and development standards for Retail Commercial and Light Industrial Uses refer to the SC and BP zoning districts of the Sacramento County Code. The permitted uses and development standards for the Light Industrial Area refer to the M-1 and MP zoning districts of the Sacramento County Code. Those zoning districts became obsolete with the adoption of the new Zoning Code. The proposed Chapter 6.7, Historical Land Uses will incorporate zoning districts from the old Code as necessary for the consistent administration of the SPAs, including permitted uses and development standards.

The Zinfandel SPA includes a process for Development Plan Review. The City replaced this entitlement with Design Review in 2003 and references to this process can be eliminated from the Zinfandel SPA.

The Zinfandel SPA includes Design Guidelines and only minor changes are needed at this time. The document currently refers to Sacramento County Public Works standards and drawings for circulation and access design. This will be amended to refer to a City Public Works document.

Chapter 6.3 Mather Field SPA

Staff proposes to amend the Mather Field SPA to become Chapter 6.3 of the Zoning Code. This will require chapter formatting and numbering to be revised to be consistent with the format of the Zoning Code. In addition, the SPA would be amended to reflect the appropriate approval authorities per Chapter 1.2 of the Zoning Code.

The Mather Field SPA is protected by a development agreement, and it is staff's recommendation not to change the intent or original provisions of the SPA, except where references are clearly outdated, such as references to the Board of Supervisors, etc. This SPA would refer to the Chapter 6.7 Historical Land Use Designations. In addition, staff proposes the addition of Chapter 6.8 Historical Title III Development Standards. Folding in these historic regulations will keep the Mather Field SPA intact.

One substantial revision proposed is the re-creation of the subarea maps upon which the entire SPA is dependent. These maps are not clearly legible and have made implementation of this SPA difficult for staff. Clear maps will improve efficiency going forward.

Chapter 6.4 Capital Village SPA

No changes proposed to the Capital Village SPA, except to assign it to Chapter 6.

Chapter 6.5 Aerojet SPA

Amend the Aerojet Special Planning Area (SPA) to become Chapter 6.5 of the City Zoning Code with formatting and numbering consistent with the Zoning Code and amended to reflect the appropriate approval authorities. Other minor changes have been made to the document to allow the SPA to continue to be implemented in a consistent manner.

Bicycle Parking

Issue: At the December 15, 2009 adoption hearing for the new Zoning Code, the City Council had a significant concern regarding bicycle parking. The bicycle parking ratios appeared to be too high. As a result, staff was directed to research this topic and make adjustments to the ratios as needed.

*Solution: Adjust bicycle parking ratios as identified in **Attachment 3***

Discussion

Part of the City's vision is to become a bicycle-friendly community, where cycling is a viable mode of transportation. Assertive bicycle parking requirements coupled with the implementation of safe bicycle trails and bicycle lanes will assist the City towards this goal. However, the City should avoid excessive standards potentially resulting in empty fields of bicycle racks. Smaller bicycle parking areas can be more easily located close to entrances, have shading and lighting provided for a sense of security.

After conducting research of all jurisdictions in the Sacramento County region, it appears the new Code has reasonable, but above the norm bicycle parking ratios when compared with neighboring jurisdictions. Adjustments are recommended and included as **Attachment 3**. For the most part, ratios have been reduced to be consistent - but slightly higher than regional averages.

A significant change in the new code is the way the bicycle parking is calculated. The minimum requirement bicycle parking is based on building square footage. Many other jurisdictions in the region base the minimum number of bicycle parking spaces on the number of vehicle parking spaces. Calculating bicycle parking on the actual building square foot is more appropriate since it results in a direct relationship between the land use that generates the demand for bicycle parking and the number of spaces. Basing the ratio on vehicle parking is not appropriate since it is an indirect relationship. For the purposes of this report, all numbers have been translated to match the Rancho Cordova numbers.

The City of Rancho Cordova's Zoning Code establishes the minimum number of bicycle parking spaces per use in Zoning Code Table 4.7-1, Required Minimum Vehicle and Bicycle Parking Ratios. Staff has reviewed the required bicycle parking standards and compared them to other local jurisdictions including Sacramento County, and the Cities of Sacramento, Folsom, Roseville, Elk Grove and Citrus Heights (Woodland and Davis were excluded).

Required bicycle parking is calculated differently and a direct comparison between jurisdictions requires some translation. Depending on the use, the City of Rancho Cordova standard is based either on a "per square foot of use", per unit, or per classroom use. Many other jurisdictions express the bicycle parking requirement as a percentage of vehicle parking.

Overall, Rancho Cordova's standards tend to be above average. Folsom has the most aggressive bicycle parking requirements (excluding Davis). Folsom places a maximum caps of between 20 and 25 spaces depending on the type of use.

The following is comparison of different use types:

- Retail uses. The new code requires bicycle parking of 0.3 spaces/1000 square feet of building area. This is consistent with the old Code requirement of 0.32 and the regional average. Staff recommends a ratio of 0.35 to be slightly higher than the regional average. For a 10,000 square foot retail building, 4 bicycle parking spaces would be required.
- Office uses. Bicycle parking for office uses in Rancho Cordova require 0.5 spaces / 1000 square feet of building area. Other local jurisdictions require an average of 0.35/1000 sf. Staff recommends reducing the standard for office uses to 0.40/1000 sf. For an 80,000 square foot office building, 32 bicycle parking spaces would be required.
- Industrial uses. The City of Rancho Cordova has bicycle parking requirements of 0.1/1000 square feet of building area. This is higher than the old Code requirement (0.06/1000 square feet) and a regional average of 0.05/1000 square feet. Staff recommends reducing the requirement to 0.7/1000 square feet. Rancho Cordova has more potential demand for bicycle parking since it tends to have employee intensive industrial uses in close proximity to the city center and regional bicycle trails. For a 100,000 square foot industrial building 7 bicycle parking spaces would be required.
- Civic / Religious uses. The parking requirements for these types of uses are typically based on the seating capacity. The City of Rancho Cordova has bicycle parking requirements of 1 space /10 seats. The regional range for this type of use varies considerably from 1/75 seats (Sacramento County) and 1/15 seats in Folsom. Staff recommends a 1/20 seat ratio, based on the largest meeting hall. A church with a 300 seating capacity in its largest congregation area would require 15 bicycle parking spaces.
- Multi-Family Residential. The City of Rancho Cordova requires one bicycle parking space per unit in multi-family dwellings and one guest parking space per four units. Other local jurisdictions require much lower ratios of between one per three units and one per five units. Staff recommends reducing the required

bicycle parking to 1/3 units and eliminating the guest parking requirement. For a 100-unit apartment, 33 spaces would be required.

- Schools. The City of Rancho Cordova calculates bicycle parking requirements for schools based on number of classrooms (e.g. 7 spaces per classroom). Other jurisdictions have a more simplified measure based on enrollment (Folsom and Elk Grove). A requirement based on enrollment is more consistent and easier to administer and staff recommends a change to a "percentage of maximum enrollment" standard for school uses – 25% for primary and secondary schools and 10% of enrollment for colleges and commercial schools.

Bicycle Parking Design Standards

The Zoning Code includes standards for bicycle parking areas (e.g. type of racks and lockers, located close to the entrance and visible, hard, dust free surfaces required). Rancho Cordova's requires an area of 2.5' X 6' per bicycle to calculate the size of bicycle parking areas. This should be reduced to 2' X 6' – this is the typical size based on staff research.

Drive-thru Regulations

Issue: At the December 15, 2009 adoption hearing for the new Zoning Code, the City Council identified a concern in the new code that could significantly reduce the opportunity for new drive-thru restaurants within the City.

Solution: Amend standards related to drive-thru restaurants to address unique Rancho Cordova circumstances.

Discussion

A provision within the Sacramento County Zoning Code that was carried over into the new Zoning Code requires that speaker boxes related to drive-thrus be located a minimum of 300 feet from a residential property line. The intent of this regulation is to protect the residential property from noise. In effect, this requirement prohibits drive-thru restaurants from locating along many commercial corridors within the City since properties often have depths less than 300 feet. Staff recommends the following change:

"5.4.030 Drive-In and Drive-Through Sales and Service

A. Purpose.....

5. Noise. Drive-up windows and their order stations with amplified sound shall be located to reduce the noise impact on adjacent property to the maximum extent feasible. 300 feet from residential zones. Drive-up windows or remote tellers without amplified sound may reduce the separation distance to a minimum of 75 feet from residential zones.

This change will eliminate the 300 foot separation requirement for speaker-box locations. This separation requirement is unnecessary since Conditional Use Permits are needed prior to the establishment of a drive-thru restaurant. The CUP process allows each drive-thru to be reviewed on a case-by-case basis and for mitigation to be established if needed to address noise issues.

NEXT STEPS

Based on direction from the City Council and Planning Commission, staff will draft final code language for Council consideration and adoption.

ATTACHMENTS

1. City of Rancho Cordova Zoning Map, Showing Zoning Districts, SPA's and Combining Zones (Also used as Exhibit D to City Council Ordinance No. 27-2008).
2. Chapter 6.7 – Historical Land Use Designations.
3. Proposed Amendments to Bicycle Parking Requirements.

Chapter 6.7 – Historical Land Use Designations

Sections in this Chapter

6.7.010	Purpose
6.7.020	Characteristics of the Historical Land Use Designations.....
6.7.030	Allowed Uses and Permit Requirements for Commercial Designations
6.7.040	Allowed Uses and Permit Requirements for Industrial designations

6.7.010 Purpose of Historical Land Use Designations

The purpose of the Historical Land Use Designations is to establish land use classifications for and to explain how land uses are regulated within certain existing Special Planning Areas as designated in 2.8.030(C).

6.7.020 Characteristics of the Historical Land Use Designations

The Land Use Designations established in this chapter are those applied to certain existing Special Planning Area which are further described and regulated within the Code.

A. Characteristics of Commercial Zones

1. BP BUSINESS AND PROFESSIONAL OFFICE ZONE

The purpose of this zone is to provide an area for business and professional office uses and compatible related uses. This zone is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development.

2. SC SHOPPING CENTER LAND USE ZONE

The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses with convenient off-street parking and loading areas. It is intended that the Shopping Center District be designed in such a manner as to be an integral part of the neighborhood, community and urban area in which it is located.

3. GC GENERAL COMMERCIAL LAND USE ZONE

The purpose of this zone is to provide an area for the general commercial and heavier types of commercial uses which 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.

4. MP INDUSTRIAL – OFFICE PARK LAND USE ZONE

The purpose of this zone is to provide for well-designed and controlled groupings of research, service, and light industrial uses within an area containing visual and

operational amenities. Toward these ends, comparatively rigid development standards are established with respect to setbacks, landscaping, building material controls, and other appropriate design and operational characteristics. This zone is intended to provide a park-like, nuisance-free environment for users desirous of such a setting in an industrial-office development.

B. Characteristics of Industrial Zones

1. M-1 LIGHT INDUSTRIAL LAND USE ZONE

The M-1 Light Industrial zone is intended to provide for the:

- (a) Development of industrial uses which include fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone; and
- (b) For the development of land uses related to or compatible with the permitted industrial uses.

2. M-2 HEAVY INDUSTRIAL LAND USE ZONE

This district implements the Heavy Industrial General Plan land use category by providing appropriate locations for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near **or in conjunction with residential uses or the City's Mixed Use Districts**. A wide range of industrial manufacturing and warehousing uses are permitted in the district. The M-2 District is generally located in areas of the City where it would not create substantial impact on sensitive residential, commercial, or office uses.

6.7.030 Allowed Uses and Permit Requirements in Commercial zones

The purpose of the Commercial Use Table is to designate the uses permitted within the buildable area and within the yard areas in each of the following zones:

- (a) BP Business and Professional Office Zone
- (b) SC Shopping Center Zone
- (c) GC General Commercial Zone
- (d) MP Industrial Office Park Zone

A. Permitted Uses Within the Buildable Area of Commercial Lots.

An X indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance and maintenance of the special condition referenced by the corresponding number in Section 6.7.030(E) of this Article. The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use. No equipment, material, goods, furniture or appliances may be stored and/or displayed outside an enclosed building or outside of a solid screen fenced area and be visible from a public street, unless that equipment, material, goods, furniture or appliances is normally used out-of-doors. A temporary use permit for promotional display should be secured if this temporary outside display use is proposed. No equipment may be displayed within required yard areas unless specifically permitted to do so in Chapter 6.7.030 (D).

B. Uses Not Provided for in the Table

If a use is not listed in the table or shown as a permitted use in any other zone, the Planning Director shall make a determination as set forth in Chapter 1.8.

C. Permitted Commercial Uses Table

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

[illegible]

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[illegible]

TABLE I PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.</i> MP* – See Industrial Tables for additional uses.									
USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
13.Truck Sale, Lease, Rent or Repair (primary use)					37				
14.Truck Service Stations, Excluding Truck Terminal					11				
15.Utility Trailer - Rental, Service, Sales					X				
16.Utility Trailer or Truck, Rent or Storage as Ancillary to Permitted Uses					59				
B. Business Services									
1. Addressing and Mailing Services	X		2		X				
2. Advertising Business	X	X	X		X				
3. Alarm/Warning System - Sales and Service	X				10				
4. Armored Car Service					10				
5. Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs									
5.5.Relocation of Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs					53				
6. Billboard Sign Agency - Service Yard and Workshop					10				
7. Blueprinting-Photostating Service	X		X		X				
8. Computer Programming/ Software and System Design	X	X	X		X				

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USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
9. Computer Sales, Rental and Lease	14		X		X				
10.Computer Service and Training	X		X		X				
11.Data Processing Service (see Section 130-53)	X	X	X		X				
12.Delivery Service	X		14		X				
13.Disinfecting-Fumigating Service	X				10				
14.Drafting Service	X	X	X						
15.Equipment Rental Agency - Office Related Uses Only			10		10				
16.Furniture Rental Agency			10		X				
17.Gardening-Landscaping - Service Yard and Workshop					10				
18.Janitorial Service	X				10				
19.Locksmith - Safe Repair Shop	X				10				
195. Mail or Delivery Service Pickup Station	36		36		36				
20.Locksmith - Key and Lock Shop	X		X		X				
21.Mail Order Business	X		X		X				
22.Messenger Service	X	X	X		X				
23.Office Machines and Equipment Sales and Minor Repair	X		X		X				
24.Pest Control Service	X				10				

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USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
Incidental Sales of Diet Products	X	X	X		X				
5. Clinic; Kidney Dialysis	X	X	X		X				
6. Clinic; Physical Therapy	X	X	X		X				
7. Convalescent Hospital		14			14				
8. Eyeglasses, Frames, Contact Lens - Sales and Service	X	X	X		X				
9. Hearing Aids - Sales and Service	X	X	X		X				
10. Hospital		14			14				
11. Laboratory - Medical, Dental or Optical	X	X	X		X				
12. Laboratory - Research, Analysis	14				10				
13. Medical or Dental Office	X	X	X		X				
14. Psychiatric Facility					14				
15. Sanitarium		14			14				
16. Social Rehabilitation Center		14			14				
17. Orthopedic Appliances Sales/Service	X	X	X		X				
D. Personal Services									
1. Barber Shop		49	X		X				
2. Bath House - Sauna, Turkish, Steam, Spa and Tanning			X		X				
3. Beauty Shop		49	X		X				

For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
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USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
17.Museum		X	X		X				
18.Park, Including Boat Launch, Camping, Picnicking, Travel Trailer and Recreation Vehicle									
19.Physical Fitness Studio	37	37	X		X				
20.Race Track									
21.Recreation Facility, Indoor	37	49	37		37				
22.Recreation Facility, Outdoor	14		14		14				
23.Sideshow			6		6				
24.Stadiums									
I. Food, Drug, Liquor Sales									
1. Bakery, Pastry Shop			X		X				
2. Bakery, Wholesale Only					X				
3. Butcher and Meat Market			X		X				
4. Butcher, Wholesale, Excluding Slaughterhouse					10				
5. Candy Store			X		X				
6. Certified Farmers Market			50		50				
7. Coin-Operated Dispenser		X	X		X				
8. Convenience Store/Neighborhood Market (Less than 6,000 square feet in size)			45		45				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.

MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
85.Drive-in Dairy, Excluding Creamery			37		X				
9. Drive-in Food Market or Stand			37		X				
10.Drug Store - Nonprescriptive Drugs and Sundries		49	X		X				
11.Food Market Ancillary to Service Station			45		45				
12.Liquor Store			X		X				
13.Prescription Pharmacy	X	49	X		X				
14.Supermarket-Food Store			X		X				
15.Winery Sales Facility-Tasting Room			X		X				
J. General Merchandise Sales									
1. Book-Record Store		49	X		X				
2. Bottled Gas Sale and Related Storage					37				
3. Building Material and Lumber Sales			1		10				
4. Clothing and Apparel Store			X		X				
5. Costume Shop - Sale and Rent			X		X				
6. Curio-Novelty Shop		49	X		X				
7. Electronic Equipment Store	X	49	X		X				
8. Firewood-Fuel Sales			1		X				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

[illegible]

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
27.Pawn Shop					X				
28.Pet Store, No Kennel			X		X				
29.Photographic Supply-Camera Store	X		X		X				
30.Pool Table Sale and Repair Service	X		X		X				
31.Portable Swimming Pool - Supply Sales			1		X				
32.Power Tools - Sales, Repair			X		X				
33.Public Auction of New Clothing and Apparel, within an Enclosed Building			14		14				
34.Shoe Store			X		X				
35.Stamp-Coin Store	X		X		X				
36.Stationery Store	X	49	X		X				
37.Television and Radio Sales			X		X				
38.Tobacco Shop	X	49	X		X				
39.Toy Store		49	X		X				
40.Trophy-Emblem Store			X		X				
40.5. Video Store, Sales and Rental		49	X		X				
41.Watches - Sales, Repair			X		X				
42.Wholesale Store	X				X				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
K. Home Accessories and Services									
1. Antique Store			1		X				
2. Appliance Store			X		X				
3. Carpet Cleaning Plant					10				
4. Floor Covering, Drapery or Upholstery Store	37		X		X				
5. Furniture Cleaning, Refinishing, Reupholstery Shop	37				10				
5.5.Upholstery Shop (no refinishing)			X		X				
6. Furniture Store			X		X				
7. Gardening-Landscaping Supply Store			1		X				
8. Interior Decorators Service Yard and Workshop	14				10				
9. Paint and Wallpaper Store			X		X				
10.Tree Service					10				
11.General Glass Sales, Services			X		X				
L. Recreation Equipment Sales									
1. Athletic Equipment and Sporting Goods Store			X		X				
2. Bicycle Sale, Rent, Service			X		X				
3. Boat Parts and Accessories Store			4		X				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

[illegible]

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
4. Cabinet Shop	14				14				
5. Concrete Batch Plant					24				
6. Creamery					14				
7. Egg Processing Facility					10				
8. Ice Manufacturing Plant					14				
9. Machine Shop	14				10				
10. Photographic Processing Plant, Wholesale Facility	X				X				
11. Recycling Center	X		X		X				
12. Building Trades Service Yard and Workshop					10				
N. Membership Organizations									
1. Church	X	X	X		X				
2. Citizens Improvement Club - Community Center		X	X		X				
3. Labor Union Hall	37	14	14		X				
4. Lodge-Fraternal Hall	37	37	X		X				
O. Offices									
1. Accountants, Bookkeepers Office	X	X	X		X				
2. Bank, Savings and Loan, Finance, Loan, Credit Office	36	36	36		36				
3. Building Trades Contractors Office	X	X			X				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
4. Business or Professional Office	X	X	X		X				
5. Collection, Counseling, Personnel Office	X	X	X		X				
6. Insurance Office	X	X	X		X				
7. Interior Decorator Office	X	X	X		X				
8. Medical or Dental Office	X	X	X		X				
9. Public Relations or Advertising office	X	X	X		X				
10. Real Estate Office	X	X	X		X				
P. Public Facilities									
1. Privately-Owned Uses within Public and Government-Owned Buildings, Facilities and Grounds	42	42	42		42				
2. Building and Facility owned by Federal and State Governments, and located on Federal and State owned property.	X	X	X		X				
3. Public and Government-Owned Buildings and Facilities Other than Federal and State	14	14	14		14				
4. Public and Government Uses, Other than Federal and State, within Privately-Owned Buildings, Facilities and Grounds	41	41	41		41				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
4.5.Federal and State Uses within Privately-Owned Buildings, Facilities, and Grounds	41	41	41		41				
5. Public Utility and Public Service Facility	39	39	39		39				
R. Residential									
1. Apartment-Multiple Family Dwelling, Condominium		15	60						
2. Home Occupation	X	X	X		X				
3. Residence of a Caretaker, Proprietor or Owner of a Permitted Use	37	X	X		X				
4. Residential Care Homes for Adults or Children		X	X		X				
5. Residential Uses, Other		25							
6. Travel Trailer-Mobilehome, Camper, Motorhome - Repair or Service					X				
7. Travel Trailer Park					16				
8. Social Rehabilitation Center		14			14				
9. Congregate Care Facilities		14	X		X				
10. Emergency Shelters					61				
11. Single Room Occupancy Residential Units					62				

TABLE I
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC		GC				
S. Schools									
1. Business School	X	X	X		X				
2. Charm, Culture School	X	37	X		X				
3. College and University		14	14		14				
4. Driving School	X				X				
5. Other Private School	14	14	14		14				
6. Private K-12 School	14	14	14		14				
7. Public K-12 School		X	X		X				
8. Self-Defense, Judo, Boxing, Gymnastics, Swimming or Similar Activities	37	14	X		X				
9. Trade School	14		14		X				
10. Vocational School (Amended 11/5/03)	X	X	X		X				
T. Transportation Facilities and Services									
1. Airport									
2. Baggage Transfer Service			14		X				
3. Boat Dock/Pier - Commercial									
4. Bus Depot			11		11				
5. Freight Depot, Excluding Draying and Truck Terminal			10		10				

TABLE I PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.030(E). Special Conditions.</i> MP* – See Industrial Tables for additional uses.									
USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP*	BP	SC		GC				
6. Household Moving and Storage Service					10				
7. Parking Lot/Garage (Primary Use)	48	48	48		48				
8. Taxi Cab Service and Storage Facility					10				
U. Permits									
1. Certificate of Nonconforming Use	X	X	X		X				
2. Home Occupation	X	X	X		X				
3. Special Development Permit	14	14	14		14				
4. Temporary Concession			38		38				
5. Temporary Uses	8	8	8		8				
6. Surface Mining					57				

D. Permitted Uses in Yards and Open Spaces of Commercial Lots when a permitted use is already established on the same lot. An X indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance and maintenance of the special conditions referenced by the corresponding number in Chapter 6.7.030(E). The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use.

TABLE II
PERMITTED USES IN YARDS AND OPEN SPACES OF COMMERCIAL LOTS WHEN A
PERMITTED USE IS ALREADY ESTABLISHED ON THE SAME LOT

For corresponding numerical descriptions – See 6.7.030(E) Special Conditions.

USE, SERVICE OR FACILITY	ZONING DISTRICT							
	MP	BP	SC		GC			
Accessory Comfort Features	26	26	26		26			
Basements, Entire Below Ground	X	X	X		X			
Canopies	28	28	28		28			
Christmas Tree Sales	29	29	29		29			
Customer Conveniences	30	30	30		30			
Display of Merchandise in Yard Areas								
Fences	31	31	31		31			
Landscaping Features	32	32	32		32			
Light Standards and Fixtures	33	33	33		33			
Parking, Customer or Employee	27	27	X		X			
Parking, Commercial Vehicle Storage	27	27	27		27			
Parking, Underground Garages	X		X		X			
Recycling Collection Point	X	37	X		X			
Service Station Pump Islands			34		34			
Signs Permanently Attached to Ground	18	18	18		18			
Swimming Pools for Motel or Hotel Patrons					X			
Travel Trailers and Recreational Vehicles in Travel Trailer Parks								

E. Special Conditions

The following special conditions apply to the uses indicated by the corresponding number on Tables I and II described in this Article.

- (1) Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- (2) Permitted as an incidental service function intended to satisfy the normal operating needs of a permitted retail use on the property. An independent servicing facility oriented toward generating its trade from the general public is not permitted in this zone.
- (3) Permitted as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a conditional use permit by the appropriate authority.
- (4) Sale, installation and servicing are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a conditional use permit by the appropriate authority.
- (5) Deleted
- (6) Permitted only if specific approval is granted by the Planning Commission. Such approval may specify location, time period, hours, lighting, parking and related conditions of operation.
- (7) Deleted
- (8) Permitted pursuant to the provisions of Chapter 1.6.
- (9) Deleted 8/95
- (10) Permitted if the entire operation, is conducted within a completely enclosed building or screened from view behind a fence or wall as set forth in Title III, Chapter 1, Article 5. (Amended 8/95)
- (11) Permitted subject to issuance of a conditional use permit by the Planning Commission.
- (12) Permitted subject to issuance of a conditional use permit by the appropriate authority and provided a valid dancing license is obtained.

- (13) Permitted as an incidental sales operation in conjunction with a permitted retail sales use, provided the entire sales operation takes place within a completely enclosed building or within a fenced area on the buildable portion of the lot. Shall not intrude on required parking area.
- (14) Permitted subject to issuance of a conditional use permit by the appropriate authority.
- (15) Permitted subject to issuance of a conditional use permit by the appropriate authority, the regulations in Title III, Chapter 5, Article 2, with a maximum density not exceeding 40 units per net acre. (Amended 1990)
- (16) Permitted subject to issuance of a conditional use permit by the appropriate authority and the standards of Title III, Chapter 5, Article 5.
- (17) Deleted
- (18) Signs, except billboards, may be placed in the required yards and other open spaces, provided they meet all requirements of development standards of Title III, Chapter 35, and any other county ordinance or state statute regulating signs.
- (19) Deleted
- (20) Deleted
- (21) Deleted
- (22) Deleted
- (23) Deleted
- (24) Permitted subject to issuance of a conditional use permit by the appropriate authority; and further provided that only one concrete mixer with a capacity of one (1) cubic yard or less may be located on the premises.
- (25) Permitted subject to issuance of a conditional use permit by the appropriate authority and the development provisions of Chapter 2.4.
- (26) Accessory comfort features such as tables, benches and similar outdoor furniture may be placed in yard areas. This provision does not permit amusement or dispensing machines or enclosed structures such as telephone booths, sales booths and the like. Playground equipment must meet commercial building setbacks. (Amended 4/17/02)
- (27) Permitted only in the rear yard, interior side yard or buildable area of the lot. Not permitted in the required front and side street yards.
- (28) Canopies may be located in the required front and side street yards no closer than fifteen (15) feet from all future street and road rights-of-way

provided such canopies do not project over more than ten (10) percent of the front and side street yard areas. There shall be no screening, lattice work, or any other obstruction to the free circulation of air or passage of people erected, placed under, or attached to the canopy. There shall be a vertical clearance of not less than eight (8) feet above ground level to the lowest point of the canopy. No advertising signs or materials shall be painted on or attached to any posts supporting such canopies below said minimum vertical clearance.

- (29) Permitted between the first Saturday after Thanksgiving and December 25, inclusive. Any trailers, tents or temporary structures which are accessory to the sales operation shall be located on the buildable area of the lot.
- (30) Customer conveniences such as litter containers, bicycle racks, mail boxes, book depositories, and other similar conveniences may be placed in yard areas. Playground equipment must meet commercial building setbacks. (Amended 4/17/02)
- (31) Fences shall meet the requirements set forth in Title III, Chapter 1, Article 5. (Amended 6/95)
- (32) Planter boxes, retainer walls, fountains and ponds may be placed in yard areas provided they are permanent parts of the overall landscaping development. Playground equipment must meet commercial building setbacks. (Amended 4/17/02)
- (33) No sign or other advertising device shall be attached to lighting standards or fixtures. Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (34) Service station pump islands, including display or incidental petroleum products may be placed in required yards provided they are no closer than fifteen (15) feet from the future street right-of-way.
- (35) (a) Such use is permitted without a use permit only if both of the following conditions are met:
 - (1) Such use is more than five hundred (500) feet from any residential, estate or general and limited agricultural zone; and
 - (2) Such use is situated more than five hundred (500) feet from any adult bookstore, adult motion picture theater or massage parlor.
- (b) Where subparagraph (a) does not apply, such use is permitted only upon obtaining a conditional use permit from the Planning Commission.
- (36) These uses are permitted in the listed zones, if in compliance with design standards of Section 315-22 (a) and (b), for drive-up windows and remote

tellers. A conditional use permit from the appropriate authority is required when the design standards of Section 315-22 (a) and (b) are not met, or if the drive-up window and/or the order station with amplified sound is located within 300 feet of a residential zone (RD-1 through RD-40), or if the drive-up window or order station without amplified sound is located within 75 feet of a residential zone (RD-1 through RD-40). If building size is 100 square feet, or less, then the Zoning Administrator shall be the appropriate authority. (Amended 5/98, 4/17/02)

- (37) Permitted subject to the issuance of a conditional use permit by the Planning Commission.
- (38) Deleted
- (39) Permitted subject to the provisions of Section 301-10 through 301-13.
- (40) Permitted subject to the issuance of a conditional use permit by the appropriate authority when a finding can be made that the proposed use will not have any greater adverse impacts than adjoining uses or other uses permitted in the General Commercial (GC) zone.
- (41) Such uses will be regulated as set forth in Section 101-11 and as provided for in this Code for the proposed use to the extent permitted by law. (Amended 3/24/99) (has to do with govt. property)
- (42) All privately owned and/or operated uses within government-owned buildings and grounds will be regulated as provided for elsewhere in this Code for that type of use. A use which is located within a government-owned and operated facility such as a state park or office building and is regulated by that agency will be a permitted use.
- (43) Permitted as an incidental service, provided the practitioner holds a Certificate of Training from a State-approved school of massage.
- (44) Deleted
- (45) Permitted when the commercial structure is located 500 feet or more from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade). Permitted when the commercial structure is less than 500 feet from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) as long as the hours of operation are between 6:00 a.m. and 11:00 p.m. The distance shall be measured from the entrance of the commercial facility to the school property line or the zone boundary. If the use is located less than 500 feet from a residential zone or less than 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) and hours of operation are proposed prior to 6:00 a.m. or after 11:00 p.m., approval of a conditional use permit by the Planning Commission is required. The Board may stipulate hours of operation as a condition of any approved use permit which are more restrictive or less restrictive than 6:00

a.m. to 11:00 p.m. Development requirements of Title III, Chapter 15, Article 2.5 (no article 2.5) are applicable to all such uses.

