

CHAPTER 106.20 - ZONING MAP

Sections:

- 106.20.010 - Purpose
- 106.20.020 - Zoning Map and Zoning Districts

106.20.010 - Purpose

This Chapter establishes the zoning districts applied to property within the City and adopts the City's Zoning Map.

106.20.020 - Zoning Map and Zoning Districts

The Council hereby adopts the City of Citrus Heights Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Code by reference as though it were fully included here.

- A. **Zoning districts established.** The City of Citrus Heights shall be divided into zoning districts that implement the Citrus Heights General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the Zoning Map.
- B. **Interpretation of zoning district boundaries.** If there is uncertainty about the location of any zoning district boundary shown on the official Zoning Map, the location of the boundary shall be determined by the Director as follows.
 1. Where a zoning district boundary approximately follows a lot, alley, or street line, the lot line and street and alley centerlines shall be construed as the district boundary;
 2. If a zoning district boundary divides a parcel and the boundary line location is not specified by distances printed on the Zoning Map, the location of the boundary will be determined by using the scale appearing on the Zoning Map; and
 3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zoning district of the adjoining property on either side of the vacated or abandoned street or alley.

TABLE 2-1 - ZONING DISTRICTS

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designation Implemented by Zoning District
Residential Districts		
RD-1, 2, 3, 4	RD-1, 2, 3, 4	Very Low Density Residential
RD-5, 7	RD-5, 7	Low Density Residential
RD-10, 15, 20	RD-10, 15, 20	Medium Density Residential
RD-25, 30	RD-25, 30	High Density Residential
MH	Mobile Home	Medium Density Residential
Commercial and Industrial Districts		
BP	Business and Professional Office	Business Professional
LC	Limited Commercial	General Commercial
SC	Shopping Center	General Commercial
GC	General Commercial	General Commercial
AC	Auto Commercial	General Commercial
CR	Commercial Recreation	Open Space
MP	Industrial Office Park	Industrial
Special Purpose Districts		
O	Recreation	Open Space/Public
SPA	Special Planning Area	All
Overlay/Combining Districts		
COR	Corridor Overlay	Transition Overlay

CHAPTER 106.22 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

Sections:

- 106.22.010 - Purpose
- 106.22.020 - General Requirements for Development and New Land Uses
- 106.22.030 - Allowable Land Uses and Permit Requirements
- 106.22.040 - Exemptions from Planning Permit Requirements
- 106.22.050 - Temporary Uses

106.22.010 - Purpose

This Chapter describes the City's requirements for the approval of proposed development and new land uses. The permit requirements established by this Zoning Code for specific land uses are in Chapters 106.24 through 106.30.

106.22.020 - General Requirements for Development and New Land Uses

Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. **Allowable use.** The land use must be allowed by this Zoning Code in the zoning district applied to the site. The basis for determining whether a use is allowable is described in Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit and approval requirements.** Any planning permit or other approval required by Section 106.22.030 (Allowable Land Uses and Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 106.22.040 (Exemptions from Planning Permit Requirements).
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, the provisions of Article 3 (Site Planning and Project Design Standards), and any applicable conditions imposed by a previously granted planning permit.
- D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and the City's subdivision ordinances.

106.22.030 - Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** The uses of land allowed by this Zoning Code in each zoning district are listed in Chapters 106.24, Table 2-2, and 106.26, Table 2-5, together with the type of planning permit required for each use. Each land use listed in Tables 2-2 and 2-5 is defined in Article 8 (Glossary).
 - 1. **Establishment of an allowable use.**
 - a. Any one or more land uses identified by Tables 2-2 and 2-5 as being allowable within a specific zoning district may be established on any parcel within that zoning district, subject to the planning permit requirements of Subsection B., and compliance with all applicable requirements of this Zoning Code.
 - b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B. for any individual use. For example, a new building proposed in the BP zoning district with a health club

on the ground floor and professional offices on the second floor would require Use Permit (UP) approval because Table 2-5 requires Use Permit approval for "fitness/health facility," even though an "Office" is listed in the BP zone as a permitted use, requiring only a Zoning Clearance.

