

AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA
April 22, 2025, 6:00 pm

April 22, 2025, Planning Commission Meeting Agenda Packet, PDF

Documents:

[4-22-25 PC AGENDA.PDF](#)

1. FLAG SALUTE
2. ROLL CALL Flowers, Kinderwater, Rawi, Utzig, Van Duker, Vice Chair Scheeler, Chair Shishko,
3. CONSENT CALENDAR
Approval of minutes for February 25, 2025
4. PUBLIC COMMENT
Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.
5. REGULAR CALENDAR
 - a. **Presentation of the City Council's adopted 2025 - 2027 ECONOMIC DEVELOPMENT WORK PLAN**. Presentation provided by: Economic Development Community Engagement Director Meaghan Huber
6. PUBLIC HEARING
 - a. **Zoning Code updates**- The Planning Division is requesting the Planning Commission review of proposed amendments to three of the City's land use regulatory documents: the Zoning Code, the Boulevard Plan, and the Stock Ranch Guide for Development. These changes are based on the City Council's adopted 2025 - 2027 Economic Development Work Plan. Project Planner: Alison Bermudez
7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF
8. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted

at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

- City of Citrus Heights 6360 Fountain Square Drive, Citrus Heights, CA
- Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA
- Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Blvd., Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located 6360 Fountain Square Drive, Citrus Heights, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing

7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city Planning Commission at, or prior to, this public hearing".

Oleg Shishko , *Chair*
Thomas Scheeler, *Vice Chair*
Marcelle Flowers *Commissioner*
Scott Kinderwater, *Commissioner*
Al Rawi, *Commissioner*
Alan Utzig, *Commissioner*
Andrew Van Duker, *Commissioner*

**AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive
Tuesday, April 22, 2025, 6:00 p.m.**

HOW TO PARTICIPATE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the time allowed if there is a lengthy Agenda or a large number of people wanting to address the Commission.

You may also submit your comment via email to planning@citrusheights.net. Each written comment will be read aloud by the Secretary.

**PLANNING COMMISSION MEETING
6:00 PM**

April 22, 2025, Planning Commission Meeting Agenda Packet pdf

CALL REGULAR MEETING TO ORDER

1. **FLAG SALUTE**
2. **ROLL CALL** Flowers, Kinderwater, Rawi, Utzig, Van Duker, Vice Chair Scheeler, Chair Shishko,
3. **CONSENT CALENDAR**
Approval of minutes for February 25, 2025
4. **PUBLIC COMMENT**
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5. **REGULAR CALENDAR**
 - a. Presentation of the City Council's adopted 2025-2027 [Economic Development Work Plan](#). **Presentation provided by: Economic Development Community Engagement Director Meaghan Huber**

6. PUBLIC HEARING

- a. **Zoning Code updates-** The Planning Division is requesting the Planning Commission review of proposed amendments to three of the City's land use regulatory documents: the Zoning Code, the Boulevard Plan, and the Stock Ranch Guide for Development. These changes are based on the City Council's adopted 2025-2027 Economic Development Work Plan. **Project Planner: Alison Bermudez**

7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

None

8. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

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**City of Citrus Heights
Planning Commission Meeting
Minutes February 25, 2025
Draft**

MEETING CALLED TO ORDER

Chair Price called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Van Duker led the flag salute.
2. **ROLL CALL** Commission Present: Kinderwater, Rawi, Scheeler, Van Duker, Vice Chair Shishko, Chair Price
ABSENT: (1) Flowers
STAFF PRESENT: Ashjian, Bermudez, Hildebrand, Jones, Kehrer, Kempenaar, Lui
3. **CONSENT CALENDAR**
Approval of minutes for December 10, 2024
MOTION 1: Approval of minutes for December 10, 2024
M/S: Van Duker/Scheeler
AYES: (4) Scheeler, Van Duker, Vice Chair Shishko, Chair Price
NOES: (0)
Abstain: (2) Kinderwater, Rawi
ABSENT: (1) Flowers
4. **PUBLIC COMMENT**
There was no public comment.
5. **REGULAR CALENDAR**
 - a) **General Plan Annual Report:** State law requires all cities and counties submit to their legislative bodies an annual progress report on the status of the General Plan and progress in its implementation. Staff recommends the Planning Commission move to accept the 2024 General Plan Annual Progress Report Commission directed staff to forward the report to City Council and the appropriate state agencies in accordance with Government Code Section 65400. **Project Planner: Steffane Lui**

Associate planner Steffane Lui made a presentation to the Commission and answered questions from Commission.

- RENA numbers
- Penalties if numbers are not achieved

Chair Price opened public hearing.

Chair Price closed public hearing.

MOTION 1: Move to accept the 2024 General Plan Annual Progress Report and direct staff to forward the report to City Council and the appropriate state agencies in accordance with Government Code Section 65400.

M/S: Van Duker/Scheeler

AYES: (6) Kinderwater, Rawi, Scheeler, Van Duker, Vice Chair Shishko, Chair Price

NOES: (0)

ABSENT: (1) Flowers

RECUSE: (0)

b) **Selection of Chair and Vice Chair**

MOTION 1: Selection of Chair, nominee Shishko

M/S: Scheeler/Van Duker

AYES: (6) Kinderwater, Rawi, Scheeler, Van Duker, Vice Chair Shishko, Chair Price

NOES: (0)

ABSENT: (1) Flowers

RECUSE: (0)

MOTION 2: Selection of Vice Chair, nominee Scheeler

M/S: Van Duker/Price

AYES: (6) Kinderwater, Rawi, Scheeler, Van Duker, Vice Chair Shishko, Chair Price

NOES: (0)

ABSENT: (1) Flowers

RECUSE: (0)

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**

- a.) Presentation Creeks, Floodplain and Stormwater Regulations in Citrus Heights **Item postponed**
- b.) Update on Habitat for Humanity Project

7. **ADJOURNMENT**

Meeting adjourned at 6:18 pm

Respectfully Submitted,

Stacy Hildebrand

Planning Commission Secretary



CITY OF CITRUS HEIGHTS

MEMORANDUM

DATE: April 22, 2025

TO: Planning Commission

FROM: Alison Bermudez, Sr. Planner

SUBJECT: Presentation on Economic Development Work Plan 2025-2027

Meghan Huber, the City's Economic Development and Community Engagement Director, will present the recently adopted Economic Development Work Plan (EDWP) to the Planning Commission. The EDWP serves as a call to action, reinforcing the City's ongoing commitment to building a strong local economy through strategic economic development initiatives.

[Type here]

Below is a snapshot of business license data:

18	AMOUNT	23,337.01	21,271.88	28,204.81	23,337.34	22,031.71	20,130.10	21,244.43	24,347.40	22,010.74	22,034.23	13,704.33	24,707.83	283,907.33	23,038.33
19		2022													
20		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
21	New	73	71	103	57	87	66	69	92	73	69	69	31	860	71.67
22	Renewal	140	192	153	188	113	238	288	239	191	238	165	139	2,284	190.33
23	Total	213	263	256	245	200	304	357	331	264	307	234	170	3,144	262.00
24	Amount	22,378.38	28,534.88	27,170.76	26,423.69	24,008.82	30,593.76	36,782.17	35,100.90	29,582.48	32,673.01	25,054.59	18,871.30	337,174.74	28,097.90
25		2023													
26		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
27	New	72	70	84	75	74	67	54	70	55	61	78	63	823	68.58
28	Renewal	222	219	294	117	243	162	103	190	280	188	87	201	2,306	192.17
29	Total	294	289	378	192	317	229	157	260	335	249	165	264	3,129	260.75
30	Amount	30,265.51	31,618.82	39,920.90	22,792.90	36,301.25	29,207.53	18,376.24	27,742.72	35,867.82	26,236.99	18,987.70	28,103.50	345,421.88	28,785.16
31		2024													
32		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
33	New	69	62	77	102	79	76	90	102	81				738	82.00
34	Renewal	218	234	210	290	221	279	216	252	230				2,150	238.89
35	Total	287	296	287	392	300	355	306	354	311				2,888	320.89
36	Amount	33,483.41	32,628.92	31,378.81	45,819.84	33,806.83	40,401.61	33,328.74	38,115.09	32,840.63				321,803.88	35,755.99



STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date: April 22, 2025

File Number: PLN-25-05

Application Type: Ordinance Text
Amendment (Zoning Code) and Specific
Plan Amendment (The Boulevard Plan &
Stock Ranch Specific Plan)

