

<b>Article 2</b> <b>Development and Land Use Approval Requirements</b>			
<b>Section</b>	<b>Topic</b>	<b>Amendment</b>	<b>Description</b>
<b>106.22.030.A.4 (New)</b>	<b>Allowable Land Uses and Permit Requirements</b>	Added new subsection. This provision grants the Director the authority to include or exclude certain floor space areas when calculating the allowed floor area for a specific use. It also allows the Director to approve an increase in the allowed floor area by up to 25%.	Certain ancillary uses—such as cafés, convenience stores, and residential units—are permitted within the Business Professional (BP) zone, provided they do not exceed 15% of the total building floor area. The amendment introduces flexibility by allowing these uses to be considered even if they slightly exceed the 15% threshold, subject to staff review and consistency with the intent of the zone.
<b>Table 2-5 Industry, Manufacturing</b>	<b>Artisan/Craft Product Manufacturing</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>• BP: change from MUP to S (allowed up to 15% of the building total building area)</li> <li>• LC: change from MUP to P</li> <li>• Add Municipal Code Section reference</li> </ul>	The amendment reduces permit requirements for small-scale business operations to support local entrepreneurship. These uses generally do not involve outdoor storage or generate significant environmental impacts such as noise, thereby not warranting the more intensive review process associated with a Use Permit.
<b>Table 2-5 Industry, Manufacturing</b>	<b>Contract construction services-outdoor storage</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>• GC: change from MUP to P</li> </ul>	The amendment modifies the permitting requirements for state licensed contractor yards locating within the General Commercial (GC) zone by removing the Minor Use Permit (MUP) requirement. Given the GC zone’s compatibility with light industrial and service-oriented uses, this change reduces regulatory barriers while maintaining appropriate land use compatibility.
<b>Table 2-5 Industry, Manufacturing</b>	<b>Food and Beverage product manufacturing</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>• LC: allow with MUP</li> <li>• SC: allow with MUP</li> <li>• GC: Permitted</li> </ul>	This use was previously defined in the Zoning Code but was not included in Table 2-5 (Commercial Land Use Table), although it was identified in the Auburn Boulevard Specific Plan (ABSP) Allowable Uses – Figure 3.4. This use was previously defined in the Zoning Code but classified under Light Manufacturing, which is permitted in the General Commercial (GC) zone only with approval of a Use Permit (UP). The creation of a distinct land use category for small-scale, low-impact food production—such as coffee roasting

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			and bakeries—facilitates greater locational flexibility by allowing these uses in a broader range of commercial zones, consistent with their limited operational impacts.
<b>Table 2-5 Industry, Manufacturing</b>	<b>Furniture and fixtures manufacturing, cabinet shop</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>GC: Permitted</li> </ul>	This use was previously defined in the Zoning Code but was not included in Table 2-5 (Commercial Land Use Table), although it was identified in the Auburn Boulevard Specific Plan (ABSP) Allowable Uses – Figure 3.4. The inclusion of this land use category in Table 2-5 enhances clarity and consistency regarding where such uses may be permitted. This category encompasses small-scale furniture-related manufacturing operations, including re-upholstery shops, cabinet shops, and similar uses.
<b>Table 2-5 Retail Trade</b>	<b>Laboratory, analytical, research and development, testing</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>LC: Allow with UP</li> <li>SC: Allow with UP</li> <li>GC: Permitted</li> </ul>	Although this use was not previously defined or listed in the Zoning Code, it was identified as an allowable use in the Auburn Boulevard Specific Plan (ABSP), Figure 3.4 – Allowable Uses. To ensure consistency between regulatory documents and improve clarity, this use will be formally defined in the Zoning Code and incorporated into Table 2-5 (Commercial Land Use Table).
<b>Table 2-5 Industry, Manufacturing</b>	<b>Laundry, dry cleaning plant</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>GC: Permitted</li> </ul>	Although previously defined in the Zoning Code, this use was not included in Table 2-5 (Commercial Land Use Table). The addition of this land use category to Table 2-5—and its designation as a permitted use within the General Commercial (GC) zone—enhances regulatory clarity. Given the GC zone’s established compatibility with light industrial and service-oriented uses, this amendment facilitates appropriate land use flexibility while continuing to support land use compatibility objectives and reducing unnecessary permitting barriers.
<b>Table 2-5</b>	<b>Manufacturing/ processing Light</b>	Amended permit requirements as follows:	The amendment revises the permitting requirements for small-scale manufacturing uses within the General Commercial