- (46) Permitted in bars and restaurants. Permitted in indoor recreation facilities in operation on the day of adoption of this ordinance. Permitted for two or fewer machines in any other commercial development. Permitted subject to issuance of a use permit by the Zoning Administrator for three or more machines in other commercial developments, subject to development standards set forth in Title III, Chapter 15, Article 4. (Amended 5/98)
- (47) Permitted subject to approval of a use permit by the appropriate authority and to development standards set forth in Section 315-32.
- (48) Ground level and/or underground facilities are permitted. Multi-story parking structures are permitted subject to approval of a use permit by the appropriate authority. All required landscaping, setback, and other development requirements set forth in Title III shall be maintained for any parking facility.
- (49) Permitted when located as one tenant in a building and not occupying more than 15% of the total floor area of the building. If the use occupies more than 15% of the total floor area of the building, or is a free-standing use, permitted subject to approval of a use permit by the appropriate authority.
- (50) Subject to approval of a temporary use permit by the Director.
- (51) Deleted
- (52) Permitted subject to issuance of a use permit by the appropriate authority. The use permit may authorize limited ancillary social gatherings such as conferences, weddings, fundraisers, and other similar events attended by any nonlodger, subject to any conditions imposed including, but not limited to, restrictions on the frequency and timing of events and the maximum number of persons per event. Except as expressly authorized in the use permit, such activities are prohibited.
- (53) Relocation of an existing off-site billboard-type sign is permitted, pursuant to Section 335-12.5 of this Code, subject to issuance of a conditional use permit by the Planning Commission, and further permitted subject to a specific period of time as determined appropriate during the public hearing process.
- (54) Permitted, subject to approval of a use permit by the appropriate authority. This use requires an on-site office for vehicle retrieval.(towed vehicle storage)
- (55) Deleted (6/95)
- (56) Rent or lease of equipment, furniture or appliances is permitted provided retail sales of the same item(s) is permitted in the applicable zoning

classification of the property. The entire operation, must be conducted within a completely enclosed building or within an area on the buildable portion of the lot and enclosed by a fence or wall that meets the standards set forth in Title III, Chapter 1, Article 5.(walls and fences) Some specialized rental operations are specifically listed in the Commercial or Industrial Use Tables and those provisions and requirements shall take precedence whenever applicable. (Amended 8/95)

- (57) Permitted for short duration, small scale borrow sites and material removal sites subject to the issuance of a conditional use permit by the appropriate authority and compliance with surface mining standards found in Title II, Chapter 35, Article 4. Short duration sites shall mean sites where less than 200,000 cubic yards of soil, sand, gravel, decomposed granite or rock are removed over a one year period. Surface mining operations conducted in conjunction with a permitted public works/service project shall be regulated pursuant to Title III, Chapter 1, Article 1, Section 301-13. All other surface mining operations shall require the (SM) Surface Mining Combining Zone pursuant to Title II, Chapter 35, Article 4, Section 235-41. (Amended 1/94)
- (58) Deleted
- (59) Permitted subject to the ancillary uses and development standards found in Title III, Chapter 15, Article 5.5. (Amended 11/95)
- (60) Multiple family/apartment projects are permitted with up to 80 dwelling units, subject to development plan review by the Planning Director; with 81 through 150 units, subject to development plan review by the Project Planning Commission; with over 150 units, subject to issuance of a conditional use permit by the appropriate authority. The density shall not exceed 20 dwelling units per acre. Over 20 dwelling units per acre shall require a use permit from the appropriate authority. (Amended 6/96)
(Amended 3/24/99)
- (61) Emergency Shelters are permitted in the GC zone provided the standards and locational requirements of Title 3, Chapter 20, Article 4 of the Sacramento County Zoning Code are met. (Amended 8/96)
- (62) Single Room Occupancy residential units are permitted in the GC zone subject to development plan review by the Planning Director and compliance with the development standards and locational requirements of Title III, Chapter 5, Article 11. (Amended 8/96)

6.7.040 Allowed Industrial Uses

A. Permitted Uses Within the Buildable Area of Industrial Lots. An X indicates that the described use is permitted in the zone represented by the abbreviation appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance with and maintenance of the special condition referenced by the corresponding number in Section 6.7.040(E) of this Article. The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use.

B. Uses Not Provided for in the Table

If a use is not listed in the table or shown as a permitted use in any other zone, the Planning Director shall make a determination as set forth in Chapter 1.8.

C. Permitted Industrial Uses Table

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
A. Autos and Trucks			
1. Painting		1	1
2. Reconditioning		1	1
3. Repair and Overhauling		1	1
4. Upholstering		1	1
5. Repair Garage, Machine Repair and Overhaul		1	1
6. Tire Shop, Including Sales and Installation		1	1
7. Inspection station		1	1
8. Automobile Service Station	6	6	6
9. Auto and Truck Rental or Lease Agency		1	1
10. Armored Car Service		1	1
11. Antique Auto, Storage and Rebuilding		1	1

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
12. Car Wash Without Gas Pumps		X	X
13. Bus and Freight Depot and Truck Terminal		1	1
15. Motorcycle - Repair, Dismantling		18	18
16. Auto and Truck Auction		12	12
17. Auto Storage, Indoor		X	X
18. Auto Storage, Outdoor		1	1
B. Amusements			
1. Drive-in Theaters		2	2
2. Dance Halls		2	2
3. Driving Ranges		2	2
4. Shooting Galleries		2	2
5. Shooting Ranges			2
6. Race Tracks			2
7. Stadiums		2	2
8. Circus		12	12
C. Animal and Fiber Processing			
1. Fish Smoking, Curing or Canning			X
2. Olive Processing Plants		13	13
3. Canneries		13	13
4. Butcher, Wholesale (Excluding Slaughterhouse)		12	X
5. Honey Extraction		1	X

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
6. Winery, Brandy Distillery or Brewery		13	13
7. Manufacture of Sauerkraut, Vinegar, Yeast		13	13
8. Distillation of Bones			3
9. Fat Rendering, Except as an Incidental Use			3
10. Dead Animal Reduction			3
11. Garbage or Offal Reduction			3
12. Animal Slaughter		13	13
13. Tannery or the Curing or Storing of Raw Hides			3
14. Manufacturing, Compounding or Processing of Such Products as:			
(a) Bakery Goods		1	X
(b) Candy		1	X
(c) Dairy Products		1	X
(d) Meat Products		1	X
(e) Other Food Products (Excluding Fish, Meat, Sauerkraut, Wine, Yeast, and Rendering of Fats and Oils)		1	X
(f) Fruits and Vegetables (Packing Only)		12	X
(g) Perfume		1	1
(h) Toiletries		1	1
(i) Cosmetics		1	1
(j) Drugs		1	1

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
D. Commercial Uses			
1. Bottled Gas Sale & Related Storage		1	X
2. Building Trades Contractor's Office, Service Yard; Workshop		1	1
3. Lumber Yard - New and Used, Sales and Storage		1	1
4. Coffee Shop, Snack Bar, Delicatessen, Cafeteria When Located as One Tenant in a Building and Not Occupying More than 15% of the Total Floor Area (See K-3)	X	X	X
5. Firewood, Fuel - Sales and Storage		1	1
6. Hay, Seed, Grain and Farm Equipment Store		1	1
7. Nursery, Wholesale		X	X
8. Parts Sales When Incidental to a Permitted Use and Sales and Stockroom Area Does Not Exceed 25% of the Total Floor Area		X	X
9. Offices, When Incidental to a Permitted Use and Does Not Exceed 25% of the Total Floor Area of the Permitted Use		X	X
10. Manufacturing and Distribution of Pools, Spas - Sales and Display Permitted as an Incidental Use Provided it Does Not Exceed 25% of the Total Floor Area		1	1
11. Mail Order Business	X	X	X
E. Government Uses, Buildings and Airports			
1. Buildings and Facilities owned by the Federal and State Governments and located on grounds owned by the Federal and State Governments.	X	X	X
2. Other Government and Public Buildings, Facilities, and	12	12	12

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
Grounds			
3. Public and Government Uses Within Privately-owned Buildings, Facilities, and Grounds	16	16	16
4. Privately-owned Uses Within Public and Government-owned Buildings, Facilities, and Grounds	17	17	17
5. Public Use Airports, Aircraft Landing Fields, and Heliports		4	4
6. Local Agency Building, Grounds (Defined, Government Code Section 53090)	12	12	12
7. School District Nonclassroom Facilities	12		12
8. Private Airports, Landing Fields and Heliports Approved by CAD and FAA		12	12
F. Industrial Yard Use			
1. Draying and Freight Yard		1	X
2. Feed and Fuel Yard		1	X
3. Truck Terminal Yard		1	X
4. Freight Classification Yard			X
5. Lumber Yard		10	X
6. Brick Yard			X
7. Stock Yard or Feeding Pens			X
8. Contractor's Storage Yard		1	1
9. Machinery Rental Yard		1	1
10. Public Utility Service Yard		1	1

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
11. Heavy Equipment Storage, Sales, Rental, Service and Repair Yard			1
12. Automobile Wrecking Yard			7
13. Machinery Wrecking Yard			7
14. Used Building Materials Scrap or Junk Yard			7
15. Building Materials Sales Yard		9	9
16. Military Surplus Equipment and Goods		1	1
17. Parking Yard for Damaged Vehicles		1	1
17.5 Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Retrieval)		1	1
17.7 Parking lot as a primary use subject to Off Street Parking Development Standards	14	14	14
18. Recycling Center		X	X
19. Recycling Plant			7
20. Hazardous Waste, Storage, Disposal Facility (TSD)		3	3
21. Junk Tire Handling, including: Junk tire Recycling, Shredding, Cutting, Splitting, and/or Storage		23	23
22. Storage of Dismantled vehicles		18	7
23. Moved Building Storage (Long Term)			3
24. Moved Building Storage, Temporary (7 Days or Less)		20	20
25. Manufactured Home Sales, Rental, Storage, and Assembly		1	1
G. Manufacturing and Fabrication Uses			

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
1. Alcohol, Industrial or Grain Manufacture			X
2. Ammonia, Bleaching Powder or Chlorine Manufacture			X
3. Asphalt Manufacture or Refining			X
4. Blast Furnace or Coke Oven			X
5. Boiler Works			X
6. Brick, Adobe, Tile, Terra Cotta or Concrete Products			X
7. Concrete or Cement Products Manufacture			X
8. Ice Manufacture and Cold Storage		1	X
9. Iron or Steel Foundry or Fabrication Plant and Heavyweight Casting			X
10. Lampblack Manufacture			X
11. Ore Reduction			X
12. Paint, Oil (Including Linseed), Shellac, Turpentine, Lacquer or Varnish Manufacture			X
12.5 Mixing, batching, and compounding of paint, adhesives and resins		1	X
13. Paper and Pulp Manufacture			X
14. Planing and Sawmills		1	X
15. Plastic Manufacture			X
16. Potash Works			X
17. Quarry or Stone Mills			X
18. Railroad Repair Shops			X

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
19. Rolling Mills			X
20. Soap Manufacture			X
21. Sodium Compound Manufacture			X
22. Tar Distillation or Tar Products Manufacture			X
23. Garment Manufacture	12	1	X
24. Machinery Shop Uses:			
(a) Blacksmith Shops		11	1
(b) Cabinet or Carpenter Shops	12	11	1
(c) Electric Motor Rebuilding	12	11	1
(d) Machine Shops	12	11	1
(e) Sheet Metal Shops	12	11	1
(f) Welding Shops	12	11	1
(g) Plumbing Shops	12	11	1
(h) Manufacturing, Compounding, Assembly, or Treatment of Articles or Merchandise from Previously Prepared Metals	12	11	1
25. Linoleum and Oilcloth Manufacture			X
26. Chemical Manufacture			3
27. Drop-forge Industry Manufacturing, Including Forges with Power Hammers			3
28. Smelting of Tin, Copper, Zinc, or Iron Ore			3
29. Aircraft Engine Testing			3

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
30. Rocket Testing Facilities			3
31. Electric or Neon Sign Manufacture		1	X
32. Boat Building		12	X
33. Manufacturing, Compounding, Assembly or Treatment of Articles or Merchandise from the Following Previously Prepared Materials:			
(a) Bone	12	1	1
(b) Canvas	12	1	1
(c) Cellophane	12	1	1
(d) Cloth	12	1	1
(e) Cork	12	1	1
(f) Feathers	12	1	1
(g) Felt	12	1	1
(h) Fibre	12	1	1
(i) Fur	12	1	1
(j) Hair	12	1	1
(k) Horn	12	1	1
(1) Glass	12	1	1
(m) Leather	12	1	1
(n) Paper, No Milling	12	1	1
(o) Precious or Semiprecious Stones or Metals	12	1	1
(p) Plaster	12	1	1

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
(q) Plastic	12	1	1
(r) Shells	12	1	1
(s) Textiles	12	1	1
(t) Tobacco	12	1	1
(u) Wood	12	1	1
(v) Yarns	12	1	1
34. Rubber and Metal Stamps, Musical Instruments, Toys and Novelties	12	1	1
35. Lightweight Nonferrous Metal Casting Foundry		12	12
36. Ceramic Products Using Only Previously Pulverized Clay and Fired in Kilns Using Electricity or Gas Only	12	1	1
37. Air Separation Plant	2	2	2
H. Processing and Assembly Uses			
1. Wool Pulling or Scouring			X
2. Petroleum Products Manufacture			X
3. Book Binding	X		X
4. Bottling Plants		12	X
5. Printing Shops, Lithography, Publishing	X	1	X
6. Milk Products Plant, Dairy		1	1
7. Carpet and Rug Cleaning Plants		1	X
8. Laundries, Cleaning and Dyeing Plants		1	X

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
9. Tire Retreading, Recapping and Rebuilding		1	5
10. Assembly of Small Electrical and Electronic Equipment	X	1	X
11. Assembly of Plastic Items from Finished Plastic	X	1	X
12. Rubber Fabrication or Products Made from Finished Rubber	X	1	1
13. Egg Processing Facilities		1	1
14. Photographic Chemical Processing and Wholesale Distribution		X	X
I. Storage and Warehouse Uses			
1. Petroleum Storage			X
2. Storage and Distribution of Bottled Gas		1	X
3. Wholesaling and Warehousing	X	1	X
4. Commercial Grain Elevators		1	X
5. Frozen Food Lockers - Cold Storage		1	1
6. Recreational Vehicle and Boat Storage - Outdoor		14	14
7. Storage Building-mini	X	1	X
8. Moving and Storage	1	1	X
9. General Storage	1	1	X
10. Recreational Vehicle and Boat Storage Indoor		X	X
J. Services			
1. Janitorial	X	1	1
2. Pest Control	X	1	1

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
3. Disinfecting or Fumigating	X	1	1
4. Gardening and Landscaping; Service Yard and Work Shop		1	1
5. Trailer Sale, Rental Service (Utility Trailers Only/not for Habitation)		1	1
6. Tree Service		1	1
7. Delivery Service	X	X	X
8. Taxicab Service and Storage		14	14
9. Laboratory, Medical, Dental, or Optical	X	X	X
10. Laboratory, Research, Experimental	12	X	X
11. Laboratory, Materials Testing	12	12	X
12. Appliance, Radio and Television, Repair Shop	X	1	1
13. Grinding-sharpening Service		1	1
14. Blueprinting - Photostating Service	X	X	X
15. Boat Service and Repair		1	1
16. Upholstery, Furniture Cleaning		1	1
17. Equipment Rental Agency		1	1
18. Gunsmith	X	X	X
19. Pool Service		1	1
20. Drafting Service	X	X	X
21. Locksmith, Safe Repair Shop		X	X

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
22. Towing Service		1	1
23. Tree Service		1	1
24. Child Care Center	X	14	14
25. Security Service	X	X	X
26. Video Tape - Editing, Processing	X	X	X
K. Miscellaneous			
1. Funeral Establishment		14	14
2. Kennel, Cattery, Board or Training		14	14
3. Cafe/restaurant - Free-standing or Occupying More than 15% of a Building (See Sec. 230-11 D.4.)	12	12	12
4. Trade School	12	X	X
5. Veterinary Hospital	X	1	1
6. Agricultural Uses	X	1	1
7. Home Occupations	X	X	X
8. The Non-residential Uses Listed in Section 225-11 (Commercial Table) Except Those Non-residential Uses Listed in this Matrix		12	12
8.5 The Nonresidential Uses Listed in Section 225-13 (Table III), Except Those Nonresidential Uses Listed in this Matrix		13	13
9. Signs, as Provided in Title III, Chapter 35, Article 1, General Provisions	X	X	X
10. Signs, Off-site, as Provided in Title III, Chapter 35, Article 1, Section 335-12		21	21

TABLE III
PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS
For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.
MP* – See Commercial Tables for additional uses.