Assessor's Parcel Number(s): Citywide

Prepared by: Alison Bermudez, Sr. Planner
abermudez@citrusheights.net

Project Name: Zoning Code and Specific Plan Amendments

Project Address: N/A

Gross Acreage: N/A

Net Acreage: N/A

Net Density: N/A

Current Zoning: N/A

Proposed Zoning: N/A

Surrounding Zoning:

**Surrounding Land Use
Designation**

Actual Use:

On-site:

North:

South:

West:

East:

Not Applicable
Citywide

Environmental Status:

☒ Exempt Section 15061(b)(3)

☐ Previous Negative Declaration

☐ Negative Declaration

☐ Environmental Impact Report

☐ Mitigated Negative Declaration

☐ Previous Environmental Impact Report

Planning Department Recommendations:

☒ Recommend approval and forward to the City Council for final action

☐ Approve with conditions

☐ Denial

Applicant: City of Citrus Heights
Planning Division

**Property
Owner:** Citywide Ordinance

REQUEST

The Planning Division is requesting the Planning Commission's review of proposed amendments to three of the City's land use regulatory documents: the Zoning Code, the Boulevard Plan, and the Stock Ranch Guide for Development. These changes are based on the City Council's adopted 2025-2027 Economic Work Plan.

These proposed changes include updates to the definitions in the Zoning Code and revisions to the land use tables in all three documents.

The Planning Commission's recommendation will be forwarded to the City Council for final approval.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt an Ordinance amending sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section); in Exhibit A.

Motion 2: Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines; Repeal and replace Appendix B of the Stock Ranch Guide for Development; Adopt amendments to Figure 3.4 of The Boulevard Plan; as shown in Exhibits B and C.

BACKGROUND

To support the City Council's strategic goal of "*Diversifying for a Vibrant Economy*," the City adopted the [2025–2027 Economic Work Plan \(www.citrusheights.net/1399\)](http://www.citrusheights.net/1399). This plan provides a policy framework to encourage business development and improve regulatory processes.

Zoning regulations play a key role in guiding where and how businesses can operate. While they help protect the environment and prevent land use conflicts, it's also important to ensure they don't create unnecessary barriers to business growth.

As part of the Economic Work Plan (EWP) effort, the City reviewed several key zoning documents — the Zoning Ordinance, The Boulevard Plan, and the Stock Ranch Guide for Development. Based on this review, the City is proposing amendments to streamline zoning and permitting procedures.

It's important to note that these amendments do not approve any specific development projects. They are intended to clarify and modernize regulations for consistency, transparency, and ease of use.

By updating these regulations, the City aims to further support business growth. While Citrus Heights already offers straightforward zoning and permitting processes, there's always room for improvement. Feedback from the development community and internal analysis informed these recommendations. The proposed changes focus on streamlining approvals, increasing flexibility, and making the rules easier to understand — all with the goal of attracting diverse businesses, repurposing existing spaces, and promoting long-term economic vitality.

PROJECT DESCRIPTION

As part of the EWP's implementation, City staff conducted a comprehensive review of three key zoning documents:

- The Zoning Code
- The Boulevard Plan
- The Stock Ranch Guide for Development

An overview of each of the amended documents is provided below.

Zoning Code

The Zoning Code provides the framework for the City's orderly growth and ensures that different types of development coexist harmoniously. As community needs evolve, the Zoning Code must also adapt to support economic growth with minimal regulatory burden.

Amendments are proposed to the following sections:

- Section 106.22.030.A.4 (new)
- Table 2-5 – Commercial Land Use Table
- Chapter 8 – Definitions

These changes aim to:

- Expand allowable land uses
- Streamline the permitting process
- Align terminology and definitions across planning documents

This update supports the Economic Work Plan, particularly:

- Action I: Improve Regulatory Processes to Support Business Development
 - *Subsection a: Streamline City Zoning and Permit Processes to Support Business Recruitment and Retail-Compatible Uses*

A redlined version of the proposed Zoning Code changes is provided in Exhibit A, and Attachment 1 includes a detailed list describing each change.

Stock Ranch Guide for Development

The Stock Ranch area covers approximately 129 acres in the central portion of the City, bordered by Auburn Boulevard (north) and Sylvan Road (east).

Adopted in 2001, the Stock Ranch Guide originally used land use categories based on the County's Zoning Code. In 2006, the City adopted its own Zoning Code with updated and simplified land use classifications.

To align with the current Code, the proposed update will:

- Replace the existing land use table with one that is consistent with the terminology in City's current Zoning Code related to land uses and definitions
- Expand allowed uses
- Streamline permitting for select uses to better meet modern business needs

This update reflects feedback from the development community and supports the Economic Work Plan, particularly:

- Action I: Improve Regulatory Processes to Support Business Development

- *Subsection a: Streamline City Zoning and Permit Processes to Support Business Recruitment and Retail-Compatible Uses*

Exhibit B shows the updated and revised Figure 3.4 from the Stock Ranch Guide. Attachment 2 provides a cross-reference of current land uses with their new classifications, along with the proposed changes that support the Economic Work Plan (EWP).

The Boulevard Plan

The Auburn Boulevard Corridor, extending from Sylvan Corners north to the City limits, is another key focus area for economic development. To guide its revitalization, the City adopted The Boulevard Plan in 2005.

This specific plan envisions:

- A vibrant, mixed-use corridor
- Redevelopment of aging commercial areas
- Infrastructure improvements, including the Complete Streets Project currently underway

As part of the Economic Work Plan, the land use table within The Boulevard Plan has been reviewed and updated to:

- Ensure consistency with the City's Zoning Code
- Streamline the permitting process
- Support retail and business-friendly development

These changes contribute to the City's long-term vision for a thriving Auburn Boulevard Corridor and support the Economic Work Plan, particularly:

- Action I: Improve Regulatory Processes to Support Business Development
 - *Subsection a: Streamline City Zoning and Permit Processes to Support Business Recruitment and Retail-Compatible Uses*

A redlined version of the proposed changes to the Boulevard Plan is provided in Exhibit C, and Attachment 3 includes a summary of all changes.

SUMMARY OF KEY CHANGES

To support the Economic Work Plan, changes are proposed to the Zoning Code, the Boulevard Plan, and the Stock Ranch Guide for Development. These changes are intended to streamline the permit process, increase land use flexibility, and reduce unnecessary permitting barriers—while still maintaining land use compatibility. Although many of the proposed changes are minor, Tables 1 through 3 below summarize the more significant ones. A complete list of changes is provided in Attachments 1 through 3.

TABLE 1

Zoning Code - Article 2 – Key Changes (Attachment 1 for full list)	
<i>Code Section</i>	<i>Change</i>
106.22.030.A.4	➤ 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%.
Zoning Code - Article 2 – Table 2-5 Commercial Land Uses – Key Changes (Attachment 1 for full list)	
<i>Code Section</i>	<i>Change</i>
Table 2-5 Food and beverage product manufacturing	➤ Added into the table as a separate land use with the permit requirements as follows: LC: allow with MUP SC: allow with MUP GC: Permitted
Table 2-5 Furniture and fixtures manufacturing, cabinet shop	➤ Added into the table as a separate land use with the permit requirements as follows: GC: Permitted
Table 2-5 Laboratory, analytical, research and development, testing	➤ Added into the table as a separate land use with the permit requirements as follows: LC: Allow with UP SC: Allow with UP GC: Permitted
Table 2-5 Laundry, dry cleaning plant	➤ Added into the table as a separate land use with the permit requirements as follows: GC: Permitted
Table 2-5 Commercial recreation facility – Indoor, Major	➤ Amended permit requirements as follows: LC: change from UP to MUP SC: change from UP to MUP GC: change from UP to MUP CR: change from not allowed to MUP MP: change from not allowed to UP
Table 2-5 Commercial recreation facility – Indoor, Minor	➤ Amended permit requirements as follows: CR: change from not allowed to P MP: change from not allowed to P
Table 2-5 Farm supply and feed store	➤ Added into the table as a separate land use with the permit requirements as follows: Table 2-5 GC: Permitted
Table 2-5 Veterinary clinic, animal hospital	➤ Amended permit requirements as follows: LC: change from UP to MUP SC: change from UP to MUP GC: change from UP to MUP
Table 2-5 Auto parts sales with installation services	➤ Added into the table as a separate land use with the permit requirements as follows: LC: allow with MUP SC: allow with MUP GC: Permitted AC: Permitted