2. Use not listed.

- a. A land use that is not listed in Tables 2-2 or 2-5, and is determined by the Director to not be included in Article 8 (Glossary) under the definition of a listed land use is not allowed within the City, except as otherwise provided by Subsection A.3, or Section 106.22.040 (Exemptions from Planning Permit Requirements).
- b. A land use that is not listed in the tables within a particular zoning district is not allowed within that zoning district, except as otherwise provided in Subsection A.3, or Section 106.22.040 (Exemptions from Planning Permit Requirements).

3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in this Article is allowable as follows:

- a. **Required findings.** The Director may determine that a proposed use is similar to and compatible with a listed use and may be allowed only after first making all of the following findings:
 - (1) The characteristics of, and activities associated with, the use are similar to one or more of the listed uses and will not involve a greater intensity than the uses listed in the applicable zoning district;
 - (2) The use will be consistent with the purposes of the applicable zoning district;
 - (3) The use will be consistent with the General Plan and any applicable specific plan;
 - (4) The use will be compatible with the other uses allowed in the district; and
 - (5) The use is not listed as allowable in another zoning district.

A determination that a use qualifies as a "similar use" and the findings supporting the determination shall be in writing.

- b. **Applicable standards and permit requirements.** When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Code apply.
- c. **Referral for determination.** The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
- d. **Appeal.** A determination of similar and compatible use may be appealed in compliance with Chapter 106.72 (Appeals).

4. Greater commercial floor area than described. For uses defined by square footages, the Director has the authority to determine which areas are included or excluded from the floor area calculation. This can include spaces like office areas, restrooms, storage, etc. Additionally, the Director can permit the use to exceed the specified floor area limit by up to 25 percent of the calculated space.

CHAPTER 106.26 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 106.26.010 - Purpose
- 106.26.020 - Purposes of Commercial and Industrial Zoning Districts
- 106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements
- 106.26.040 - Commercial and Industrial District General Development Standards

106.26.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial and industrial zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

106.26.020 - Purposes of Commercial and Industrial Zoning Districts

The purposes of the individual commercial and industrial zoning districts and the manner in which they are applied are as follows.

- A. **BP (Business and Professional Office) district.** The BP zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. Multi-unit housing and mixed-use projects may be allowed. The BP zoning district is consistent with and implements the Business Professional land use designation of the General Plan.
- B. **LC (Limited Commercial) district.** The LC zoning district is applied to areas appropriate for a mixture of land uses, with primarily small-scale retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on upper floors. The LC zoning district is consistent with and implements the General Commercial land use designation of the General Plan.
- C. **SC (Shopping Center) district.** The SC zoning district is applied to areas appropriate for a wide range of retail and service land uses, promoting the unified grouping of these uses with convenient off-street parking and loading. Residential uses may also be accommodated as part of mixed use projects. Projects within this zone are intended to be designed to be an integral part of the surrounding neighborhood, and the larger community. The SC zoning district is consistent with the General Commercial land use designation of the General Plan.
- D. **GC (General Commercial) district.** The GC zoning district is applied to areas appropriate for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial zones. Multi-unit housing and mixed-use projects may be allowed. The GC zoning district is consistent with the General Commercial land use designation of the General Plan.
- E. **AC (Auto Commercial) district.** The AC zoning district is applied to areas appropriate for providing automotive sales and services, and compatible related uses. The zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the community. The AC zoning district is consistent with the General Commercial land use designation of the General Plan.
- F. **CR (Commercial Recreation).** The CR zoning district is applied to areas for commercial uses normally considered to be recreation oriented and for commercial uses associated with major recreation areas. The CR zoning district is consistent with and implements the open space land use designation of the General Plan.

- G. MP (Industrial/Office Park) district.** The MP zoning district is applied to areas appropriate for light industrial and business park land uses, including low-intensity manufacturing and assembly processes, research and development, and corporate headquarters offices. The land uses allowed and development standards required within the MP district are intended to protect adjacent areas from impacts while allowing indoor, clean, and quiet industry. Land uses in the MP zoning district are expected to be organized as a business park, with tenants that may include some commercial activities. The MP zoning district is consistent with and implements the Industrial land use designation of the General Plan.