USES	MP*	M-1	M-2
10.5 Sign Relocation, Off-site		22	22
11. Signs, On-site, as Provided in Title III, Chapter 35, Articles 2.1 and 2.2	X	X	X
12. Special Permits	12	12	12
13. Residence for Night Watchman or Caretaker	28	28	28
14. Irrigation Disposal of Wastewater as Defined in Section 130-99.1.		13	13
15. Lagoon Disposal of Wastewater as Defined in Section 130-103-5.		13	13
16. Gas and Oil Wells (See Section 301-19)		14	14
17. Public Utility & Public Service Facility	15	15	15
18. Condominiums, Industrial	X	X	X
19. Temporary Concession Stand	19	19	19
20. Labor Union Hall	14	X	X
21. Certified Farmers Market	20	20	20
22. Church (Amended 11/5/2003)	X	X	12
23. Surface Mining		24	24
24. Adult Book Stores		25	25
25. Adult Motion Picture Theater		25	25
26. Adult Live Theater		25	25

TABLE III PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS <i>For corresponding numerical descriptions – See Section 6.7.040(E). Special Conditions.</i> MP* – See Commercial Tables for additional uses.			
USES	MP*	M-1	M-2
27. Adult Video Tape Stores		25	25
28. Emergency Shelter		26	
29. Parking Lot/Garage (Primary Use)	27	27	27

D. Special Conditions

The following special conditions apply to the uses indicated by the corresponding number on Table III described in this Article:

- (1) Permitted provided the entire operation, including the parking and storage of vehicles used in connection with the operation is conducted within a completely enclosed building or screened from view within a fenced-in area, as set forth in Title III, Chapter 1, Article 5, and further, in compliance with Title III, Chapter 25, Article 2 (Industrial Development Standards Adjacent to Scenic Corridors) where applicable. (Amended 8/95, 4/17/02)
- (2) Permitted provided the use is located not less than five hundred (500) feet from the boundary line of a residential land use zone or interim residential zone, nor less than five hundred (500) feet from any residential use and subject to issuance of a conditional use permit by the Planning Commission.
- (3) Permitted provided the use is located not less than five hundred (500) feet from the boundary line of more restricted land use zone, and subject to issuance of a conditional use permit by the Planning Commission.
- (4) Permitted if approved in writing by the State of California Aeronautics Department and the Federal Aviation Administration; copies of said approvals to be submitted to the Director.
- (5) Deleted. (1995)
- (6) Permitted subject to issuance of a conditional use permit by the Planning Commission, and further subject to the provisions of Chapter 40, Title III.

- (7) Permitted provided the uses are located not less than five hundred (500) feet from a more restricted zone, the yard area is enclosed by a fence, as set forth in Title III, Chapter 1, Article 5, none of the material or equipment is stored higher than the fence, and subject to issuance of a conditional use permit by the Planning Commission. (Amended 8/95)
- (8) Deleted. (Amended 1995)
- (9) Permitted including sales of rock, sand, gravel and mixed small batch concrete in quantities of two (2) cubic yards or less provided that only one concrete mixer with a capacity of two (2) cubic yards or less may be located on the premises and subject to the provisions enumerated in condition number one (1). Permitted for more than one concrete mixer and/or a capacity greater than two (2) cubic yards subject to approval of a use permit by the appropriate authority.
- (10) Permitted, retail only, including mill and sash work, provided all mill and sash work is conducted within a building, and further subject to the provisions of condition number one (1).
- (11) Permitted (excluding punch presses over twenty (20) tons, drop hammers, and automatic screw machines) provided the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced-in area, as set forth in Title III, Chapter 1, Article 5. (Amended 8/95)
- (12) Permitted, subject to issuance of a conditional use permit by the appropriate authority.
- (13) Permitted subject to the issuance of a conditional use permit by the Board upon a recommendation by the Planning Commission pursuant to the provisions of Title II, Chapter 35, Article 7.
- (14) Permitted subject to the issuance of a conditional use permit by the Planning Commission
- (15) Permitted subject to the provisions of Section 301-10 through 301-13.
- (16) All government and publicly owned and/or operated uses within privately owned buildings, facilities, and property will be regulated as provided for in this Code for the proposed uses as if it were a private use.
- (17) All privately owned and/or operated uses within government-owned buildings and grounds will be regulated as provided for elsewhere in this Code for that type of use. A use which is located within a government-owned and operated facility such as a state park or office building and is regulated by that agency will be a permitted use.
- (18) Permitted provided the entire operation is conducted within a completely enclosed building.

- (19) Permitted subject to approval of the Zoning Administrator and the standards in Section 315-02.
- (20) Permitted subject to approval of a temporary use permit by the Director.
- (21) Permitted for a specific period of time as determined to be appropriate during the public hearing process, subject to the issuance of a conditional use permit by the Board of Supervisors upon a recommendation by the Project Planning Commission pursuant to the provisions of Title III, Chapter 35, Article 1.(signs)
- (22) Relocation of an existing off-site billboard-type sign is permitted pursuant to Section 335-12.5 of this Code, subject to issuance of a conditional use permit by the Board of Supervisors upon recommendation of the Project Planning Commission and further permitted subject to a specific period of time as determined appropriate during the public hearing process.
- (23) Permitted, provided that not more than 500 tires in any form are on-site at any one time. Where more than 500 tires are on-site at any one time, permitted subject to Sacramento County Code Chapter 4.32 and the issuance of a conditional use permit by the Board of Supervisors, after a recommendation by the appropriate authority, and further subject to the provisions of Chapter 25, Title III, of the Sacramento County Zoning Code. For purposes of this section, processed tire products manufactured for resale which are stored within an enclosed building and complying with fire safety standards shall not be counted in determining the number of tires on-site.
- (24) Permitted for short duration, small scale borrow sites and material removal sites subject to the issuance of a conditional use permit by the appropriate authority and compliance with surface mining standards found in Title II, Chapter 35, Article 4. Short duration sites shall mean sites where less than 200,000 cubic yards of soil, sand, gravel, decomposed granite or rock are removed over a one year period. Surface mining operations conducted in conjunction with a permitted public works/service project shall be regulated pursuant to Title III, Chapter 1, Article 1, Section 301-13. All other surface mining operations shall require the (SM) Surface Mining Combining Zone pursuant to Title II, Chapter 35, Article 4, Section 235-41.
- (25) Permitted subject to compliance with the provisions of Article 5, Chapter 25 of Title III. (Amended 11/95)
- (26) Emergency shelters are permitted in the M-1 zone if conditions listed in Title 3, Chapter 20, Article 4 of the Sacramento County Zoning Code are met. (Amended 8/96)
- (27) Ground level and/or underground facilities are permitted. Multi-story parking structures are permitted subject to approval of a use permit by the appropriate authority. All required landscaping, setbacks, and other development requirements set forth in Title II shall be maintained for any parking facility, where applicable. (Amended 3/24/99)

- (28) Permanent residence require a Use Permit from the Director. Temporary mobilehomes are subject to the requirements of the Chief Building Inspector as set forth in 301-55. (Amended 3/24/99)

Land Use Category	Bicycle Parking Space (Current)	Bicycle Parking Spaces (Proposed)
Residential Uses		
Adult Day Care Home	No Minimum	
Caretaker Housing	No Minimum	
Dwelling, Multi-Family		
Studio and one bedroom units	1/unit	1/3 units
Two and three bedroom units	1/unit	1/3 units
Four or more bedroom units	1/unit	1/3 units
+ Guest Parking	0.25/unit	
Dwelling, Second Unit	No Minimum	
Dwelling, Single-Family	No Minimum	
Dwelling, Two-Family	No Minimum	
Family Day Care Home, Large	No Minimum	
Family Day Care Home, Small	No Minimum	
Group Residential	No Minimum	
Guest House	No Minimum	
Home Occupations	No Minimum	
Live-Work Facility	1/unit	
Manufactured Home	No Minimum	
Mobile Home	No Minimum	
Mobile Home Park	1/8 units	
Residential Care Home	1/6 beds	No minimum
Senior Independent Living Facility	1/4 units	1/10 units
Agriculture, Resource, and Open Space Uses		
Equestrian Facility	No Minimum	
Recreation, Education, and Public Assembly Uses		
Cemeteries, Mausoleums	1/10 seats	1/20 seats
Clubs, Lodges, and Private Meeting Halls	1/10 seats	1/20 seats
Community Centers/Civic Uses	1.5/1,000 sf	
Community Garden	2/acre	
Correctional Institution	Special Review of Parking Required	
Golf Courses	1/hole	
Indoor Amusement/Entertainment Facility	1/1,000 sf	
Indoor Fitness and Sports Facility	1/1,000 sf	
Libraries and Museums	1/1,000 sf	
Outdoor Commercial Recreation	1/1,000 sf	

Land Use Category	Bicycle Parking Space (Current)	Bicycle Parking Spaces (Proposed)
Parks and Public Plazas (less than 10 acres)	1/1,000 sf	
Parks (10 acres or larger)	2/acre	
Public Safety Facility	0.4/1,000 sf	
Recreational Vehicle Parks	0.5/site	
Religious Institutions	0.1/seat	1/20 seats
Resource-Related Recreation	See Parks	
Schools, Public		
Pre-school facilities and kindergartens	2/classroom	10% of maximum enrollment
Elementary or middle schools	5/classroom	25% of maximum enrollment
High schools	7/classroom	25% of maximum enrollment
Colleges	7/classroom	10% of maximum enrollment
Commercial schools	7/classroom	10% of maximum enrollment
Stadiums/Arenas	1/4 seats	1/20 seats
Theaters and Auditoriums	0.1/seat	1/20 seats
Utility, Transportation, and Communication Use Listings		
Airport	No Minimum	
Broadcasting and Recording Studios	0.3/1,000 sf	
Heliports	No Minimum	
Park and Ride Facility	1/10 parking spaces	
Parking Facility	1/10 parking spaces	
Telecommunication Facility	No Minimum	
Utility Facility and Infrastructure	No Minimum	
Retail, Service, and Office Uses		
Adult Day Care Facility	0.2/1,000 sf	
Alcoholic Beverage Sales	0.3/1,000 sf	0.4/1,000 sf
Ambulance Service	0.3/1,000 sf	0.4/1,000 sf
Animal Sales and Grooming	0.3/1,000 sf	0.4/1,000 sf
Art, Antique, Collectable	0.3/1,000 sf	0.4/1,000 sf
Artisan Shops	0.3/1,000 sf	0.4/1,000 sf
Banks and Financial Services	0.3/1,000 sf	0.4/1,000 sf
Bars and Nightclubs	1/1,000 sf	0.3/1000 sf
Bed and Breakfast Inns	1/room	0.25/room
Building Materials Stores and Yards	0.3/1,000 sf	0.1/1000 sf

Land Use Category	Bicycle Parking Space (Current)	Bicycle Parking Spaces (Proposed)
Business Support Services	0.3/1,000 sf	0.4/1,000 sf
Call Centers	1/1,000 sf	
Child Day Care Facility	0.3/1,000 sf	
Convenience Stores	1/1,000 sf	0.5/1000sf
Drive-in and Drive-through Sales and Service (not including restaurants)	0.2/1,000 sf	
Equipment Sales and Rental	0.1/1,000 sf	
Furniture, Furnishings, and Appliance Stores	0.1/1,000 sf	
Garden Center/Plant Nursery	0.1/1,000 sf	
Grocery Stores/Supermarket	0.3/1,000 sf	0.4/1,000 sf
Home Improvement Supplies	0.1/1,000 sf	
Hotels and Motels	0.5/room	.2/room
Kennels, Commercial	0.3/1,000 sf	
Maintenance and Repair, Small Equipment	0.3/1,000 sf	
Medical Services, General	0.4/1,000 sf	
Medical Services, Extended Care	1/10 beds	1/20 beds
Medical Services, Hospitals	0.2/1,000 sf	
Mortuaries and Funeral Homes	1/10 seats	1/20 seats
Neighborhood Market	0.5/1,000 sf	
Offices, Business and Professional	0.5/1,000 sf	0.4/1,000 sf
Offices, Accessory	0.5/1,000 sf	0.4/1,000 sf
Personal Services	0.3/1,000 sf	
Residential Care Facility	1/6 beds	1/15 beds
Restaurants, with drive-thru	1/1,000 sf	
Restaurants, without drive-thru	1/1,000 sf	
Retail, Accessory	0.3/1,000 sf	0.4/1,000 sf
Retail, General	0.3/1,000 sf	0.4/1,000 sf
Retail, Warehouse Club	0.3/1,000 sf	0.4/1,000 sf
Veterinary Facility	0.3/1,000 sf	0.4/1,000 sf
Regional Shopping Center	0.3/1,000 sf	0.4/1,000 sf
Automobile and Vehicle Uses		
Auto Vehicle Dismantling	0.2/1,000 sf	.1/1000 sf
Auto and Vehicle Sales and Rental	0.3/1,000 sf	
Auto and Vehicle Sales, Wholesale	0.3/1,000 sf	
Auto and Vehicle Storage	0.3/1,000 sf	

Land Use Category	Bicycle Parking Space (Current)	Bicycle Parking Spaces (Proposed)
Auto Parts Sales	0.3/1,000 sf	
Car Washing and Detailing	0.2/1,000 sf	
Service Stations	0.2/1,000 sf	
Vehicle Services	0.2/1,000 sf	
Industrial, Manufacturing, and Processing Uses		
Agricultural Products Processing	0.1/1,000 sf	
Manufacturing	0.1/1,000 sf	.07/1000 sf
Office (as accessory to a use in this category)	0.5/1,000 sf	0.4/1,000 sf
Printing and Publishing	0.1/1,000 sf	.07/1000 sf
Recycling Facility, Processing	0.1/1,000 sf	.07/1000 sf
Recycling Facility, Scrap and Dismantling Facility	0.1/1,000 sf	.07/1000 sf
Research and Development	0.3/1,000 sf	
Storage, Personal Storage Facility	0.1/1,000 sf	.07/1000 sf
Storage, Warehouse	0.1/1,000 sf	.07/1000 sf
Wholesaling and Distribution	0.1/1,000 sf	.07/1000 sf
Special Regulated Uses		
Card Rooms	0.4/1,000 sf	
Check Cashing Businesses	0.3/1,000 sf	
Massage Parlor	0.3/1,000 sf	
Pawn Shops	0.3/1,000 sf	
Recycling Facility, Collection Facility	0.3/1,000 sf	
Sexually Oriented Businesses	(see similar use, e.g., nightclub, retail)	
Smoke Shops	0.3/1,000 sf	
Tattoo Parlors	0.3/1,000 sf	
Thrift Store	0.3/1,000 sf	

Folsom Boulevard Streetscape Enhancements Phase 2

2a East (Don Juan Drive to Sunrise Boulevard)
2b West (Rod Beaudry Drive to Coloma Road)



Folsom Boulevard Streetscape Enhancements

“The boulevard is an integral part of the community, and citizens are concerned about updating and revitalizing this major street as a place that they can take pride in and enjoy day to day”.