Table 2-5 Vehicle support services	➤ Added into the table as a separate land use with the permit requirements as follows: LC: Permitted SC: Permitted GC: Permitted AC: Permitted
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Table 2

Stock Ranch – Appendix B – Permitted Uses – Key Changes (Attachment 2 for full list)	
<i>Appendix B Topic</i>	<i>Change</i>
Commercial recreation – Major/Minor	➤ Separated the two types of commercial recreation to be consistent with the Zoning Code. Amend from UP to MUP for major and minor as permitted
Brew pubs	➤ Change from not allowed to permitted for establishments consistent with the definition listed in the Zoning Code.
Kennel, animal boarding	➤ Change from not allowed to permitted in the Sylvan Commerce District
School- specialized education, major	➤ Change from UP to MUP
School – specialized education, minor	➤ Change from UP to P

Table 2

The Boulevard Plan – Figure 3.4 Allowable Uses - Key Changes (Attachment 3 for full list)	
<i>Figure 3.4 Topic</i>	
Contract construction service-outdoor storage/outdoor work area	➤ Changed from UP to P
Commercial recreation facility, major, minor	➤ Separated the two types of commercial recreation to be consistent with the Zoning Code. Amend from UP to MUP for major and minor as permitted
School, specialized education training, major	➤ Changed from UP to MUP
Veterinary clinic, animal hospital	➤ Changed from UP to P
Auto parts sales with installation services	➤ Added new classification to table
Vehicle support services	➤ Added new classification to table

CONCLUSION

The proposed amendments are consistent with the General Plan and will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendments are intended to update the regulatory documents based on changing trends, or best practices supporting the Council's adopted Economic Work Plan; therefore, staff recommends approval of the amendments.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the California Environmental Quality Act (CEQA Guidelines Section 15061(b)(3) in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and under the general rule that the proposed amendments to the Municipal Code do not have the potential to have a significant effect on the environment.

RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt an Ordinance amending sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section); in Exhibit A.

Motion 2: Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines; Repeal and replace Appendix B of the Stock Ranch Guide for Development; Adopt amendments to Figure 3.4 of The Boulevard Plan; as shown in Exhibits B and C.

Exhibit A: Zoning Code Redlines
Exhibit B: Figure 3.4 Stock Ranch Allowable Uses
Exhibit C: The Boulevard Plan Redlines

Attachment 1: Zoning Code Summary of Changes
Attachment 2: Stock Ranch Guide for Development Cross Reference and Summary of Changes
Attachment 3: The Boulevard Plan Summary of Changes

Article 2 Development and Land Use Approval Requirements			
Section	Topic	Amendment	Description
106.22.030.A.4 (New)	Allowable Land Uses and Permit Requirements	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.
Table 2-5 Industry, Manufacturing	Artisan/Craft Product Manufacturing	Amended permit requirements as follows: <ul style="list-style-type: none"> • BP: change from MUP to S (allowed up to 15% of the building total building area) • LC: change from MUP to P • Add Municipal Code Section reference 	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.
Table 2-5 Industry, Manufacturing	Contract construction services-outdoor storage	Amended permit requirements as follows: <ul style="list-style-type: none"> • GC: change from MUP to P 	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.
Table 2-5 Industry, Manufacturing	Food and Beverage product manufacturing	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> • LC: allow with MUP • SC: allow with MUP • GC: Permitted 	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

Article 2 Development and Land Use Approval Requirements			
Section	Topic	Amendment	Description
			and bakeries—facilitates greater locational flexibility by allowing these uses in a broader range of commercial zones, consistent with their limited operational impacts.
Table 2-5 Industry, Manufacturing	Furniture and fixtures manufacturing, cabinet shop	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> GC: Permitted 	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.
Table 2-5 Retail Trade	Laboratory, analytical, research and development, testing	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> LC: Allow with UP SC: Allow with UP GC: Permitted 	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).
Table 2-5 Industry, Manufacturing	Laundry, dry cleaning plant	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> GC: Permitted 	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.
Table 2-5	Manufacturing/ processing Light	Amended permit requirements as follows:	The amendment revises the permitting requirements for small-scale manufacturing uses within the General Commercial

Article 2			
Development and Land Use Approval Requirements			
Section	Topic	Amendment	Description
Industry, Manufacturing		<ul style="list-style-type: none"> GC: change from UP to P 	(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.
Table 2-5 Recreation, Education	Commercial recreation facility- Indoor, major	<p>Amended permit requirements as follows:</p> <ul style="list-style-type: none"> LC: change from UP to MUP SC: change from UP to MUP GC: change from UP to MUP CR: change from not allowed to MUP MP: change from not allowed to UP 	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.
Table 2-5 Recreation, Education	Commercial recreation facility- Indoor, minor	<p>Amended permit requirements as follows:</p> <ul style="list-style-type: none"> CR: change from not allowed to P MP: change from not allowed to P 	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.
Table 2-5 Recreation, Education	School-specialized education/ training-major	<p>Amended permit requirements as follows:</p> <ul style="list-style-type: none"> BP: change from UP to MUP LC: change from UP to MUP SC: change from UP to MUP 	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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Section	Topic	Amendment	Description
		<ul style="list-style-type: none"> GC: change from UP to MUP MP: change from UP to MUP 	
Table 2-5 Recreation, Education	Theater	Amended permit requirements as follows: <ul style="list-style-type: none"> SC: change from MUP to P GC: change from MUP to P 	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.
Table 2-5 Residential Uses	Live/work unit	Amended permit requirements as follows: <ul style="list-style-type: none"> SC: change from UP to MUP GC: change from UP to MUP 	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.
Table 2-5 Residential Uses	Work/live unit	Amended permit requirements as follows: <ul style="list-style-type: none"> BP: change from UP to MUP LC: change from not allowed to MUP SC: change from UP to MUP GC: change from UP to MUP 	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.
Table 2-5 Retail Trade	Farm supply and feed store	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> GC: Permitted 	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
Table 2-5 Services- Business	Medical services- Extended care	Amended permit requirements as follows: <ul style="list-style-type: none"> SC: change from not allowed to P 	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

Article 2			
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Section	Topic	Amendment	Description
			adaptive reuse opportunity for underutilized commercial spaces within existing shopping centers.
Table 2-5 Services-Business	Medical services-Hospital	Amended permit requirements as follows: <ul style="list-style-type: none"> • SC: change from not allowed to UP 	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.
Table 2-5 Services - General	Kennel, animal boarding	Amended permit requirements as follows: <ul style="list-style-type: none"> • LC: change from UP to MUP • SC: change from UP to MUP • GC: change from UP to MUP 	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.
Table 2-5 Services - General	Veterinary clinic, animal hospital	Amended permit requirements as follows : <ul style="list-style-type: none"> • BP: change from UP to P • LC: change from UP to P 	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.
Table 2-5 Vehicle Sales and Services	Auto parts sales with installation services	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> • LC: allow with MUP • SC: allow with MUP • GC: Permitted • AC: Permitted 	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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Section	Topic	Amendment	Description
Table 2-5 Vehicle Sales and Services	Vehicle services- Minor maintenance/rep air	Amended permit requirements as follows: <ul style="list-style-type: none"> • LC: change from UP to MUP • SC: change from UP to MUP 	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.
Table 2-5 Vehicle Sales and Services	Vehicle Support Services	Added into the table as a separate land use with the permit requirements as follows: <ul style="list-style-type: none"> • LC: Permitted • SC: Permitted • GC: Permitted • AC: Permitted 	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.