106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in each commercial and industrial zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. Permit requirements for certain specific land uses.** Where the last column in Table 2-5 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also establish other requirements and standards applicable to the use.
- C. Permit requirements based on scale of use.** Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed							
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT						
	BP	LC	SC	GC	AC	CR	MP	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/Craft Product manufacturing	MUP S	MUP P	P	P	MUP	—	P	106.26.030.C
Contract construction service - Indoor	—	—	—	P	—	—	P	
Contract construction service - Outdoor storage	—	—	—	MUP P	—	—	MUP	
Contract construction service - Outdoor work area	—	—	—	UP	—	—	UP	
Food and beverage product manufacturing	—	MUP	MUP	P	—	—	—	
Furniture and Fixtures Manufacturing, Cabinet Shop	—	—	—	P	—	—	—	
Laundry, Dry Cleaning Plant	—	—	—	P	—	—	—	
Laboratory, analytical, research and development, testing	—	UP	UP	P	—	—	—	
Manufacturing/processing - Light	—	—	—	UP P	—	—	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	—	—	
Manufacturing/processing - Heavy	—	—	—	—	—	—	—	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
Recycling - Small collection facility	—	MUP	MUP	MUP	—	—	MUP	106.42.190
Storage - Outdoor	—	—	—	UP	—	—	UP	106.42.170
Storage - Personal storage facility (mini-storage)	—	UP	—	UP	—	—	MUP	
Storage - Warehouse, indoor storage	—	—	—	P	—	—	P	
Wholesaling and distribution	—	—	—	P	—	—	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	—	S	—	S	—	—	S	106.40
Bingo parlor	—	—	—	UP	—	—	—	10.81 - 10.100
Card room	—	—	UP	UP	—	—	—	10.26 - 10.54
Commercial recreation facility - Indoor, Minor Major	—	UP MUP	UP MUP	UP MUP	—	MUP	UP	
Commercial recreation facility - Indoor, Major Minor	—	P	P	P	—	P	P	
Commercial recreation facility - Outdoor	UP	—	—	UP	—	MUP	UP	
Conference/convention facility	UP	—	UP	UP	—	UP	—	
Fitness/health facility	UP	P	P	P	—	P	UP	
Golf Course	—	—	—	UP	—	MUP	UP	
Library, museum	P	P	P	P	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	—	—	UP	
Park, playground	P	P	P	P	—	P	UP	
School - College, university	UP	UP	UP	UP	—	—	—	
School - Elementary, middle, secondary	UP	UP	UP	UP	—	—	—	
School - Specialized education/training - Minor Major	UP MUP	UP MUP	UP MUP	UP MUP	—	—	UP MUP	
School - Specialized education/training - Major Minor	P	P	P	P	—	—	P	
Sports and entertainment assembly facility	—	—	UP	MUP	—	MUP	MUP	
Studio - Art, dance, martial arts, music, etc.	S	P	P	P	—	—	S	106.26.030.C
Theater	—	—	MUP P	MUP P	—	MUP	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park

LAND USE (1)		PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
		BP	LC	SC	GC	AC	CR	MP	
RESIDENTIAL USES									
Emergency shelter		—	—	—	S	—	—	—	106.42.090
Home occupation		P	P	P	P	—	—	—	106.42.100
Live/work unit		MUP	MUP	UP MUP	UP MUP	—	—	—	106.42.110
Mixed use project residential component		S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling		P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility		—	—	—	UP	—	—	—	
Small Lot Housing Product		S	S	S	S	—	—	—	106.42.230
Work/live unit		UP MUP	MUP	UP MUP	UP MUP	—	—	UP	106.42.110
RETAIL TRADE									
Accessory retail uses		P	P	P	P	P	P	P	
Alcoholic beverage sales		—	S	S	S	—	S	—	106.42.020
Bar		—	UP	UP	UP	—	UP	—	106.42.020
Brew Pub/Tavern		—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales		—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental		—	—	—	UP	P	—	P	
Convenience store		S	S	S	S	S	—	S	106.42.070
Drive-through retail		—	UP	UP	UP	—	—	—	106.42.080
Farm Supply and Feed Store		—	—	—	P	—	—	—	
Fuel dealer (propane for home and farm use, etc.)		—	—	—	P	—	—	—	
General retail		—	P	P	P	P	—	—	
Groceries, specialty foods		—	P	P	P	—	—	—	
Mixed use project		—	S	S	S	S	—	—	106.42.130
Night club		—	—	UP	UP	—	—	—	
Office-supporting retail		S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales		—	P	P	P	P	—	—	106.42.160
Public auction, flea market		—	—	—	UP	—	—	—	
Restaurant, café, coffee shop		S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment		S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)		—	—	—	MUP	—	—	—	
Key to Zone Symbols									
BP	Business and Professional Office	AC	Auto Commercial						
LC	Limited Commercial	CR	Commercial Recreation						
SC	Shopping Center	MP	Industrial/Office Park						
GC	General Commercial								
Notes:									
(1) See Article 8 for land use definitions.									