–Folsom Boulevard Specific Plan, July 7, 2008

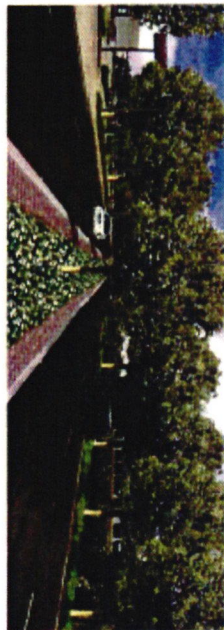


Agenda

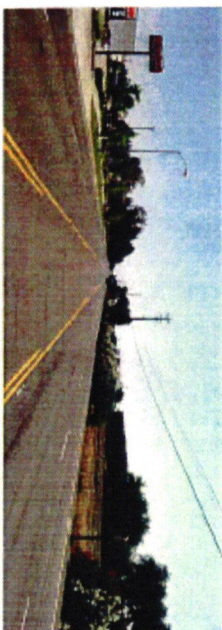
- Background
- Project Improvements
- Landscaping Improvement
- Place Making/ Way Finding
- Utility Undergrounding
- Infrastructure Analysis
- Next Steps & Schedule



Background Documents



Folsom Boulevard
&
Mather Field Road
Streetscape Enhancement
Master Plan



Partial Draft
July 2005



Project Funding



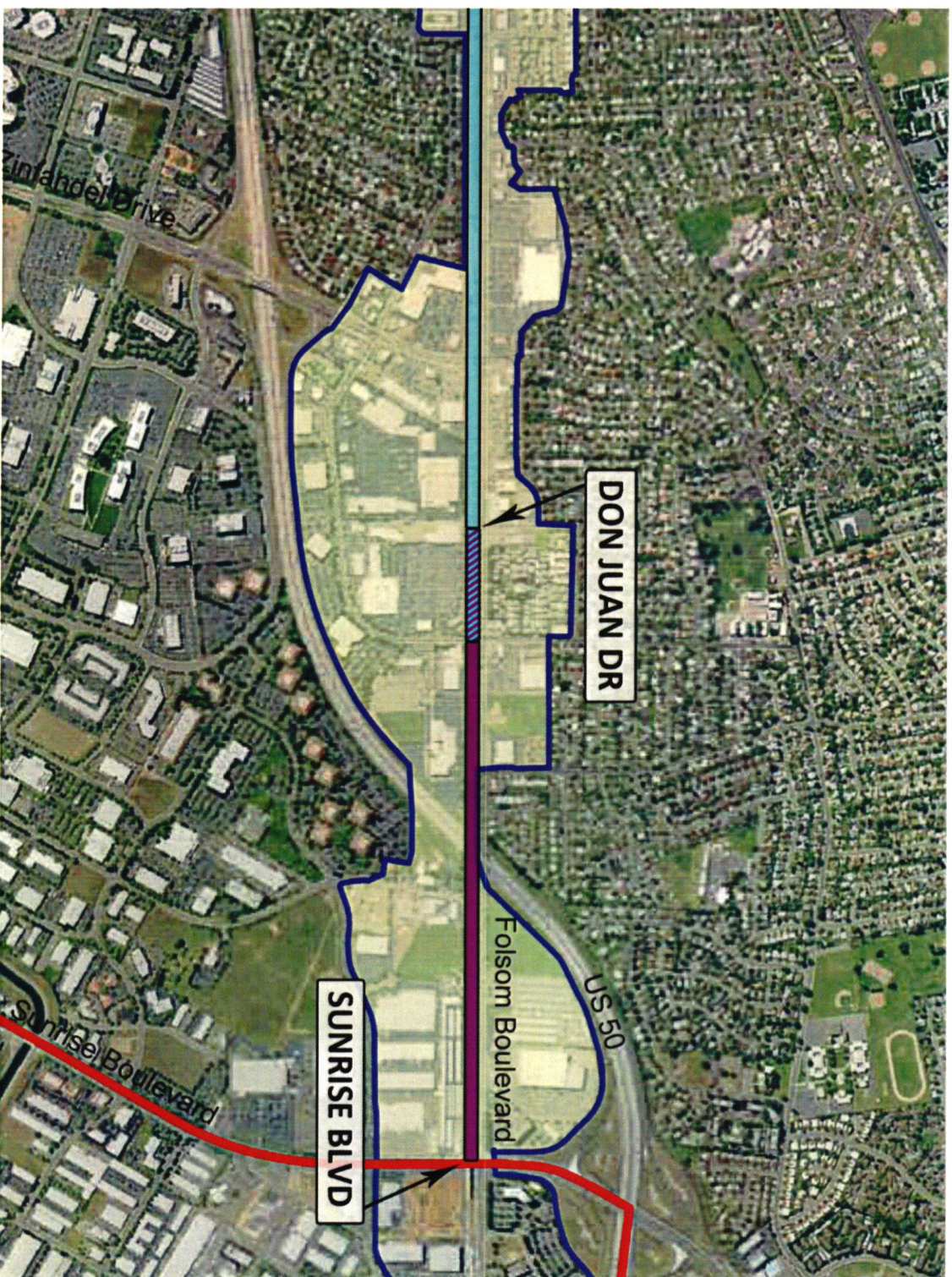
- Federal Earmarks \$5.6 M
- Measure "A" \$1.1 M
- Safe Routes to School \$680 K
- SACOG Community Design Grant \$3 M
- Redevelopment Funds \$1.1 M
- Impact Fees \$850 K