Glossary	
Definition	Description of Amendment
Artisan/Craft Product Manufacturing	Amended definition to remove Coffee Roasting as it is included in now defined under Food and Beverage Manufacturing
Auto Parts Sales	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
Brew Pub	Amended definition to clarify brew pubs producing more than 5,000 barrels are defined as food and beverage production
Commercial Recreation Facility – Indoor	Minor Facility, amended definition to remove sq footage limits
	Major Facility, amended definition to remove sq footage limits
Heath/Fitness Facility	Amended definition to remove archery shooting range as it would fall under commercial recreation outdoor

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

Stock Ranch Cross Reference and Updated Allowable Uses

Land Use (current classification)	New Classification	Change due to new classification	Changes for ED	ACD	SCD	Residential
A Automotive Uses						
1. Camper Shell-Sales, Repairs and Rental	Mobile home, RV and boat sales	No change				
2. Detailing, Paintless Dent Repair	Vehicle services- Major repair/body work	No change				
3. Installation, Repair, Replacement, Sales and Service as an incidental use	Vehicle Services, Minor maintenance/repair	No change				
4. Installation, Repair, Replacement, Sales and Service as a primary use	Vehicle services- Major repair/body work	No change				
5. Parts and Accessory Store	Auto parts sales, no installation services	No change	Allow in ACD and SCD		P	
6. Rental or Lease Agency, including Limousine Service	Auto/vehicle sales and rental	No change				
7. Sales, new or used	Auto/vehicle sales and rental	No change				
8. Sales, Wholesale, Office Only (no on-site storage of vehicles)	Auto/vehicle sales, wholesale-2 cars or less an any time	No change	Allow use SCD		P	
9. Sales, Wholesale, Office with on-site vehicle storage	Auto/vehicle sales and rental	No change				
10. Service Station, Secondary	Service station	No change		UP(1)		
11. Storage - Antique	Vehicle storage	No change				
12. Truck or Trailer Sale, Lease, Rent or Repair	Auto/vehicle sales and rental	No change				
13. Wash, Self-service or Automatic	Vehicle Services, Minor maintenance/repair	No change				
B Business Services						
1. Addressing and Mailing Services	Business support service	Would be allowed in ACD		P	P	
2. Advertising Business	Office	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

3. Alarm/Warning System – Sales and Service	Maintenance service, client site services	No change				
4. Armored Car Service	Ambulance, taxi, and specialty transportation dispatch facility	No change				
5. Billboard Sign Agency – Service Yard and Workshop	Contract construction service-outdoor work area	No change				
6. Blueprinting – Photostatting Service	Business support service	No change		P	P	
7. Computer Programming/Software and System Design	Office	No change		P	P	
8. Computer Sales, Rental and Lease	General retail	No change		P	P	
9. Computer Service and Training	School- specialized education, Major	From P to MUP		P MUP	P	
9. Computer Service and Training	School- specialized education, Minor	No change		P	P	
10. Data Processing Service (Title 1, Chapter 30)	Office	No change		P	P	
11. Delivery Service	Business support service	Change from C to P and allowed in both zones		P	⊖P	
12. Disinfecting – Fumigating Service	Maintenance service, client site services	No change				
13. Drafting Service	Office	No change			P	
14. Equipment Rental Agency – Office Related Uses Only	Equipment Rental	No change				
15. Furniture Rental Agency	Equipment Rental	Would no longer be allowed		P -	P -	
16. Gardening – Landscaping – Service Yard and Workshop	Maintenance service, client site services	No change				
17. Janitorial Service	Maintenance service, client site services	No change				
18. Locksmith – Key and Lock Shop	Personal service	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

19. Mail or Delivery Service Pickup Station	Business support service	No change		P	P	
20. Mail Order Business	Wholesaling and distribution	Remove from ACD			P	
21. Messenger Service	Business support service	No change		P	P	
22. Office Machines and Equipment Sales and Minor Repair	Business support service	Would be allowed in both zones		P	P	
23. Pest Control Service	Maintenance service, client site services	No change				
24. Photocopy Service	Business support service	No change		P	p	
25. Print Shop	Business support service	No change		P	p	
26. Printing Plant, Publishing	Business support service	Would be allowed in both zones		P	P	
27. Remote Teller, Freestanding for Pedestrian Use	ATM-Outdoor	Change to MUP for consistency to ZC		€ MUP	€ MUP	
28. Stenographic Service	Office	No change		P	p	
29. Studio – Radio, TV, Recording	Media production	No change				
30. Telegraph Office	Office	would be allowed		P	P	
31. Telephone Answering Service	Business support service	Would be allowed in both zones				
32. Ticket Agency	Office	would be allowed		P	P	
33. Wholesale Distributor's Service Facility	Wholesaling and distribution	Would be allowed SCD			P	
C Eating/Drinking/Lodging						
1. Apartment Hotel	Lodging-Hotel or motel	No change				
2. Bakery, Pastry Shop	Groceries, Specialty Foods	No change		P	p	
3. Bar – Tavern	Bar	No change		C	C	
4. Bed and Breakfast Inn	Lodging-Hotel or motel	No change				C
5. Brew Pub (no wholesale or off-site sale of beer, wine or alcohol)	Brew pub/tavern	No change	Change to S to be consistent with ZC (add new footnote)	€ S	€ S	

Stock Ranch Cross Reference and Updated Allowable Uses

6. Catering Service	Catering service	No change		P	p	
7. Delicatessen, Snack Bar or Coffee Shop	Restaurant, café, coffee shop	No change		P	p	
8. Drive-in Food Service	Drive-through service	No change		U(2)		
9. Motel	Lodging-Hotel or motel	No change				
10. Resorts	Lodging-Hotel or motel	No change				
11. Restaurant – Coffee Shop – Cafeteria	Restaurant, café, coffee shop	No change		P	P	
12. Soda Fountain – Ice Cream Parlor	Restaurant, café, coffee shop	No change		P	P	
D Entertainment						
1. Arcade – Electronic, Mechanical, or Video Games	Commercial recreation facility- indoor, Major	No change	Change from UP to MUP	←MUP	←MUP	
1. Arcade – Electronic, Mechanical, or Video Games	Commercial recreation facility- indoor, Minor	Change from UP to P		←P	←P	
2. Art Gallery or Studio	General retail	No change		P	P	
3. Bingo	Bingo parlor	No change				
4. Card Room	Card room	No change				
5. Carnival or Circus	Regulated under Temporary Uses	No change				
6. Coin-Operated Amusement	Commercial recreation facility- indoor, Major	Allow with UP	Change from UP to MUP	UP, MUP	UP, MUP	
6. Coin-Operated Amusement	Commercial recreation facility- indoor, Minor	Change from not allowed to P		P	P	
7. Dance Hall – Ballroom - Discotheque	Night club	No change				
8. Dancing in a Bar or Restaurant	N/A	No longer used		P	P	
9. Electronic, Mechanical or Video Games	Commercial recreation facility- indoor, Major	Change from P to UP	Change from UP to MUP	P-UP, MUP	P-UP, MUP	
9. Electronic, Mechanical or Video Games	Commercial recreation facility- indoor, Minor	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

10. Museum	Library, museum	No change		P	P	
11. Physical Fitness Studio	Fitness/health facility	No change		P	P	
12. Recreation Facility, Indoor	Commercial recreation facility- indoor, Major	No change	Change from UP to MUP	∅ MUP	∅ MUP	
12. Recreation Facility, Indoor	Commercial recreation facility- indoor, Minor	Change from UP to P		∅ P	∅ P	
13. Recreation Facility, Outdoor	Commercial recreation facility - outdoor	No change				
E Food, Drug, Liquor Sales						
1. Bakery, Pastry Shop	Groceries, Specialty Foods	No change		P	P	
2. Bakery, Wholesale Only	Food and beverage product manufacturing	No change	Allow in SCD		P	
3. Butcher and Meat Market	Groceries, Specialty Foods	No change		P	P	
4. Butcher, Wholesale, excluding Slaughterhouse	Food and beverage product manufacturing	No change	Allow in SCD		P	
5. Candy Store	Groceries, Specialty Foods	No change		P	P	
6. Certified Farmers Market	Regulated under Temporary Uses			C	C	
7. Coin-Operated Dispenser	N/A					
8. Convenience Store/Neighborhood Market (less than 6,000 sq ft in size)	Convenience store	Change to P and added footnote to refer to ZC		∅ S	∅ S	
9. Drug Store – Nonprescriptive Drugs and Sundries	General retail	No change		P	P	
10. Food Market Ancillary to Service Station	Service Station	consistent with Service station		UP(1)		
11. Liquor Store	Alcoholic beverage sales	Change to P and added footnote to refer to ZC		∅ S	∅ S	
12. Prescription Pharmacy	General retail	No change		P	P	
13. Supermarket – Food Store	Groceries, Specialty Foods	No change		P	P	
F General Sales						