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						
LAND USE (1)	BP	LC	SC	GC	AC	CR	MP

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	— P	P	—	—	—	
Medical services - Hospital	UP	—	— UP	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	

SERVICES - GENERAL

Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	UP MUP	UP MUP	UP MUP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	UP P	UP P	P	P	—	—	P	

Key to Zone Symbols

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Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	MUP	Conditional use, Minor Use Permit required						
	UP	Conditional use Permit required						
	S	Permit requirement set by Specific Use Regulations						
	—	Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	MUP	MUP	MUP	MUP	—	MUP	
Broadcasting studio	P	P	P	P	—	—	P	
Freight terminal	—	—	—	MUP	—	—	P	
Parking facility, public or commercial, surface	MUP	—	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial, structured	UP	—	UP	UP	UP	UP	UP	
Pipeline, utility transmission or distribution line	UP							
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP							
Utility infrastructure	P	P	P	P	P	P	P	

VEHICLE SALES AND SERVICES

Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto parts sales with installation services	—	MUP	MUP	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	UP	MUP	UP	MUP	P	P	
Vehicle support services	—	P	P	P	P	—	—	
Vehicle storage	—	—	—	UP	UP	—	—	

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Notes:

(1) See Article 8 for land use definitions.

ARTICLE 8

Glossary

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trees; 2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or 3) other qualified professionals who the Director determines have gained through experience the qualifications to identify, remove, or replace trees.

Architectural Feature. An exterior building feature including roof, windows, doors, porches, etc.

Area of Lot. See "Lot Area."

Artisan/Craft Product Manufacturing. Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. May include an artisan shop as an accessory use. ~~May also include small scale food/beverage production like coffee roasting.~~

Artisan Shop. A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, that are small run or one-of-a-kind items, where the store includes an area for the crafting of the items being sold. Mass production of these items is defined as "Manufacturing/Processing - Light."

Assessed Value. The value of a structure as shown in the records of the County Assessor.

Attic. The area located between the uppermost plate and the roof or ridge of a structure.

Auto and Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and scooters with internal combustion engines. (Bicycle sales are included under "General Retail"). Vehicles for sale may be displayed outdoors or indoors, as authorized by the required Use Permit. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); mobile home, recreational vehicle, or watercraft sales (see "Mobile Home, RV and Boat Sales"); tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. The sale of automobiles and other vehicles at wholesale to retail dealers.

~~**Auto Parts Sales.** Stores that sell or re-manufactured automobile parts, tires, and accessories. Establishments that provide installation services are instead included under "Vehicle Services - Repair and Maintenance - Minor."~~ Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards." ~~Establishments providing repair services are included under "Vehicle Services - Repair and Maintenance".~~

~~1. **No Installation Services.** Auto parts sales where product is sold but not installed on-site.~~

~~2. **With Installation Services.** Auto parts or accessories sales where the product is sold and installed on-site, generally in service bays.~~

Auto Repair. See "Vehicle Services."

Automated Teller Machine (ATM). Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations. Does not include drive-up ATMs which are included under "Drive-Through Retail or Service."

B. Definitions, "B."

Bank, Financial Services. Financial institutions including:

- Banks and trust companies
- Credit agencies
- Holding (but not primarily operating) companies
- Lending and thrift institutions
- Other investment companies
- Securities/commodity contract brokers and dealers
- Security and commodity exchanges
- Vehicle finance (equity) leasing agencies

See also "Automated Teller Machine." Does not include check cashing stores, which are instead defined under "Personal Services - Restricted."

Bar/Tavern. A business where alcoholic beverages are sold for on-site consumption and any food service is subordinate to the sale of alcoholic beverages. May include dancing as an incidental use, if authorized by the Use Permit approval for the facility. Does not include adult oriented businesses, which are separately defined.