Folsom Boulevard Streetscape Phase 2

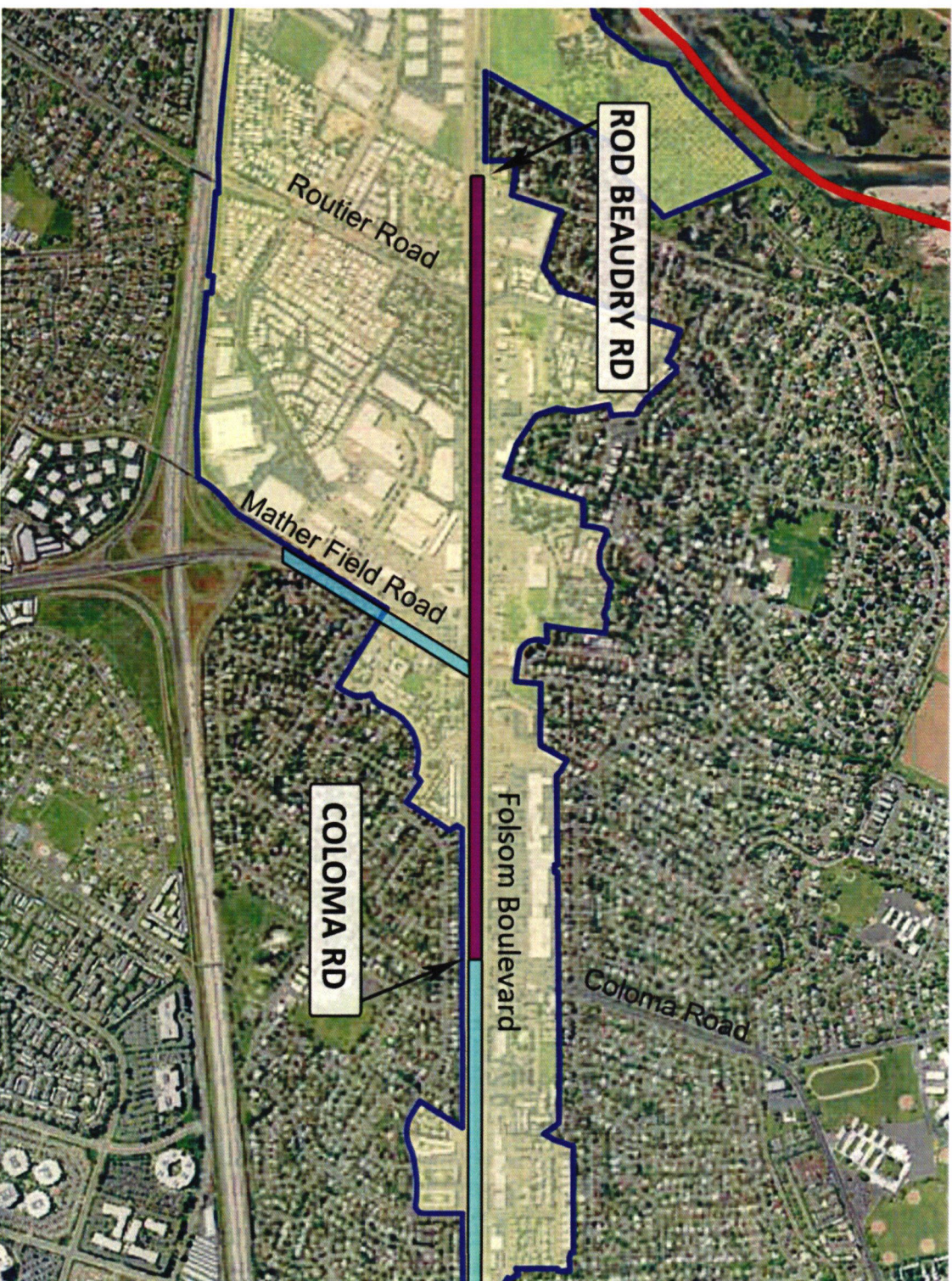
April 14, 2009

Phase 1

Phase 2



PHASE 2A EAST PROJECT LOCATION



PHASE 2A WEST PROJECT LOCATION

Existing Conditions



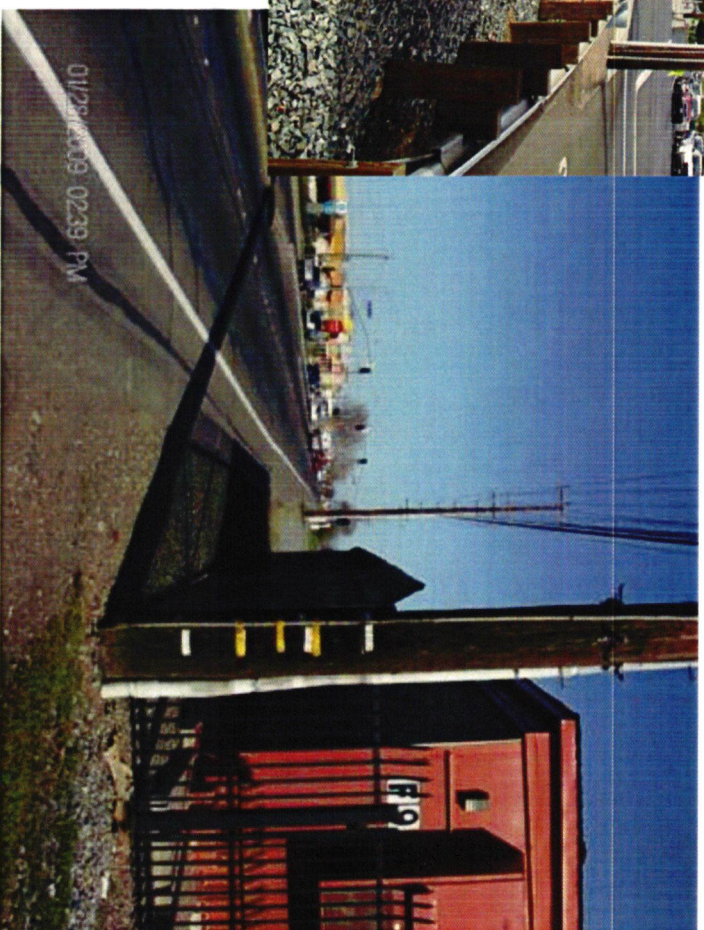
Existing Conditions



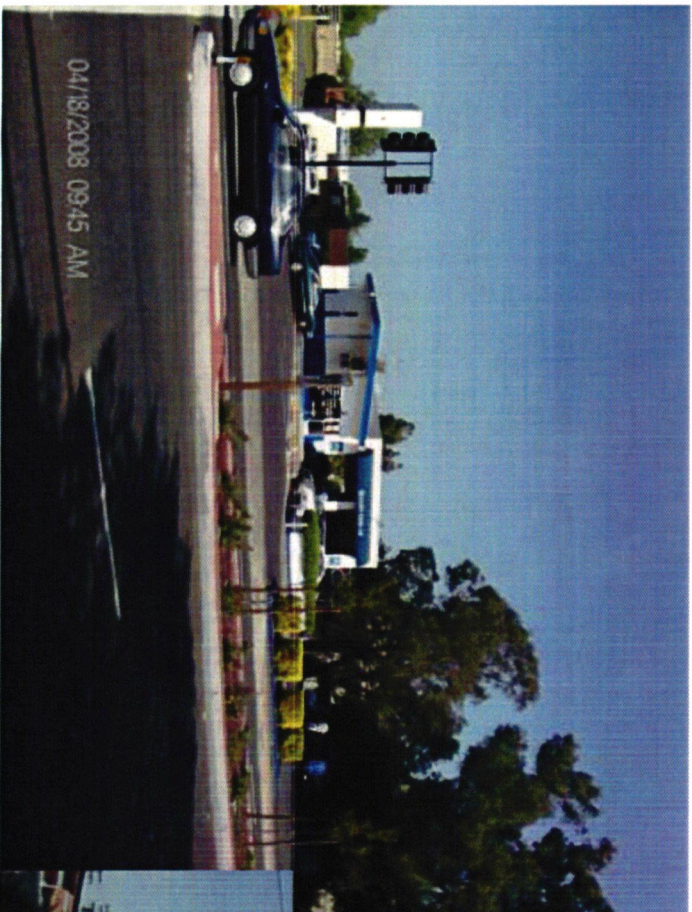
Existing Conditions



Existing Conditions



Existing Conditions

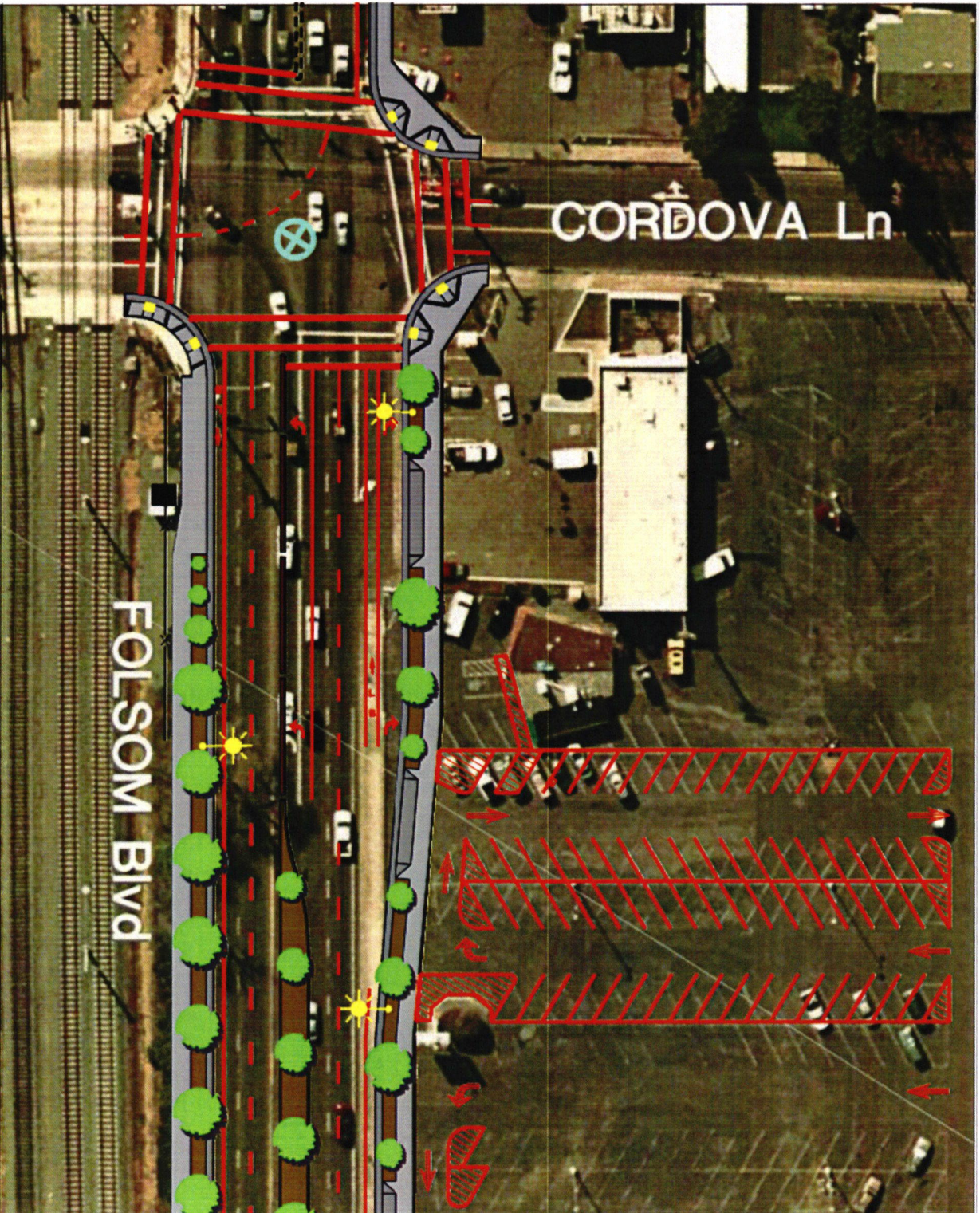


Phase 1 Median



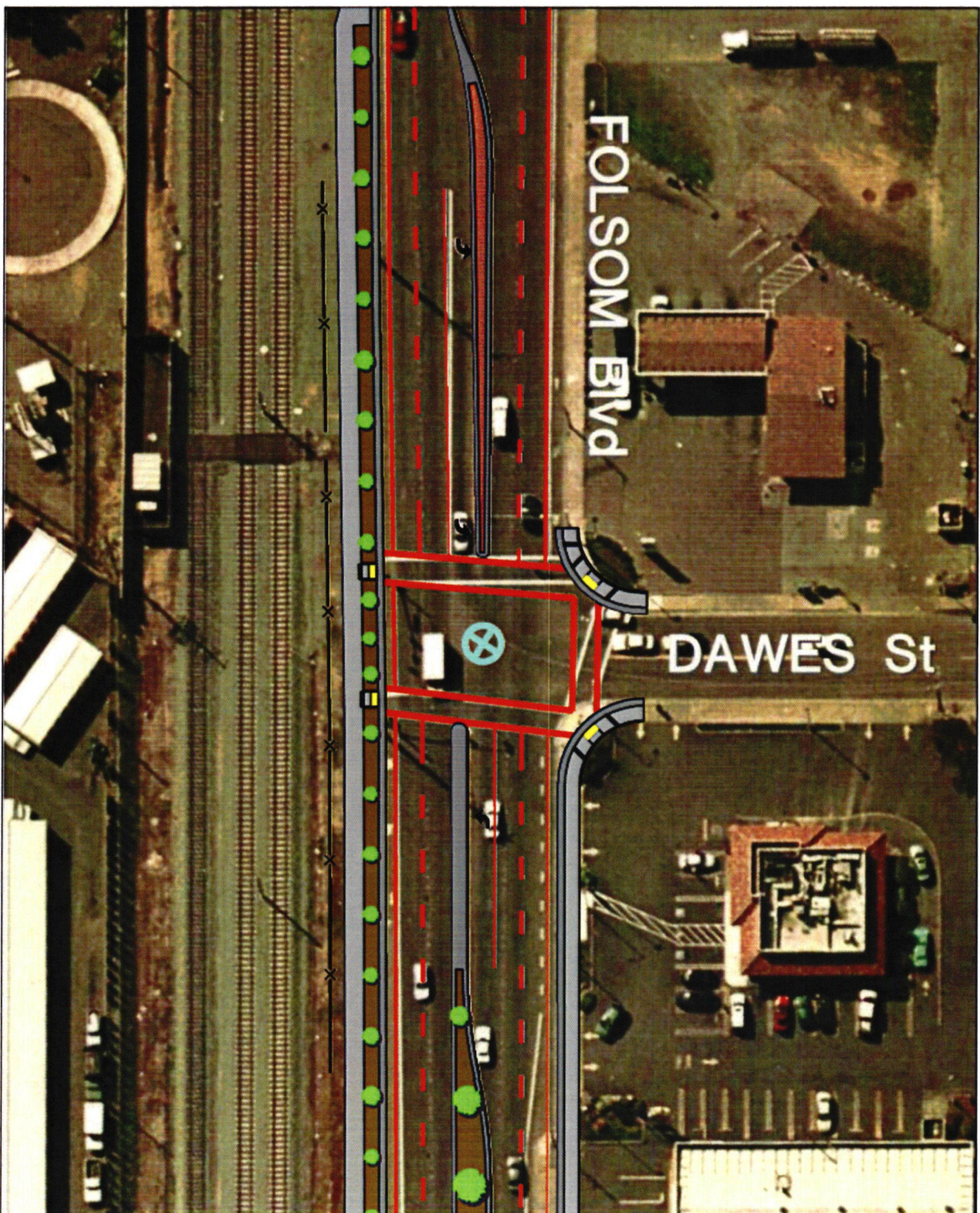
Folsom Boulevard Streetscape Phase 2

April 14, 2009



Folsom Boulevard Streetscape Phase 2

April 14, 2009

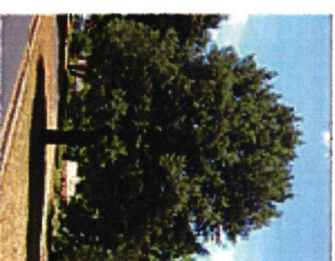


Typical Section



North Side Landscape Enhancements

Trees



Oak



Crape Myrtle



Zelkova

Shrubs



West bound Folsom Boulevard

Bicycle lane

New curb and gutter

Trees, shrubs, and groundcover

New 7' wide separated sidewalk

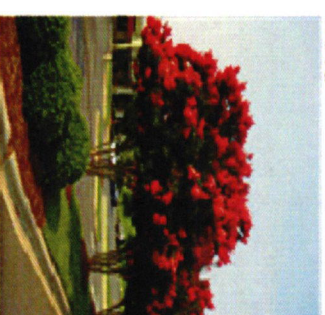


Median Landscape Enhancements

Consistent with existing medians



Trees

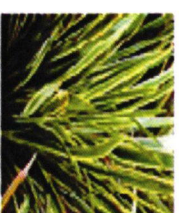


Cape Myrtle



Pistache

Shrubs



Westbound Folsom Boulevard

Accent / Maintenance boarder

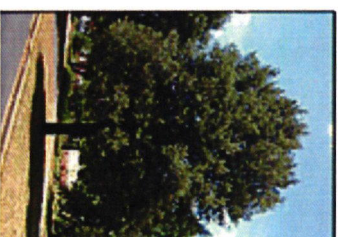
Trees, shrubs and groundcover

Eastbound Folsom Boulevard



South Side Landscape Enhancements

Trees

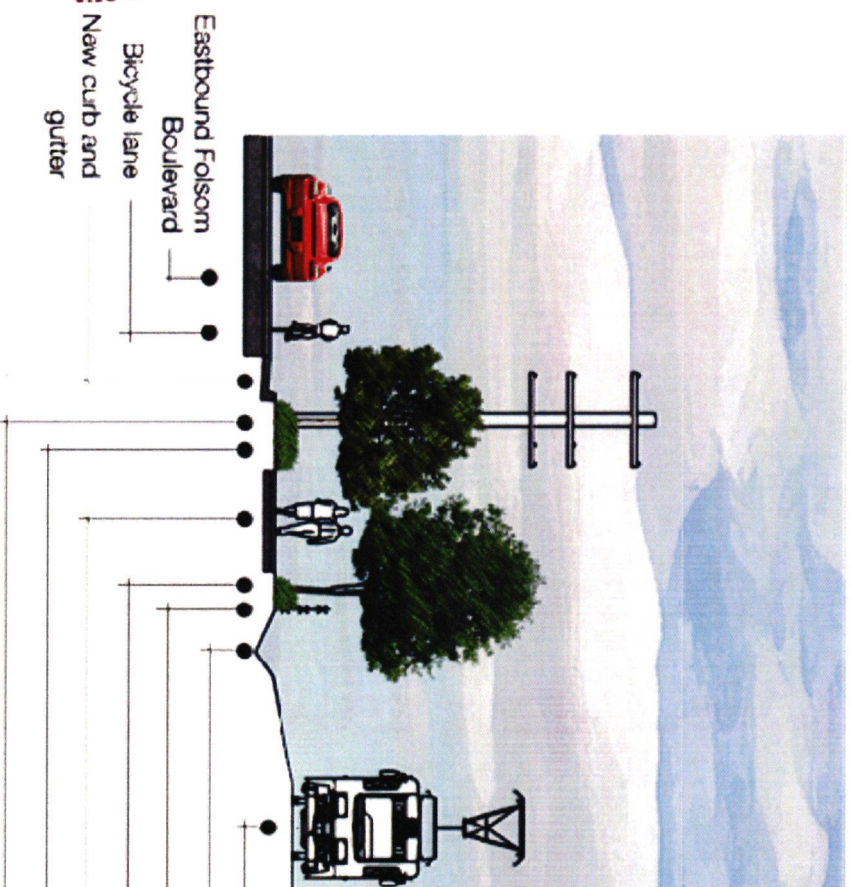
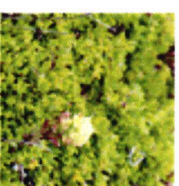
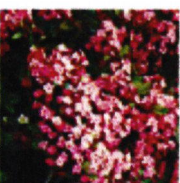


Oak

Grape Myrtle

Zelkova

Shrubs and Groundcover



Eastbound Folsom
Boulevard
Bicycle lane
New curb and
gutter

Existing Light Rail
Existing drainage swale
Barrier fence
Tree, shrubs and groundcover
New 8' wide multi-purpose path
Tree, shrubs and groundcover
Existing power pole



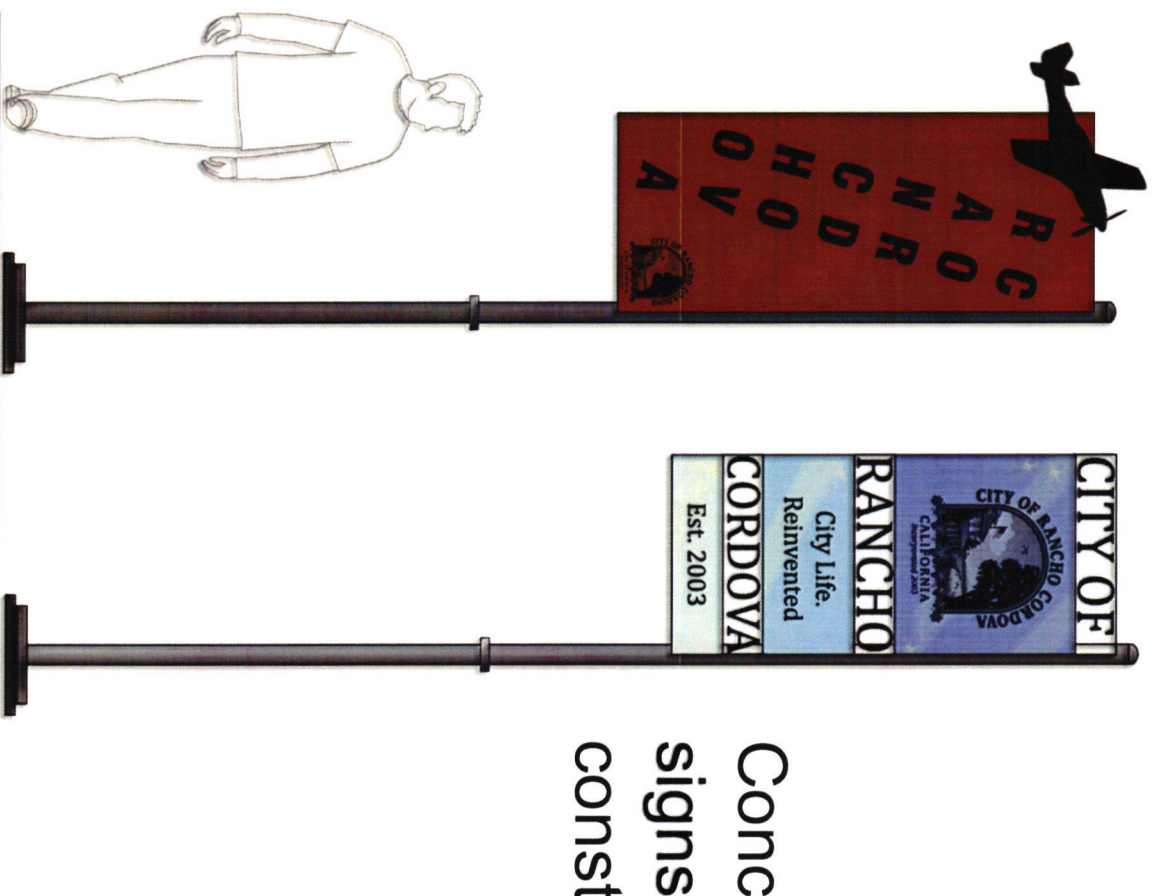
Oak Tree Preservation



- 67 existing oak trees on the south side of Folsom Blvd. from Rod Beaudry Dr. to La Loma Dr. were evaluated by an arborist.
- 10 oak trees shall be removed as recommended by the arborist.
- 1 oak tree shall be removed due to construction.
- Tree Preservation and Protection Measures will be implemented.