Stock Ranch Cross Reference and Updated Allowable Uses

1. Book – Record Store	General retail	No change		P	P	
2. Bottled Gas Sale and Related Storage	Fuel dealer	No change				
3. Building Material and Lumber Sales	Building/landscape materials sales	No change		P(3)		
4. Clothing and Apparel Store	General retail	No change		P	P	
5. Costume Shop – Sale and Rent	General retail	No change		P	P	
6. Curio – Novelty Shop	General retail	No change		P	P	
7. Electronic Equipment Store	General retail	No change		P	P	
8. Firewood – Fuel Sales	Fuel dealer	No change				
9. Flea Market or Public Auction	Public auction/flea market	No change				
10. Florist	General retail	No change		P	P	
11. Garage Equipment and Tool Sales	General retail	Would be allowed		P	P	
12. General Retail or Department Store	General retail	No change		P	P	
13. Gift – Card Shop	General retail	No change		P	P	
14. Gunshop – Gunsmith	General retail	No change		P	P	
15. Hardware Store	General retail	No change		P	P	
16. Hay, Seed and Grain Store	Farm supply and feed store	No change (update ZCT)				
17. Hotel – Restaurant Equipment Sales	Furniture, Furnishings and Appliance store	Would be allowed ACD & SCD		P	P	
18. Jewelry Store – Sales, Repair	General retail	No change		P	P	
19. Lapidary Shop	Artisan Shop	No change	Expands artisan uses	P	P	
20. Military Surplus Store	General retail	Would be allowed		P	P	
21. Music Store, including Instrument Repair	General retail	No change		P	P	
22. Newspaper – Magazine Stand	Outdoor display and sales	No change		P	P	
23. Nursery, Plants	General retail	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

24. Office Machines and Equipment Sales and Minor Repair	Business support service	Would be allowed in both zones		P	P	
25. Ornamental Rock Sales and Related Storage	Building/landscape materials sales	allow with footnote		P(3)		
26. Pawn Shop	Personal service-restricted	No change				
27. Pet Store, no Kennel	General retail	No change		P		
28. Photographic Supply – Camera Store	General retail	No change		P	P	
29. Pool Table Sale and Repair Service	General retail	No change		P	P	
30. Portable Swimming Pool – Supply and Sales	Furniture, Furnishings and Appliance store	Would be allowed ACD & SCD		P	P	
31. Power Tools – Sales, Repair	General retail	No change		P	P	
32. Public Auction of New Clothing and Apparel	Public auction/flea market	No change				
33. Shoe Store	General retail	No change		P	P	
34. Stamp/Coin Store	General retail	No change		P	P	
35. Stationary Store	General retail	No change		P	P	
36. Television and Radio Sales	General retail	No change		P	P	
37. Tobacco Shop	General retail	No change		P	P	
38. Toy Store	General retail	No change)	P	
39. Trophy/Emblem Store	General retail	No change		P	P	
40. Video Store, Sales and Rental	General retail	No change		P	P	
41. Watches – Sales, Repair	General retail	No change		P	P	
42. Wholesale Store	Wholesaling and distribution	Would be allowed SCD			P	
G Health Services						
1. Acupuncture Office	Medical services	No change		P	P	
2. Adult Day Health Center	Adult day care	No change		P	P	C

Stock Ranch Cross Reference and Updated Allowable Uses

3. Ambulance Service	Ambulance, taxi, and specialty transportation dispatch facility	No longer allowed in SCD			E	
4. Convalescent Hospital	Medical services – extended care	No change			P	C
5. Eyeglasses, Frames, Contact Lens – Sale and Service	Medical services	No change		P	P	
6. Hearing Aids – Sales and Service	Medical services	No change		P	P	
7. Hospital	Medical services- hospital	No change				
8. Laboratory – Medical, Dental or Optical	Medical services-laboratory	No change		P	P	
9. Laboratory – Research, Analysis	Laboratory - Analytical, Research and Development, Testing	No change			P	
10. Medical Clinic (See Title 1, Chapter 30)	Medical services	No change		P	P	
11. Medical or Dental Office	Medical services	No change		P	P	
12. Orthopedic Appliances Sales/Service	Medical services	No change		P	P	
13. Psychiatric Facility	Medical services	Would be allowed		P	P	
14. Physical Therapy	Medical services	No change		P	P	
15. Sanitarium	Medical services – extended care	Would be allowed SCD			P	
16. Social Rehabilitation Center	Social service organization	No change				C
H Home Accessories and Services						
1. Antique Store	General retail	No change		P	P	
2. Appliance Store	General retail	No change		P	P	
3. Carpet Cleaning Plant	Laundry cleaning plant	No change	(add to ZCT)			
4. Floor Covering, Drapery or Upholstery Store	General retail	No change		P	P	
5. Furniture Cleaning, Refinishing, Reupholstery Shop	Furniture and fixtures manufacturing, cabinet shop	No change	(add to ZCT)			
6. Furniture Store	General retail	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

7. Gardening – Landscaping Supply Store	Building/landscape materials sales	corrected footnote from P1 to P3		P(3)	P	
8. General Glass Sales, Services	General retail	allowed in ACD		P	P	
9. Interior Decorators Service Yard and Workshop	Maintenance service, client site services	No change				
10. Paint and Wallpaper Store	General retail	No change		P	P	
11. Tree Service	Contract construction service-outdoor storage	No change				
I Manufacturing/Processing						
1. Assembly – Light Manufacturing	Manufacturing/Processing - Light	No change				
2. Beverage Bottling Works	Food and beverage product manufacturing	No change	Allow in SCD		P	
3. Boat Building and Major Repair of Boats	Vehicle services- Major repair/body work	No change				
4. Building Trades Service Yard and Workshop	Contract construction service-outdoor work area	No change				
5. Cabinet or Carpentry Shop	Furniture and fixtures manufacturing, cabinet shop	No change	(add to ZCT)			
6. Machine Shop	Manufacturing/Processing - Medium Intensity	No change				
7. Photographic Processing Plant, Wholesale Facility	Manufacturing/Processing - Light	No change				
8. Recycling Center	Recycling centers	No change	(add to ZCT)			
J Membership Organizations						
1. Church	Meeting facility, public or private	allow with UP		P-(UP)	P-(UP)	C
2. Citizens Improvement Club – Community Center	Meeting facility, public or private	allow with UP		P-(UP)	P-(UP)	
3. Labor Union Temple	Meeting facility, public or private	No change		C	C	
4. Lodge – Fraternal Hall	Meeting facility, public or private	No change		C	C	

Stock Ranch Cross Reference and Updated Allowable Uses

K Miscellaneous Services						
1. Blacksmith Shop	Manufacturing/Processing - Medium Intensity	No change				
2. Cold Storage – Frozen Food Locker	Storage - Warehouse, indoor Storage.	No change				
3. Equipment Rental	Construction and heavy equipment rental	No change				
4. Farm Equipment – Rental and Incidental Storage	Construction and heavy equipment rental	No change				
5. Garage as Primary Use	N/A					
6. Kennel, Cattery, Boarding/Training (Kennels require one (1) Acre lot minimum)	Kennel, animal boarding	No change	Allow in SCD		P	
7. Laboratory Materials Testing	Laboratory - Analytical, Research and Development, Testing	Allow in SCD			P	
8. Laundromat or Cleaners	Personal service	No change		P	P	
9. Laundry or Cleaning Plant, Wholesale Facility	Laundry cleaning plant	No change	(add to ZCT)			
10. Moved Building Storage, Temporary (7 days or less)	N/A					
11. Parking Lot as Primary Use	Parking Facility	No change				
12. Pet Grooming Service	Personal service	No change		P	P	
13. Photography Studio, including Incidental Processing	Studio- Art, dance, marital arts, music, etc.	No change		P	P	
14. Picture Framing Shop	General retail	No change		P	P	
15. Public Auction or Flea Market	Public auction/flea market	No change				
16. Storage Building – Mini	Storage-personal storage	No change				
17. Taxidermist	Manufacturing/Processing - Light	No change				

Stock Ranch Cross Reference and Updated Allowable Uses

18. Towed Vehicle Storage (Operable Vehicles) with Onsite Office	Storage outdoor	No change				
19. Towing Service	Storage outdoor	No change				
20. Travel Agency	Office	No change		P	P	
21. Veterinarian – Animal Hospital	Veterinary clinic-animal hospital	No change		P	P	
22. Warehousing and Storage	Storage - Warehouse, indoor Storage.	No change				
23. Welding Shop	Manufacturing/Processing - Medium Intensity	No change				
L Offices						
1. Accountants, Bookkeepers Office	Office	No change		P	P	
2. ATM – exterior and/or driveway	ATM-Outdoor	No change	change for consistency with ZC	€ MUP	€ MUP	
3. Bank, Savings and Loan, Finance, Loan, Credit Office	Bank, financial services	No change		P	P	
4. Building Trades Contractors Office	Contract construction service-indoor	No change	Allow in SCD		P	
5. Business or Professional Office	Office	No change		P	P	
6. Collection, Counseling, Personnel Office	Office	No change		P	P	
7. Insurance Office	Office	No change		P	P	
8. Interior Decorator Office	Office	No change		P	P	
9. Medical or Dental Office	Medical services	No change		P	P	
10. Public Relations or Advertising Office	office	No change		P	P	
11. Real Estate Office and Property Management Office	Office	No change		P	P	
M Personal Services						
1. Barber or Beauty Shop	Personal service	would be allowed in SCD		P	C	
2. Child Care Center	Child day care center (commercial)	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