Bed and Breakfast Inn (B&B). See "Lodging."

Bonafide Restaurant. See "Alcoholic Beverage Sales."

Breezeway. A structure used to provide shelter between and connect two or more structures. A breezeway for the purpose of this code, shall be at least five (5) feet wide, use similar materials and be architecturally compatible with existing structures, connect two or more entrances/exits and provide cover for a paved surface. For the purpose of connecting two structures to avoid the maximum accessory structure size of Section 106.42.200(3)(a), a breezeway cannot be longer than ten (10) feet.

Brew Pub. A facility where patrons are served beer produced on the premises for on-site consumption, and which may also include food sales. Brew pubs produce less than 5,000 barrels of beverage (all beverages combined) annually. May include "Tap Room", which is defined separately. The production of more than 5,000 barrels of beverages defined as "Food and beverage product manufacturing."

Broadcasting Studio. Commercial and public communications use including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus, including antennas and towers or mobile units, which are instead defined under "Telecommunications Facilities".

Buildable Area. The portions of a lot other than required setback areas.

Building and Landscape Materials Sales. A retail establishment selling hardware, lumber and other large building materials, plant materials, and other landscaping materials. Includes paint, wallpaper, glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution."

City Council. The Citrus Heights City Council, referred to in this Zoning Code as the "Council."

Commercial Medical Marijuana Business. Any commercial medicinal cannabis business activity regulated by the state under the Medicinal and Adult-Use Cannabis Regulation and Safety Act, found at California Business and Professions Code § 26000 et seq., including but not limited to medical marijuana cultivation, retail, distribution, manufacturing, transporting and testing.

Commercial Non-Medical Marijuana Business. Any non-medicinal or adult-use cannabis business activity regulated by the state under the Medicinal and Adult-Use Cannabis Regulation and Safety Act, found at California Business and Professions Code § 26000., including but not limited to non-medical marijuana cultivation, distribution, manufacturing, retail, testing, and operation of a microbusiness.

Commercial Recreation Facility - Indoor. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- Bowling alleys
- Coin-operated/electronic amusement arcades (video games, pinball, etc.)
- Ice skating and roller skating
- Indoor entertainment (axe throwing, escape room, etc.)
- Indoor sports facilities (soccer, batting cages, etc.)
- Pool and billiard rooms as primary uses

This use does not include adult oriented businesses, which are separately defined. Eight or more electronic games or coin-operated amusements or pool/billiard tables in any establishment are considered a commercial recreation facility as described above; seven or fewer machines or tables are not considered a land use separate from the primary use of the site.

1. **Minor Facility.** Indoor recreation facility that ~~does not occupy more than 5,000 square feet of gross floor area and~~ closes no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday and operates in a manner unlikely to cause significant impacts on surrounding land uses or the community.
2. **Major Facility.** Indoor recreation facility that ~~either exceeds 5,000 square feet of gross floor area or any size facility that~~ operates past 10:00 p.m. Sunday through Thursday or past 11:00 p.m. Friday or Saturday or is determined to operate in a manner unlikely to cause significant impacts on the surrounding land uses or the community.

Commercial Recreation Facility - Outdoor. A facility for various outdoor recreational activities, where a fee is charged for use. Examples include:

- Amusement and theme parks
- Go-cart tracks
- Golf driving ranges
- Miniature golf courses
- Water slides

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Does not include golf courses, which are separately defined.

Commission. See "Planning Commission."

Communications Facility. See "Telecommunications Facilities."

Community Center. A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

L. Definitions, "L."

Laboratory - Analytical, Research and Development, Testing. Facilities for medical testing and research.

Land Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Landscape Standards. The following terms are defined for the purposes of Chapter 106.34 (Landscape Standards).