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<b>Industry, Manufacturing</b>		<ul style="list-style-type: none"> <li>GC: change from UP to P</li> </ul>	(GC) zone by eliminating the requirement for a Use Permit (UP). This modification recognizes the GC zone's suitability for low-impact, light industrial, and service-oriented activities. By allowing these uses by right, the amendment streamlines the entitlement process, reduces regulatory burdens, and maintains consistency with the zone's intended function and compatibility standards.
<b>Table 2-5 Recreation, Education</b>	<b>Commercial recreation facility- Indoor, major</b>	<p>Amended permit requirements as follows:</p> <ul style="list-style-type: none"> <li>LC: change from UP to MUP</li> <li>SC: change from UP to MUP</li> <li>GC: change from UP to MUP</li> <li>CR: change from not allowed to MUP</li> <li>MP: change from not allowed to UP</li> </ul>	Indoor commercial recreation facilities—such as trampoline parks, axe throwing venues, batting cages, bowling alleys, and similar family-oriented entertainment uses—serve as valuable components of the community's recreational and economic landscape. To promote the expansion of such uses and enhance local entertainment options, the City is committed to reducing regulatory barriers by streamlining the permitting process and encouraging their establishment in appropriate commercial zones.
<b>Table 2-5 Recreation, Education</b>	<b>Commercial recreation facility- Indoor, minor</b>	<p>Amended permit requirements as follows:</p> <ul style="list-style-type: none"> <li>CR: change from not allowed to P</li> <li>MP: change from not allowed to P</li> </ul>	Indoor commercial recreation facilities—such as trampoline parks, axe throwing venues, batting cages, bowling alleys, and similar family-oriented entertainment uses—serve as valuable components of the community's recreational and economic landscape. To promote the expansion of such uses and enhance local entertainment options, the City is committed to reducing regulatory barriers by streamlining the permitting process and encouraging their establishment in appropriate commercial zones.
<b>Table 2-5 Recreation, Education</b>	<b>School-specialized education/ training-major</b>	<p>Amended permit requirements as follows:</p> <ul style="list-style-type: none"> <li>BP: change from UP to MUP</li> <li>LC: change from UP to MUP</li> <li>SC: change from UP to MUP</li> </ul>	Schools and specialized education centers play a crucial role in offering valuable educational opportunities for the community. These institutions not only enrich the lives of students but also attract individuals into commercial areas, helping to support and sustain nearby businesses.

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		<ul style="list-style-type: none"> <li>GC: change from UP to MUP</li> <li>MP: change from UP to MUP</li> </ul>	
<b>Table 2-5 Recreation, Education</b>	<b>Theater</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>SC: change from MUP to P</li> <li>GC: change from MUP to P</li> </ul>	A theater can create jobs, from ticket sales to concessions and maintenance. It can also drive foot traffic to nearby businesses like restaurants, cafes, and retail shops, boosting the local economy.
<b>Table 2-5 Residential Uses</b>	<b>Live/work unit</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>SC: change from UP to MUP</li> <li>GC: change from UP to MUP</li> </ul>	Several legislative actions in recent years have allowed housing to be built by-right in commercial areas. To further encourage housing development in underutilized commercial spaces, permit requirements are being lowered.
<b>Table 2-5 Residential Uses</b>	<b>Work/live unit</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>BP: change from UP to MUP</li> <li>LC: change from not allowed to MUP</li> <li>SC: change from UP to MUP</li> <li>GC: change from UP to MUP</li> </ul>	Several legislative actions in recent years have allowed housing to be built by-right in commercial areas. To further encourage housing development in underutilized commercial spaces, permit requirements are being lowered.
<b>Table 2-5 Retail Trade</b>	<b>Farm supply and feed store</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>GC: Permitted</li> </ul>	This use, while previously defined in the Zoning Code, was not listed in Table 2-5 (Commercial Land Use Table). Its inclusion in the table formally establishes it as a higher-intensity retail use and clarifies its permissibility within the General Commercial (GC) zone. This update enhances regulatory consistency and provides clear guidance regarding the appropriate zoning context for such uses
<b>Table 2-5 Services- Business</b>	<b>Medical services- Extended care</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>SC: change from not allowed to P</li> </ul>	The proposed amendment expands the list of permissible uses within the Shopping Center (SC) zoning district to include extended care services, such as health-related facilities with patient beds (e.g., convalescent homes). These facilities are compatible with the SC district's intent to support a mix of community-serving uses and represent an appropriate