3. Dating Service (Computerized Video Matching)	Office	No change		P	P	
4. Dressmaker	Personal service	No change		P	P	
5. Electrolysis	Personal service	No change		P	P	
6. Fortune Teller, Palmist, Tarot Card Reader	Office	would be allowed		P	P	
7. Funeral Establishment	Mortuary, funeral home	No change			P	
8. Massage Therapy (Incidental to a Permitted Use with State-approved Certificate of Training)	Massage Therapy	Change to S to refer to MC		P S	P S	
9. Massage Therapy (Principal Use with State-approved Certificate of Training)	Personal service	No change		P	P	
10. Massage within 500' of Residential Zone or other Massage Use	N/A			P	P	
11. Reducing – Body Building/Aerobics Studio	Fitness/health facility	No change		P	P	
12. Shoeshine	General retail	No change		P	P	
13. Social Center	Meeting facility, public or private	No change		C	C	
14. Studio – Dance, Voice, Music, Gymnastics	Studio- Art, dance, marital arts, music, etc.	No change		P	P	
15. Tailor	Personal service	No change		P	P	
16. Tanning Salon	Personal service	No change		P	P	
17. Tattoo Shop	Personal service-restricted	No change				
18. Wedding Chapel, Reception Hall	Meeting facility, public or private	allow with UP		UP	UP	
19. Wig Sales and Service	General retail	No change		P	P	
N Public Facilities						

Stock Ranch Cross Reference and Updated Allowable Uses

1. Public Buildings, Facilities, Services or Utilities	Public facilities	No change		P	P	P
2. Public Park and Ancillary Uses	Park/playground	No change		P		P
O Recreation Equipment Sales						
1. Athletic Equipment and Sporting Goods Store	General retail	No change		P	P	
2. Bicycle Sale, Rent Service	General retail	No change		P	P	
3. Boat Parts and Accessories Store	Auto parts sales, no installation services	No change	Allow in ACD and SCD		P	
4. Boat Sales, Rentals and Service	Mobile home, RV and boat sales	No change				
5. Camper Shell – Sales, Repair, Rent	Mobile home, RV and boat sales	No change				
6. Hang Glider, Ultra-Light Sales and Service	Mobile home, RV and boat sales	No change				
7. Marine Supply Store	General retail	Would be allowed				
8. Motorcycle, Sports Cycles, Trail Bikes, Jet Skies, Snowmobile, Moped – Sales/Rentals/Service/Repair	Auto/vehicle sales and rental	No change				
9. Recreational Vehicle and Boat Storage	Vehicle storage	No change				
10. Saddlery Shop	General retail	No change		P	P	
11. Swimming Pool, Spa – Sales and Service	Furniture, Furnishings and Appliance store	No change		P	P	
12. Tackle Shop	General retail	No change		P	P	
13. Travel Trailer, Mobilehome, Motorhome or Camper – Sales, Rentals & Storage	Mobile home, RV and boat sales	No change				
14. Water Recreation Equipment – Rental, Sales	Mobile home, RV and boat sales	Change to not allowed			P-	
P Repair Services						

Stock Ranch Cross Reference and Updated Allowable Uses

1. Appliance Repair Shop	Furniture, Furnishings and Appliance store	Allow in ACD		P	P	
2. Grinding – Sharpening Service	Repair service - Equipment, large appliances, etc.	No change				
3. Lawn Mower Engine and Garden Power Tool – Sales, Service, Repair	Repair service - Equipment, large appliances, etc.	No change				
4. Shoe Repair Shop	Personal service	No change		P	P	
5. Television and Radio Repair Shop	Personal service	would be allowed in ACD		P	P	
6. Tool Reconditioning	General retail	Would be allowed		P	P	
Q Schools						
1. Business School	School- specialized education, Major	Change from P to MUP for consistency		P MUP	P MUP	
1. Business School	School- specialized education, Minor	No change		P	P	
2. Charm, Culture School	School- specialized education, Major	Allow with MUP for consistency		MUP	MUP	
2. Charm, Culture School	School- specialized education, Minor	Allow in both ACD and SCD		P	P	
3. College and University	School-college	No change		C	C	
4. Driving School	School- specialized education, Major	Allow with MUP for consistency		MUP	MUP	
4. Driving School	School- specialized education, Minor	Allow in both ACD and SCD		P	P	
5. School - Private	School - Elementary, middle, secondary	No change		C	C	C
6. School – Public	School - Elementary, middle, secondary	Change to UP for consistency		P UP	P UP	P
7. Self-Defense, Judo, Boxing, Gymnastics	Studio- Art, dance, marital arts, music, etc.	No change		P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

8. Trade School	School- specialized education, Major	Change from UP to MUP for consistency		€ MUP	€ MUP	
8. Trade School	School- specialized education, Minor	Change from UP to P		€ P	€ P	
9. Vocational School	School- specialized education, Major	Change from UP to MUP for consistency		€ MUP	€ MUP	
9. Vocational School	School- specialized education, Minor	Change from UP to P		€ P	€ P	
R Transportation Facilities/Services						
1. Baggage Transfer Service	N/A					
2. Bus Depot	Ambulance, taxi, and specialty transportation dispatch facility	No change				
3. Freight Depot, excluding Draying and Truck Terminal	Freight terminal	No change				
4. Household Moving and Storage Service	Storage - Warehouse, indoor Storage.	No change				
5. Parking Lot – above or below ground (Primary Use)	Parking facility	No change				
6. Parking Structure (Primary Use)	Parking facility	No change				
7. Taxicab Service and Storage Facility	Ambulance, taxi, and specialty transportation dispatch facility	No change				
S Other						
1. Cellular or Wireless Communications Facility	Telecommunications facility	change to S and refer to ZC section		€ S	€ S	
2. Fences or Walls (see Title 3 Chapter 1)	N/A			P	P	P
3. Fences or Walls, Temporary (see Title 3 Chapter 1)	N/A			P	P	P
4. Mobilehome or Travel Trailer at Construction Sites for construction offices or night watch people	Regulated under Temporary Uses			P	P	

Stock Ranch Cross Reference and Updated Allowable Uses

5. Outdoor Concession	Regulated under Temporary Uses			TUP	TUP	
6. Promotional Display	Regulated under Temporary Uses			Tup	TUP	
7. Seasonal Outdoor Sales – Christmas, Halloween, 4 th of July, etc.	Regulated under Temporary Uses			P(2)	P(2)	
8. Signs, Community Interest Group	Regulated in signage					
9. Signs, Directional Subdivision Sales, Permanent Subdivision	Regulated in signage				P	P
10. Signs, Façade	Regulated in signage			P	P	
11. Signs, Freestanding	Regulated in signage			P	P	
12. Signs, Grand Opening	Regulated under Temporary Uses			TUP	TUP	TUP
T Residential						
1. Accessory Dwelling Unit	Regulated in residential accessory use					C
2. Accessory Structures, including Guesthouses	Regulated in residential accessory use					P
3. Condominiums	Multi-unit dwelling	No change			P	C
4. Duplex Units	Duplex	No change				C
5. Family Day Care Home for 12 or fewer children	Child day care- Small and large family day care homes	No change			P	P
6. Family Day Care Home for 13 or greater children	Child day care- Small and large family day care homes	No change	change to allowed for consistency with ZC		€ P	€ P
7. Multi-Family Apartments	Multi-unit dwelling	No change			P	C
8. Residential Care Homes	Residential care home	No change			P	P
9. Single Family Dwelling	Single-family home	No change			P	P
10. Townhouse, Row House or Cluster Development	Multi-unit dwelling	Change to P in SCD			P	C
Added	Auto parts sales, with installation services		Added new use to table for consistency with ZC		MUP	