1. **Drought resistant cool season grass.** Cool season grasses which can tolerate drought stress. These grasses usually require high water use irrigation scheduling to stay green and vital, but will survive under limited water (e.g., turf-type tall fescues, Medallion, and Rebel).
2. **Functional need (for turf).** Turf planting which serves a functional or practical need rather than purely aesthetic purpose. Examples include: athletic fields and pedestrian circulation areas.
3. **High water use plantings.** Annuals, container plantings, and plants recognized as high water use (e.g., Rhododendrons or Birch) or plants documented as having a plant factor greater than 0.6.
4. **Hydrozone.** A landscape area having plants with similar water needs. Typically, a hydrozone is served by a valve or set of valves with the same type of irrigation hardware and schedule.
5. **Irrigation circuit.** A section of an irrigation system, including the piping and sprinkler heads or emitters, operated by a single remote control valve.
6. **Landscaped area.** The parcel area less building footprints, driveway, parking areas, paved walks and patios, and undeveloped open space of designated natural areas. Project landscaped area includes all areas under irrigation, water features, and hardscape other than those noted above.
7. **Large stature tree.** A tree species that is generally expected to mature to a maximum height greater than 50 feet
8. **Low water use plants.** Plants which are recognized as drought resistant or low water use when established, or plants documented as having a plant factor less than or equal to 0.60.
9. **Medium stature tree.** A tree species that is generally expected to mature to a maximum height between 30 and 50 feet.
10. **Microclimate.** A section of a landscaped site with unique climatic conditions that affect the amount of water plants within the area use (e.g., courtyards, tree understory areas, and median islands).
11. **Non-mechanically compacted soil.** Soil which has not undergone engineered compaction procedures.
12. **Organic amendment.** Any fully organic material added to the soil to improve soil structure, and other physical properties of the soil (e.g., compost, composted sawdust, peat moss, and redwood soil conditioner).
13. **Overspray.** Water which is discharged from an overhead irrigation system outside the desired planting area, especially water which wets adjacent hard surfaces (e.g., patios, sidewalks, and streets).
14. **Plant factor.** A number which represents the portion of reference evapotranspiration used by a particular plant. For example, a shrub with a plant factor of 0.5 uses 50 percent of reference evapotranspiration; a tree with a plant factor of 1.2 uses 120 percent of reference evapotranspiration.
15. **Porous mulch.** A loose material which is applied to the soil surface to reduce evaporation and retard weed

Printing and Publishing. An establishment engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

Private Residential Recreation Facility. A privately-owned, non-commercial outdoor recreation facility provided for residential project or neighborhood residents, including swimming pools, swim and tennis clubs, park and sport court facilities. Does not include golf courses, which are separately defined. This is not considered a separate land use requiring Minor Use Permit approval in compliance with Article 2 (Zoning Districts and Allowable Land Uses) if approved at the same time as the overall project of which it is part.

Produce Stand. A temporary business established and operated for a specific time, selling raw, unprocessed fruits, vegetables, nuts, and other produce in its raw or natural state, and that is accessory to an on-site or adjacent agricultural operation.

Project Arborist. An arborist providing consulting services for tree permit(s) as a condition of construction, development, or redevelopment project

Property Line. See "Lot Line".

Proposed Project. A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition.

Protected Zone of a Tree. The radius of the protected zone is a circle equal to the trunk diameter in inches converted to feet. (For example, the radius of the protected zone of a tree with a trunk diameter of six inches is six feet.) Trunk diameter is measured at 54 inches above the ground.

Public Auction, Flea Market. The outdoor sale of used and/or new merchandise by individual vendors in a temporary or permanent facility. An indoor swap meet or flea market which occupies a building typically designed for retail sales with tables, booths, or other spaces for the individual vendors is considered general retail.

Public Safety Facility. A facility operated by a public agency including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch facilities on the same site.

Public Transit. A major transit stop, i.e., an existing rail or bus rapid transit station; a ferry terminal serviced by bus or rail service; or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods, including major transit stops included in an applicable regional transportation plan.

Q. Definitions, "Q."

Qualifying Resident. For the purposes of Chapter 106.32 (Affordable Housing Incentives), a senior citizen or other person eligible to reside in senior citizen housing.

R. Definitions, "R."

Recreational areas. Areas, excluding private single family residential areas, dedicated to active play recreation or public assembly such as parks, sports fields, picnic grounds, amphitheaters and or golf courses tees, fairways and greens.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out. Does not include restaurants with alcohol service, which are separately defined (see "Alcoholic Beverage Sales).

Retail Complex. A primarily retail commercial site with three or more separate businesses sharing common pedestrian and parking areas.

Review Authority. The individual or official City body (the Community Development Director, Planning Commission, or City Council) identified by this Zoning Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 6 (Planning Permit Procedures).