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			adaptive reuse opportunity for underutilized commercial spaces within existing shopping centers.
<b>Table 2-5 Services-Business</b>	<b>Medical services-Hospital</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>• SC: change from not allowed to UP</li> </ul>	While there has been no formal interest from medical providers in establishing a hospital within the City of Citrus Heights to date, the introduction of such a facility would represent a significant economic catalyst—generating employment opportunities, increasing visitor activity, and supporting ancillary services. The proposed reduction in permitting requirements is intended to serve as a strategic incentive to attract hospital development by streamlining the entitlement process and enhancing site feasibility.
<b>Table 2-5 Services - General</b>	<b>Kennel, animal boarding</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>• LC: change from UP to MUP</li> <li>• SC: change from UP to MUP</li> <li>• GC: change from UP to MUP</li> </ul>	The permit requirements for animal boarding facilities are being reduced to facilitate the establishment of this use within commercial centers. This adjustment aims to streamline the approval process and support the integration of animal-related services within appropriate commercial zoning districts.
<b>Table 2-5 Services - General</b>	<b>Veterinary clinic, animal hospital</b>	Amended permit requirements as follows : <ul style="list-style-type: none"> <li>• BP: change from UP to P</li> <li>• LC: change from UP to P</li> </ul>	The permit requirements for animal boarding facilities are being reduced to facilitate the establishment of this use within commercial centers. This adjustment aims to streamline the approval process and support the integration of animal-related services within appropriate commercial zoning districts.
<b>Table 2-5 Vehicle Sales and Services</b>	<b>Auto parts sales with installation services</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>• LC: allow with MUP</li> <li>• SC: allow with MUP</li> <li>• GC: Permitted</li> <li>• AC: Permitted</li> </ul>	Previously, no specific land use category existed for this type of operation. In response to interest from specialty auto parts retailers offering both product sales and installation services, the City has introduced a new land use category. This addition will clearly define the use, providing greater regulatory clarity, and streamline the permitting process for such establishments.

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<b>Table 2-5 Vehicle Sales and Services</b>	<b>Vehicle services- Minor maintenance/rep air</b>	Amended permit requirements as follows: <ul style="list-style-type: none"> <li>• LC: change from UP to MUP</li> <li>• SC: change from UP to MUP</li> </ul>	This use encompasses vehicle service operations, including car washes, quick-lube stations, and minor tune-up shops. Evaluating these uses through the Minor Use Permit (MUP) process enables staff to conduct a thorough review of the proposal while minimizing the regulatory burden on the applicant by streamlining the permitting process.
<b>Table 2-5 Vehicle Sales and Services</b>	<b>Vehicle Support Services</b>	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> <li>• LC: Permitted</li> <li>• SC: Permitted</li> <li>• GC: Permitted</li> <li>• AC: Permitted</li> </ul>	his new use category is intended for a limited range of vehicle service providers, such as test-only stations and vehicle registration services. It explicitly excludes businesses that offer repair or maintenance services, ensuring that only specific, low-impact vehicle-related operations are permitted under this designation.

<b>Glossary</b>	
<b>Definition</b>	<b>Description of Amendment</b>
<b>Artisan/Craft Product Manufacturing</b>	Amended definition to remove Coffee Roasting as it is included in now defined under Food and Beverage Manufacturing
<b>Auto Parts Sales</b>	Amended definition to separate into two categories: auto parts sales with no installation services and auto parts sales with installation services. Clarified that this does not include auto repair services
<b>Brew Pub</b>	Amended definition to clarify brew pubs producing more than 5,000 barrels are defined as food and beverage production
<b>Commercial Recreation Facility – Indoor</b>	Minor Facility, amended definition to remove sq footage limits
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<b>Heath/Fitness Facility</b>	Amended definition to remove archery shooting range as it would fall under commercial recreation outdoor

<b>Glossary</b>	
<b>Definition</b>	<b>Description of Amendment</b>
<b>Laboratory – analytical, research and development, testing</b>	New definition to support the use within the ABSP and other commercial areas within the City.
<b>Public Auction, Flea Market</b>	Amended definition to clarify this applies outdoor activities and indoor use is considered general retail
<b>School, Specialized Education/Training</b>	Amended definition to include places providing home school support
<b>Vehicle Services</b>	Support Services. New definition for providers of a very limited scope of vehicle services such as registration, test only stations, etc.