Stock Ranch Cross Reference and Updated Allowable Uses

Added	ATM - Within a building		Added new use to table for consistency with ZC	P	P	
Added	Adult entertainment business		Added to table for clarity			
Added	Office supporting retail		Added new use to table for consistency with ZC	P	P	
Added	Retail complex		Added new use to table for consistency with ZC	P	P	
Added	Smoking paraphernalia		Added new use to table for consistency with ZC			
Added	Medical service- cannabis		Added new use to table for consistency with ZC			
Added	Medical services- substance abuse		Added new use to table for consistency with ZC			
Added	Manufacturing - Heavy		Added new use to table for consistency with ZC			
Added	Vehicle support services					
Added	Auto/vehicle sales, wholesale 3 cars or more					
Added	Accessory retail					
Added	Accessory services					

Auburn Boulevard Specific Plans		
Land Use Category	Amendment	Explanation
Contract construction service -indoor	Amend the allowed use table as follows: L40: change from UP to P	This use is focused on office spaces and indoor storage for contractors, making it a suitable fit for the L40 district, which is intended for commercial uses.
Food & beverage product manufacturing	Amend the allowed use table as follows: Gateway District-outside: change from MUP to P Rusch Park District -outside: change from MUP to P L40: change from MUP to P	This use is intended for small, low-impact food producers (such as coffee roasters and bakeries) and would expand the areas where these businesses can operate.
Laundry Plant	Add as new use to the table and allow in L40 zone	This use is appropriate in the commercial zone
Manufacturing/processing-Light	Amend the allowed use table as follows: Rusch Park District -outside: change from not allowed to MUP L40: change from MUP to P	The changes would allow this activity to take place in more areas by-right, reducing barriers for users.
Manufacturing/processing-Medium	Amend the allowed use table as follows: Outside Rusch Park District -outside: change from not allowed to MUP L40: change from MUP to P	The changes would allow this activity to take place in more areas by-right, reducing barriers for users.
Media production	Amend the allowed use table as follows: L40: change from UP to P	The changes would allow this activity to take place in more areas by-right, reducing barriers for users.
Commercial recreation facility – indoor Major	New use added to the table and allowed in all areas along the Boulevard with a MUP	The changes would allow this activity to take place in more areas.
Commercial recreation facility – indoor Minor	New use added to the table and allowed in all areas along the Boulevard	The changes would allow this activity to take place in more areas.
School- Specialized education/training-Major	Amend the allowed use table to change the use from UP to MUP in all zones	The changes would allow this activity to take place in more areas and reduce barriers for users.
Farm Supply and Feed Store	Added to the Land Use Table and allow in the L40 zone	The changes would allow this activity to take place in more areas.
Itinerant vendor	Removed from table as this term is no longer used as uses are regulated under the Temporary Use Permit section	Itinerant vendors are temporary uses which often operate outdoors for a short amount of time such as fruit stands, flower stands etc. This use is regulated in the Temporary Uses of the Zoning Code

Auburn Boulevard Specific Plans		
Land Use Category	Amendment	Explanation
Veterinary clinic/animal hospital	Amended allowed use table from UP to P in all zones	The permit requirements are being lowered to align with those for medical offices, as services for animals are considered similar to medical services for humans.
Broadcasting studio	Amended allowed use table from UP to P in all zones	This use is similar to an office use and does not include the use to antennas and/or towers therefore reduced the allowances to be consistent with an office use
Vehicle storage	Removed from under the classification of Transportation and placed under the heading Vehicle sales and services	–
Auto parts sales with installation services	This is a new classification added to the zoning code and included in the ABSP and allow as follows: L40: Allow with MUP SCVS: Allow with UP	Previously, there was no specific category for this type of use. The City has since received interest from specialty auto parts retailers who also perform installation of their products. This new category would clearly define the use and streamline the permit process.
Vehicle storage	Relocated from transportation category. No change in permitting process	-
Vehicle support services	This new classification was added to the zoning code and included in the ABSP	This new use would apply to a limited scope of vehicle service providers, such as test-only stations and vehicle registration services. It would not apply to businesses offering repair or maintenance services.

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.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	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

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							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					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	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

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

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	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	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	—	—	

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.

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~~ new 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."

Appendix B - Permitted Uses

Land Use*	PERMIT REQUIRED BY AREA		
	Auburn Commerce District	Sylvan Commerce District	Residential
INDUSTRY, MANUFACTURING & PROCESSING			
Contract construction service - Indoor	—	P	—
Contract construction service - Outdoor storage	—	—	—
Contract construction service - Outdoor work area	—	—	—
Furniture and fixtures manufactuirng, cabinet shop	—	—	—
Food & beverage product manufacturing	—	P	—
Laboratory - Analytical, research and development, resting	—	P	—
Laundry cleaning plant	—	—	—
Manufacturing/processing-Light	—	—	—
Manufacturing/processing-Medium	—	—	—
Manufacturing/processing-Heavy	—	—	—
Recycling-Small collection facility	—	—	—
Storage - Personal storage facility (mini-storage)	—	—	—
Storage- Warehouse, indoor storage	—	—	—
Wholesaling and distribution	—	P	—
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Adult entertainment business	—	—	—
Bingo parlor	—	—	—
Cardroom	—	—	—
Commercial recreation facility - Indoor, major	UP MUP	UP MUP	—
Commercial recreation facility - Indoor , minor	P	P	—
Commercial recreation facility - Outdoor	—	—	—
Fitness/health facility	P	P	—
Library/museum	P	P	—
Meeting facility, public or private	UP	UP	—
Park, playground	—	—	—
School - College, university	P	P	P
School - Elementary, middle, secondary	P	P	P
School - Specialized education/training-Major	MUP	MUP	—
School - Specialized education/training-Minor	UP P	UP P	—
Studio - Art, dance, music etc.	P	P	—
RESIDENTIAL USES			
Child day care- Small and large family day care homes	—	UP P	UP P
Duplex	—	—	UP
Residential Care Home	—	P	P
Multi-unit dwelling	—	— P	UP
Single-family residential	—	P	P

Appendix B - Permitted Uses

Land Use*	PERMIT REQUIRED BY AREA		
	Auburn Commerce District	Sylvan Commerce District	Residential
RETAIL TRADE			
Accessory Retail	P	P	—
Alcoholic beverage sales	UP S	UP S	—
Artisan shop	P	P	—
Bar	UP	UP	—
Brew Pub/tavern	UP S	UP S	—
Building/landscape materials sales	P(3)	—	—
Construction and heavy equipment sales, rental	—	—	—
Convenience store	UP (S)	UP (S)	—
Drive-through retail	UP(2)	—	—
Farm supply and feed store	—	—	—
Fuel dealer (propane, etc.)	—	—	—
Furniture, furnishings and appliance store	P	P	—
General retail	P	P	—
Groceries, specialty foods	P	P	—
Night club	—	—	—
Office supporting retail	P	P	—
Outdoor display sales	—	—	—
Public auction, flea market	—	—	—
Restaurant, café, coffee shop	P	P	—
Retail complex	P	P	—
Smoking paraphernalia establishment	—	—	—
Warehouse retail	P	—	—
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL			
ATM- Outdoor	UP MUP	UP MUP	—
ATM- Within a building	P	P	—
Bank, financial services	P	P	—
Business support services	P	P	—
Medical services - Doctor office, clinic, urgent care	P	P	—
Medical services - Extended care	—	P	UP
Medical services - Hospital	—	—	—
Medical services - Laboratory	—	p	—
Medical services - Medical cannabis dispensary	—	—	—
Medical services - Substance abuse treatment clinic	—	—	—
Office	P	P	—
Social service organization	—	—	UP

Appendix B - Permitted Uses

Land Use*	PERMIT REQUIRED BY AREA		
	Auburn Commerce District	Sylvan Commerce District	Residential
SERVICES-GENERA			
Accessory services	P	P	
Adult day care	P	P	UP
Catering service	P	P	—
Child day care center	—	—	—
Equipment rental	—	—	—
Kennel, animal boarding	—	—	—
Lodging-Hotel or motel	—	—	—
Maintenance service - Client site services	—	—	—
Massage Therapy	S	S	—
Media production	—	—	—
Mortuary, funeral home	—	P	—
Personal services	P	P	—
Personal services- Restricted	—	—	—
Public facilities	P	P	P
Repair service-equipment, large appliances, etc.	—	—	—
Veterinary clinic animal hospital	P	P	—
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE			
Ambulance, taxi & specialized transportation dispatch facility	—	UP	—
Freight terminal	—	—	—
Telecommunication facility	—	—	—
VEHICLE SALES AND SERVICES			
Auto parts sales with no installation services	—	—	—
Auto parts sales with installation services	—	—	—
Auto/vehicle sales or rental	—	—	—
Auto/vehicle sales, wholesale-2 cars or less at any time	—	—	—
Auto/vehicle sales, wholesale-3 cars or more cars, other vehicles	—	—	—
Mobile home, boat, or RV sales	—	—	—
Service Station	UP(1)	—	—
Vehicle services-Major repair/body work	—	—	—
Vehicle services-Minor maintenance/repair	—	—	—
Vehicle storage	—	—	—
Vehicle support services	P	—	—

*Definitions for Land Uses are found in Chapter 106.80 of the Zoning Code

(1) One gas station allowed in the Auburn Commerce District (with Use Permit) and only as a secondary use to a Major Tenant. The gas station shall not front on Auburn Blvd.