Community Identity Signage

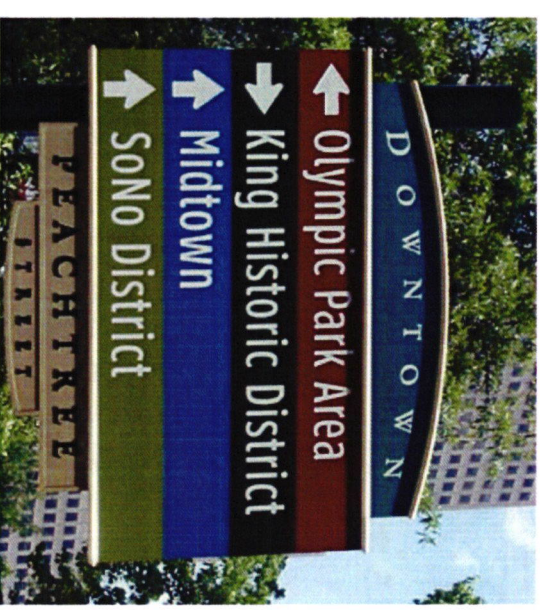
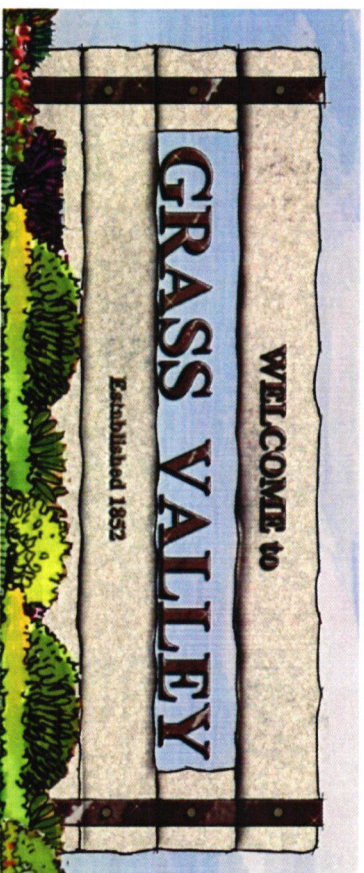
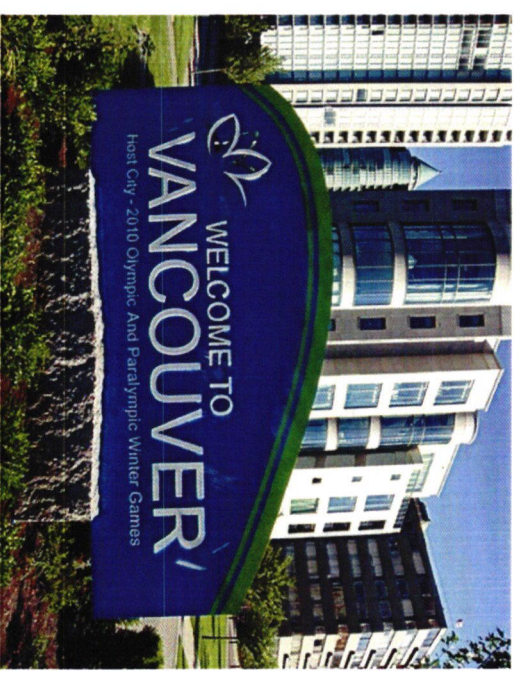


Conceptual ideas for interim signs that can be located in constrained locations.

Community Entry Signage



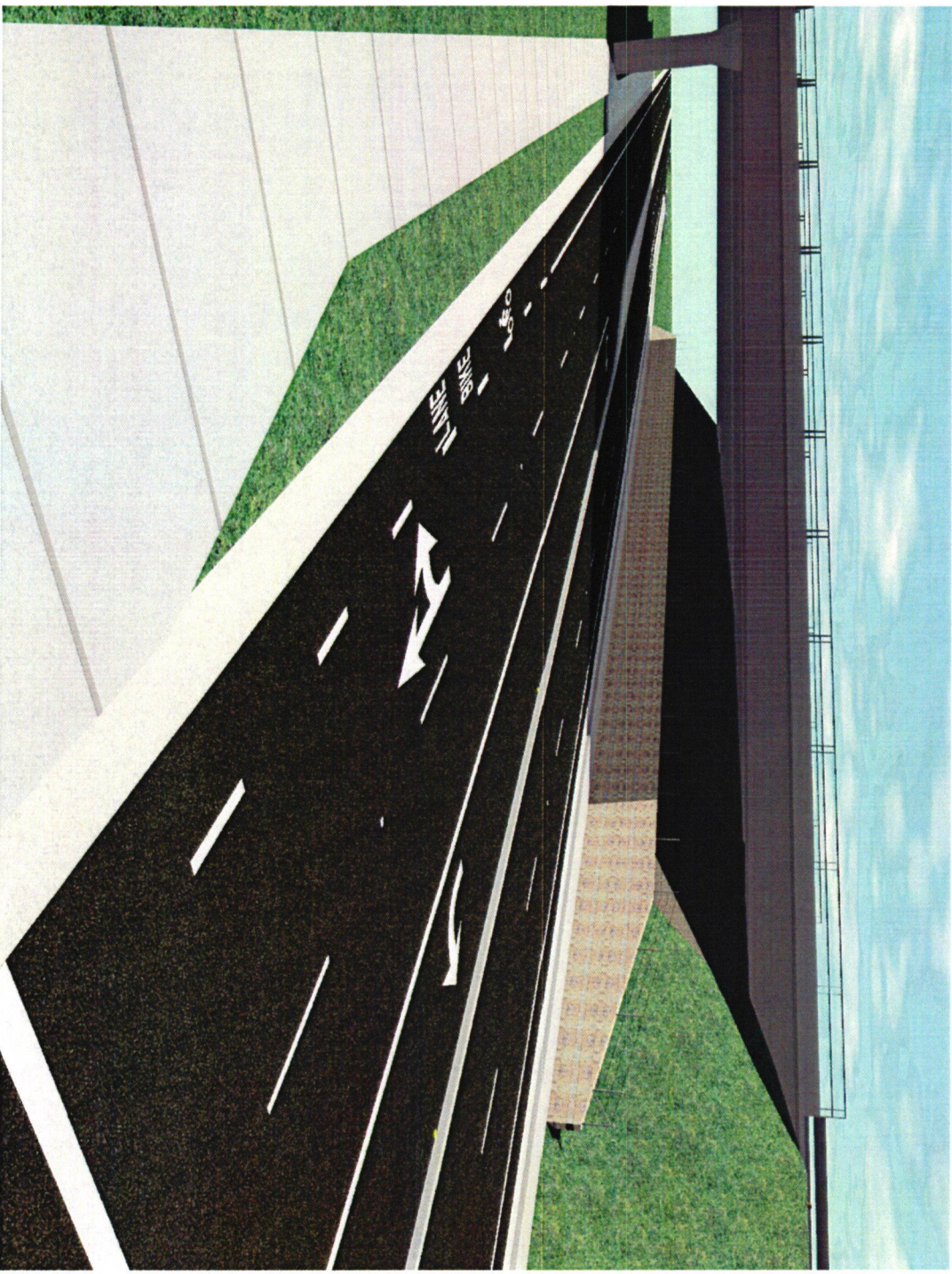
Entry Sign Examples



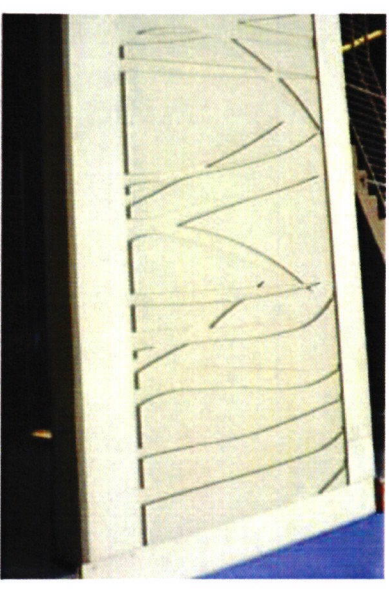
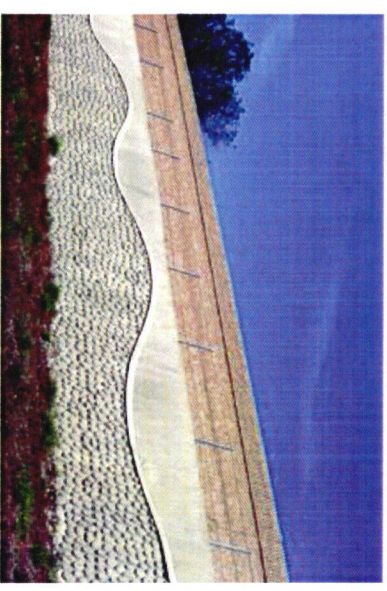
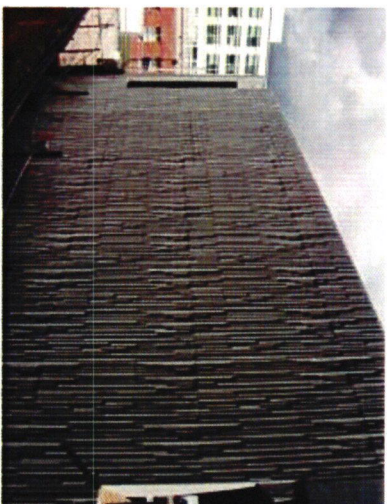
Highway 50 Underpass Existing Conditions



Highway 50 Underpass Proposed Conditions



Highway 50 Underpass Enhancements

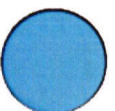
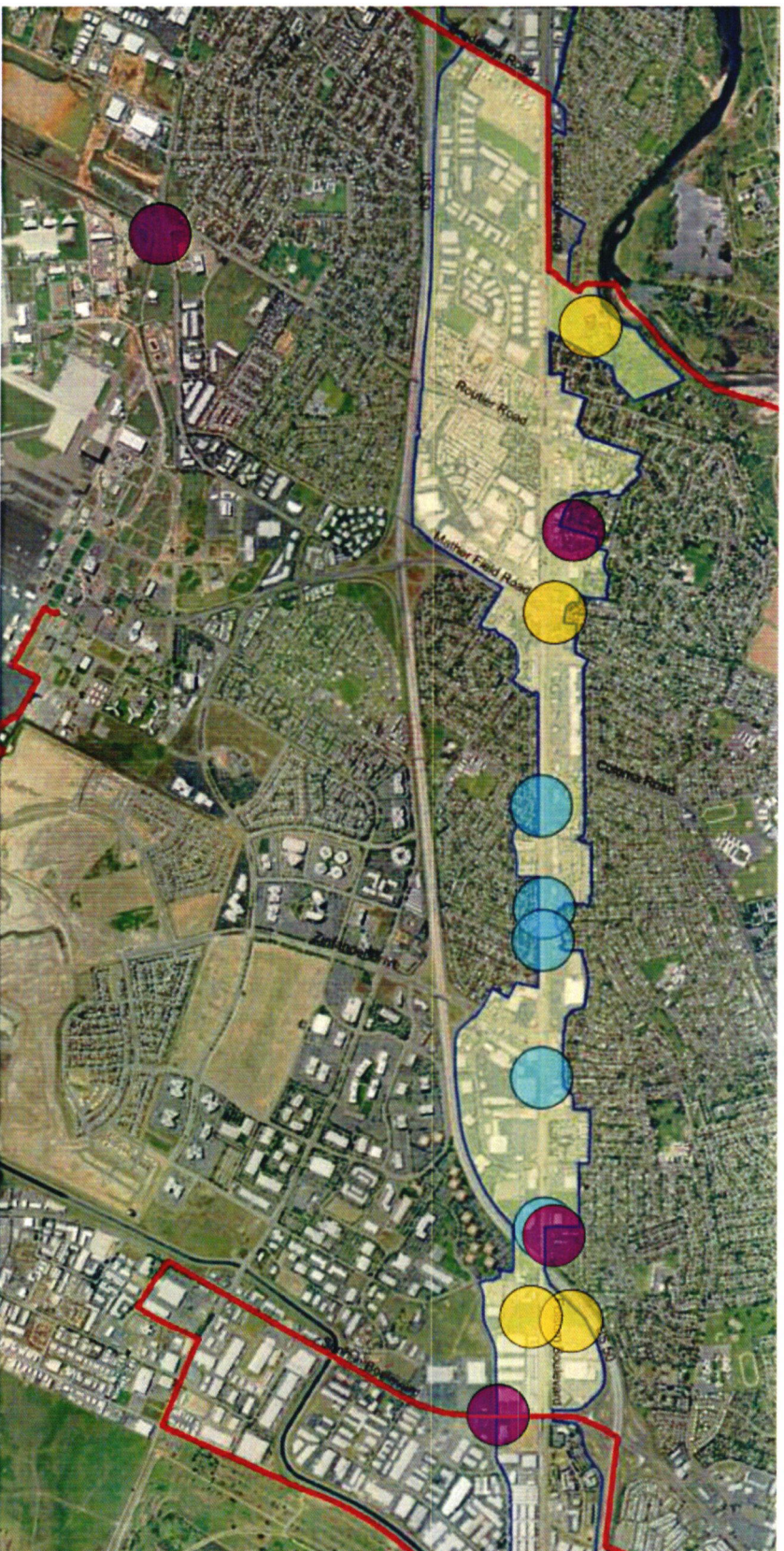


Infrastructure Analysis

Water - Sanitary Sewer - Storm Drain



Infrastructure Analysis



Water



**Sanitary
Sewer**



**Storm
Drain**

Infrastructure Improvements Waterline Upgrade

- Upgrade existing 10" waterline to 16"
- From Olson Dr. to Kilgore Rd. (North side of Folsom Blvd.)
- Anticipated Construction – July 2009