Rooming or Boarding House. A dwelling or part of a dwelling where lodging is furnished for compensation to five or more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under "Organizational House."

S. Definitions, "S."

School. A public or private academic educational institution, including:

- Boarding school
- Community college, college, or university
- Elementary, middle, and junior high schools
- High school
- Military academy

School. Specialized Education/Training. Facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction. Examples include the following:

- Art school
- Ballet and other dance school
- Business, secretarial, and vocational school
- Computers and electronics school
- Drama school
- Driver education school
- Establishments providing courses by mail
- **Home School Support Services**
- Language school
- Martial arts
- Music school
- Professional school (law, medicine, etc.)
- Seminaries/religious ministry training facility
- Tutoring Centers

1. **Minor Specialized Education/Training.** Facility with no more than 100 students on-site at any one time and where the operational characteristics of the school are unlikely to cause significant impacts on surrounding land uses or the community.

2. **Major Specialized Education/Training.** Facility with more than 100 students on-site at any one time or the operational characteristics of the school are likely to cause significant impacts on surrounding land uses or the community.

Second Hand Store. A retail store that buys and sell used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. Does not include bookstores ("Retail Stores"); secondhand farm and construction equipment ("Construction, Farm, and Heavy Equipment Sales"); junk dealers, or scrap/dismantling yards (Recycling Facilities - Scrap and Dismantling Yards"); the sale of antiques and collectibles ("Retail Stores"); the sale of cars and other used vehicles ("Auto and Vehicle Sales, Leasing, and

1. **Major Repair/Body Work.** These establishments include towing, collision repair, other body work, and painting services; tire recapping, repair/replacement of transmissions or engines, or any other type of service not considered minor.
2. **Minor Maintenance/Repair.** Minor facilities providing limited repair and maintenance services. Examples include: attended and self-service car washes; brake part replacement, detailing services; minor tune-ups, muffler and radiator shops; quick-lube services; tire and battery sales and installation (not including recapping).
3. **Support services. Facilities that provide vehicle support services e.g. test only smog station, registration services. Does not include any repair and/or maintenance services.**

Does not include automobile parking (see "Parking Facilities"), repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales and Rental," and "Mobile Home, RV, and Boat Sales and Rental"); gas stations, which are separately defined; or dismantling yards, which are included under "Recycling - Scrap and Dismantling Yards."

Vehicle Storage. A facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles. Includes facilities for the storage and/or servicing of fleet vehicles. Does not include public or private parking lots; or dismantling yards (classified in "Recycling - Scrap and Dismantling Yards"), or other facilities for storage of wrecked or otherwise inoperative vehicles.

Vending. The following terms and phrases are defined for the purposes of Section 106.42.250 (Temporary Uses).

1. **Vending.** Selling, offering for sale, or displaying or dispensing of any goods or merchandise for sale or purchase to the public from any carrying device, box, bag, stand, human-powered device (including but not limited to any pushcart, wagon, bicycle, tricycle, or other wheeled container), portable stand, or any other device used for carrying goods or merchandise. This includes hawking, operating noise-making devices, and any other activity or signage to attract attention to the vendor or the goods or merchandise. Examples of vending activity include hot dog carts/vehicles, flower carts/stands/sales, ice cream carts/vehicles, roadside sales, stationary food carts/vehicles, and similar activities. The sale of agricultural products grown on-site is not considered vending.
2. **Food Vendor Group Sites.** A single site with the stationary operation of two or more mobile food vendors clustered together during a specified time and in accordance with an approved permit.
3. **Stationary Vending.** Vending from a single location for more than two consecutive hours is considered a day of stationary vending. For the purpose of this definition, a single location shall mean any location within a 1000 feet radius of the original location.
4. **Vending on demand.** Food vendors such as ice cream trucks or similar food vendors that stop or park only at the request of a bonafide purchaser for the purpose of making a sale and only so long as it take to make a sale.

Vending Machine. A device which dispenses a product or service, either for sale, rent, or free, and which is activated entirely by the receiver of the product or service, including ice machines, food/drink machines, and dvd kiosks. Newspaper racks, phones, and fixed automatic teller machines are not regulated by this section.

Veterinary Clinic, Animal Hospital. Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. See also "Kennel, Animal Boarding."

Video Rental. See "General Retail," and "Adult Entertainment Business."