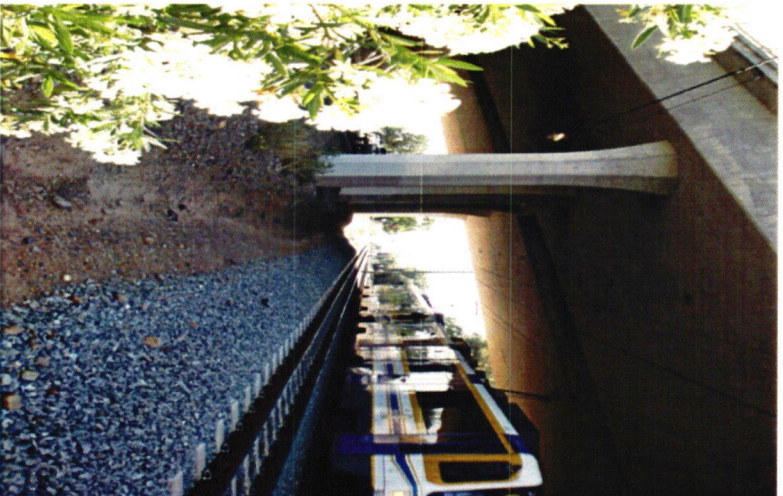
Project Cost

Project Design Costs \$1.95 M

Project ROW Cost \$725 K

Project Construction

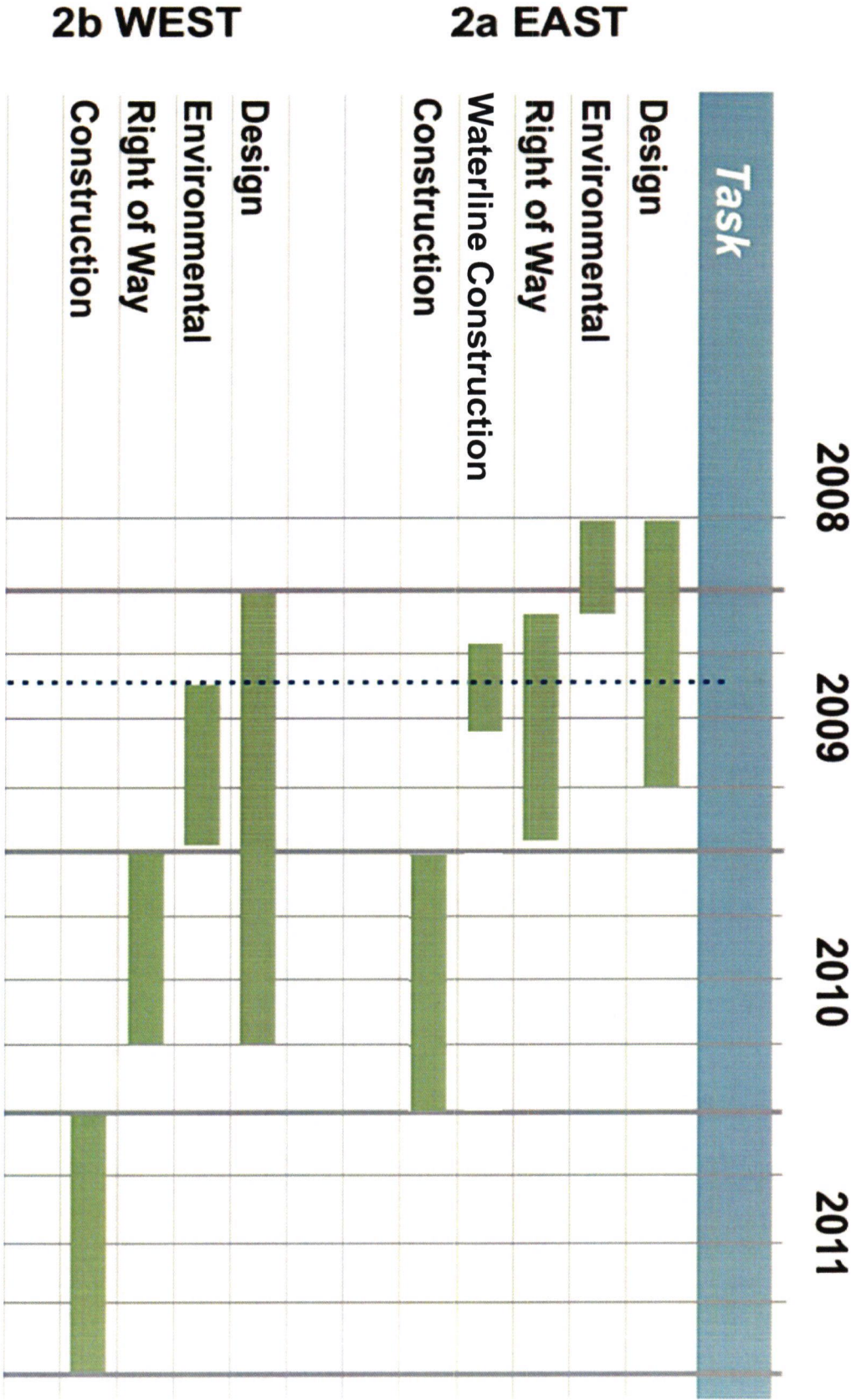
- 2a East - \$5,800,000
- 2b West - \$3,800,000
- Waterline Upgrade Cost \$1 M



Ongoing Landscape Maintenance Costs -
\$750/mo



Schedule





TIMOTHY D. TARON

2150 RIVER PLAZA DRIVE
SUITE 450
SACRAMENTO, CA
95833-4136
TEL: (916) 925-6620
FAX: (916) 925-1127

April 14, 2009

Via E-mail

Hon. Mayor Dan Skoglund and
Members of the City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Workshop Tonight on Special Planning Area (SPA)/Zoning Code Changes

Dear Mayor Skoglund and Council Members:

Our firm represents Elliott Homes, the owner and developer of the Stonecreek development project, also known as the Zinfandel SPA.

This morning we discovered that the City Council may be providing direction to City staff at tonight's workshop on changes to the City's Zoning Code, which could affect development of the Zinfandel SPA. Having just discovered this matter on tonight's agenda, we have not had time to fully understand the scope of the proposed changes, nor to meet and discuss the changes with City staff.

Accordingly, we request that the City Council not give any specific direction to staff on this matter until we have had time to review the changes and to meet with staff to discuss their ramifications, if any, for development of the Zinfandel SPA. We also request that you provide us with advance notice of the date on which you plan to give final direction to staff on this matter.

Thank you for your consideration of this matter.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By 

Timothy D. Taron

CC: Paul Junker, Planning Director
Adam Lindgren, City Attorney
Harry C. Elliott, III, Elliott Homes
Russ Davis, Elliott Homes

TDT:gaf

K:\Elliott Homes Inc\Villages of Zinfandel (0957-0038)\tr SPA workshop.doc

Tuesday, April 14, 2009

Mr. Jeff Beiswenger
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
jbeiswenger@cityofranhocordova.org

Zoning Code Update (SAC200801300)

Dear Mr. Beiswenger:

As the City of Rancho Cordova has been updating their General Plan and Zoning Code, the Sacramento Metropolitan Air Quality Management District has been following the process and applauds the progressive steps to protect air quality that the Council and Planning Commission have taken. A great example is the Folsom Boulevard Phase II enhancements, which will add bicycle lanes, sidewalks, and landscaping to this important corridor.

The Urban Design Element of the current general plan states that "Development as a whole lacks the pedestrian- and bicycle-friendly features that often add character and definition to a community."¹ According to the Circulation Element, "The City's vision is to become a bicycle-friendly community, where cycling is a viable mode of transportation."² To make this happen, the General Plan calls on the City Council and Planning Commission to "[Establish] mixed-use development that facilitates walking or cycling from to work, stores, restaurants, and parks via pleasant pedestrian- and cyclist-friendly streets."³

As you are aware, every transportation system has three key elements: the right-of-way, the vehicle, and the terminal. For air travel, the right-of-way is the sky, the vehicles are the airplanes, and the terminals are the airport. For motorized surface travel, the right-of-way is our streets, the vehicles are our automobiles, and the terminal capacity is provided by parking spaces. The cycling system is no different, in that it requires these three elements. While the right-of-way tonight is being enhanced by the Folsom Boulevard Phase II project, the District is concerned that the terminal capacity may not be sufficient to accommodate the level of cycling envisioned by the general plan.

Today, staff is recommending a small increase in the bicycle parking requirement for many retail, service and office uses, but dramatic cuts in the bicycle parking

¹ City of Rancho Cordova General Plan. June 26, 2006. III Urban Design Element, pg 4.

² Ibid. VI Circulation Element, pg 13.

³ Ibid. III Urban Design Element, pg 4.

requirement for many other uses.⁴ In recommending these changes, staff surveyed bicycle parking requirements for the "region" which included Sacramento County and the Cities of Sacramento, Folsom, Roseville, Elk Grove and Citrus Heights but excluded the Cities of Woodland and Davis. Considering the similarities of Davis, Woodland and Rancho Cordova, which include similar populations (64,836, 53,690 and 59,056, respectively⁵), being divided by freeways, and that Davis and Rancho Cordova are job centers, the District would encourage staff to include all reasonable comparators in the regional average, including Davis and Woodland.

In making their recommendation, staff proposed that Rancho Cordova's bicycle parking requirements be slightly more than the "regional" average. While the general plan calls for the City Council and Planning Commission to "Redefin[e] Rancho Cordova as a unique place with an identity that distinguishes it from the surrounding community and makes it a distinctive place in the region,"⁶ placing Rancho Cordova slightly above a "regional" average seems inconsistent with this ambition.

Additionally, staff did not take into account the types and quality of the spaces required by the various codes. For example, the City of Sacramento requires that half of all required bicycle parking spaces be Class I facilities, such as a bicycle locker. This is especially important for multi-family residential units or workplace commuters. The current code only requires class III racks, half of which must be covered (but not enclosed).⁷ While there is a provision that 25 percent of required residential spaces be secure Class I facilities⁸, the code, as proposed, means that only 8.3 percent of the units will have an enclosed bicycle parking space. In the District's *Recommended Guidance for Land Use Emission Reductions*, Measure Three calls for multi-family residential project to "[provide] one long-term bicycle parking space for each unit without a garage."⁹ It is the District's position that a standard bicycle rack does not qualify as a long-term space, and we would encourage staff to increase the number of long-term spaces provided in the proposed code.

Goal C.2 of the General Plan sets a clear direction for the bicycle policy of the City of Rancho Cordova. It calls on the City to "Establish an extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local or regional trips or recreation and that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers."¹⁰ When looking for direction on how best to achieve this goal, I point staff to Policy C.2.9 which outlines how the City will do its part for bicycling in Rancho Cordova: "Establish the City as a model employer by encouraging bicycle use among its employees. Potential strategies for encouraging bicycle use include providing parking, showers, and lockers in City facilities and establishing a City bicycle fleet."¹¹ The District believes that

⁴ April 14, 2009 City Council Special Meeting (Work Session) 5:30 PM, City of Rancho Cordova. Agenda Item 2, Attachment 3.

⁵ US Census Bureau, January 1, 2007.

⁶ City of Rancho Cordova General Plan. June 26, 2006. III Urban Design Element, pg 4.

⁷ City of Rancho Cordova Zoning Code. February 20, 2009. Section 4.7.130 (C)

⁸ Ibid. Section 4.7.130 (D)

⁹ Sacramento Metropolitan Air Quality Management District. Recommended Guidance for Land Use Emission Reductions. Version 2.4, August 15, 2007. Measure 3, page 10.

¹⁰ City of Rancho Cordova General Plan. June 26, 2006. VI Circulation Element, pg 25

¹¹ Ibid. VI Circulation Element, pg 29.

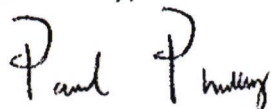
requiring ample short-term and long-term bicycle parking throughout the City is an important step in achieving the vision set forth in the General Plan.

The District asks that staff to do the following:

1. Reevaluate the regional average of minimum bicycle parking requirements to include Yolo County jurisdictions, as well as providing more information to the City Council and Planning Commission, such as the high, the low, and the type of the required bicycle parking spaces.
2. Increase the amount of required Class I spaces.
3. Recommend minimum bicycle parking requirements that will fulfill the progressive goals set forth in the General Plan.

The SMAQMD appreciates City staff working with the District. If you have any questions regarding these comments, please contact me at 916-874-4882 or pphilley@airquality.org.

Sincerely,

A handwritten signature in black ink that reads "Paul Philley". The signature is written in a cursive, flowing style.

Paul Philley
Assistant Air Quality Planner/Analyst

Cc: Mr. Larry Robinson, SMAQMD



AGENDA ITEM 2
SR Supplemental 7

620 Coolidge Drive, Ste. 100
Folsom CA 95630

Tel: 916-351-8530
Fax: 916-351-8669
Timothy.Murphy@GenCorp.com

Timothy A. Murphy
Director

April 14, 2009

The Honorable Dan Skoglund
Mayor
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Special Planning Areas Update

Dear Mayor Skoglund:

GenCorp Realty Investments has been made aware that the City of Rancho Cordova will address Zoning Code consistency amendments this evening. Specifically, the City Council and Planning Commission will consider suggested changes to documents governing Special Planning Areas (SPA), eliminating references to the old Sacramento County Code, making them consistent with Rancho Cordova's Zoning Code.

As you may be aware, Aerojet and Sacramento County agreed to a comprehensive SPA under which Aerojet has operated since January 1995. The intent of the SPA between Aerojet and the Board of Supervisors was to develop a regulatory mechanism for land uses, existing and proposed, on the property that allows for the use and development of the property in a manner that:

- Recognizes Aerojet's right to continue, expand, reactivate, and relocate existing uses on the property given the special facilities and uses historically conducted thereon
- Permits the consolidation and/or restructuring of Aerojet facilities, and the planning of future development, pursuant to a Land Use Master Plan for all or any portion of the area within the SPA
- Allows the filing of one or more applications for uses that are not related to the historical uses of the property within the SPA

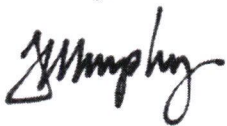
Upon reading the staff report, and speaking with Rancho Cordova Senior Planner Jeffrey Beiswenger, it is GenCorp Realty Investments' understanding that the recommended actions of the City Council tonight regarding the Aerojet SPA is limited solely to clarifying that the City of Rancho Cordova is the appropriate land use authority for the portion of the SPA within Rancho Cordova city limits, and that a separate chapter for SPAs will be established within the Zoning Code, with a sub-chapter designated for the Aerojet SPA.

The Honorable Dan Skoglund
April 14, 2009
Page 2

Provided that these clarifications and Zoning Code formatting changes are the only changes addressing the Aerojet SPA, GenCorp Realty Investments does not oppose the potential changes. However, we only learned of this proposal today, and staff representatives from GenCorp Realty Investments are not available to attend the hearing this evening. Since we did not have time to fully review the staff report, nor did we receive a copy of the specific recommendations being suggested, if any suggestions are made that changes the nature or provisions of the Aerojet SPA as we enjoyed under Sacramento County's administration, we respectfully request that the matter be continued to a later date, so that Planning Staff and GenCorp Realty Investments' representatives have sufficient time to discuss the proposed changes and arrive at a mutually agreeable resolution.

Thank you very much for your immediate consideration of our position.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Murphy", written in a cursive style.

cc: Rancho Cordova City Councilmembers
Rancho Cordova Planning Commissioners
Ted Gaebler, City Manager
Paul Junker, Planning Director