(2) One drive-through restaurant allowed in Auburn Commerce District (with Use Permit). Drive-through services shall be limited to Pads 6 through 11 only.

(3) Consistent with section in Development Standards for outdoor storage, loading, and display

(S) Refer to regulations listed in the Municipal Code and/or Zoning Code

Figure 3.4: Allowable Uses

Land Use*	PERMIT REQUIRED BY AREA					
	Gateway District		Rusch Park District		L40	SCVS
	GDCC	Outside GDCC	RSVC	Outside RSVC		
INDUSTURY, MANUFACTURING & PROCESSING						
Artisan/craft product manufacturing	P	P	P	P	P	P
Contract construction service - Indoor	P	P	P	P	P	P
Contract construction service - Outdoor storage	—	—	—	—	UP P	UP
Contract construction service - Outdoor work area	—	—	—	—	UP P	UP
Food & beverage product manufacturing	MUP	MUP P	MUP	MUP P	MUP P	MUP
Furniture & fixtures manufact., cabinet shop	—	—	—	—	MUP	MUP
Industrial research & development	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP
Laboratory-Analytical testing	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP
Laundry plant	—	—	—	—	P	—
Manufacturing/processing-Light	—	—	—	— MUP	MUP P	—
Manufacturing/processing-Medium	—	—	—	—	— UP	—
Manufacturing/processing-Heavy	—	—	—	—	—	—
Media production		UP MUP	UP MUP	UP MUP	UP P	UP MUP
Printing and publishing	P	P	P	P	P	P
Recycling-Small collection facility	—	UP	—	UP	UP	UP
Storage - Outdoor	—	—	—	—	UP	—
Storage - Personal storage facility (mini-storage)	—	—	—	—	UP	—
Storage- RV, boats	—	—	—	—	UP	—
Storage- Warehouse, indoor storage	—	—	—	—	P	—
Wholesaling and distribution as an accessory use	MUP	MUP	MUP	MUP	MUP	MUP
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Adult entertainment business	—	—	—	—	—	—
Bingo parlor	UP	UP	UP	UP	UP	UP
Cardroom	—	—	—	—	—	—
Commercial recreation facility - Indoor, major	MUP	MUP	MUP	MUP	MUP	MUP
Commercial recreation facility - Indoor, minor	MUP P	MUP P	MUP P	MUP P	MUP P	MUP P
Conference/convention facility	MUP	UP	—	—	—	—
Fitness/health facility	P	P	P	P	P	P
Library/museum	P	P	P	P	P	P
Meeting facility, public or private	UP	UP	UP	UP	UP	UP
Park, playground	P	P	P	P	P	P
School - College, University	UP	UP	UP	UP	UP	UP
School - Elementary, middle, secondary	UP	UP	UP	UP	UP	UP
School - Specialized education/training, minor	P	P	P	P	P	P
School - Specialized education/training, major	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP
Sports & entertainment assembly facility	UP	UP	UP	UP	UP	UP
Studio - Art, dance, music etc.	P	P	P	P	P	P
Theater	P	P	P	P	P	P
RESIDENTIAL USES						
Emergency shelter	—	—	—	S	S	S
Home occupation	P	P	P	P	P	P
Live/work Unit	MUP	MUP	MUP	MUP	MUP	MUP
Residential component of a mixed-use project	MUP	MUP	MUP	MUP	MUP	MUP
Multi-family housing in a mixed use structure	MUP	MUP	MUP	MUP	MUP	MUP
Multi-unit dwelling	P	P	P	P	P	P
Small lot housing product	S	S	S	S	S	S

Figure 3.4: Allowable Uses

Land Use*	PERMIT REQUIRED BY AREA					
	Gateway District		Rusch Park District		L40	SCVS
	GDCC	Outside GDCC	RSVC	Outside RSVC		
RETAIL TRADE						
Accessory retail uses	P	P	P	P	P	P
Alcoholic beverage sales	S	S	S	S	S	S
Artisan shop	P	P	P	P	P	P
Bar	UP	UP	UP	UP	UP	UP
Brew pub/tavern	S	S	S	S	S	S
Building/landscape materials sales	—	MUP	—	MUP	MUP	MUP
Construction and heavy equipment sales and rental	—	—	—	UP	P	—
Convenience store	S	S	S	S	S	S
Drive-through retail	UP	UP	UP	UP	UP	**UP
Drug store, pharmacy	P	P	P	P	P	P
Farm supply and feed Store	—	—	—	—	P	—
Firearm sales, gunsmithing	—	—	—	—	UP	—
Fuel dealer (propane, etc.)	—	—	—	—	—	—
Furniture, furnishings and appliance store	P	P	P	P	P	P
General retail	P	P	P	P	P	P
Groceries, specialty foods	P	P	P	P	P	P
Itinerant vendor	S	S	S	S	S	S
Mixed-use project	S	S	S	S	S	S
Night club	UP	UP	UP	UP	UP	UP
Office supporting retail	P	P	P	P	P	P
Outdoor display sales	MUP	MUP-P	MUP	MUP-P	P	MUP
Public auction, flea market	—	—	—	—	—	—
Restaurant, café, coffee shop	P	P	P	P	P	P
Retail complex	P	P	P	P	P	P
Smoking paraphernalia establishment	—	—	—	—	—	—
Vending machines	P	P	P	P	P	P
Warehouse retail	—P	—P	—P	—P	UP-P	UP-P
Wood yard (firewood sales)	—	—	—	—	—	—
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
ATM- Outdoor	MUP	MUP	MUP	MUP	MUP	MUP
ATM- Within a building	P	P	P	P	P	P
Bank, financial services	P	P	P	P	P	P
Business support services	P	P	P	P	P	P
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	P	P
Medical services - Extended care	UP	UP	UP	UP	UP	UP
Medical services - Hospital	—	—	—	—	—	—
Medical services - Laboratory	—	P	—	P	P	P
Medical services - Medical cannabis dispensary	—	—	—	—	—	—
Medical services - Substance abuse treatment clinic	—	—	—	—	—	—
Office	P	P	P	P	P	P

Figure 3.4: Allowable Uses

Land Use*	PERMIT REQUIRED BY AREA					
	Gateway District		Rusch Park District		L40	SCVS
	GDCC	Outside GDCC	RSVC	Outside RSVC		
SERVICES-GENERAL						
Adult day care	P	P	P	P	P	P
Catering service	P	P	P	P	P	P
Car wash	—	—	—	—	UP	UP
Child day care center	MUP	MUP	MUP	MUP	MUP	MUP
Drive-through service	—	MUP	—	MUP	MUP	MUP
Equipment rental-Outdoor	—	—	—	UP	UP	—
Equipment rental-Indoor	—	—	—	UP	UP	—
Kennel, animal boarding	—	—	—	—	UP	—
Lodging-Bed & breakfast inn (B&B)	P	P	P	P	P	P
Lodging-Hotel or motel	MUP	UP	UP	UP	UP	UP
Massage Therapy	P	P	P	P	P	P
Maintenance service - client site services	—	—	—	P	P	—
Mortuary, funeral home	—	UP	—	UP	UP	UP
Personal services	P	P	P	P	P	P
Personal services- Restricted	—	—	—	—	—	—
Public facilities	—	—	—	—	—	—
Repair service-Equipment, large appliances, etc.	—	—	—	—	UP	—
Veterinary clinic animal hospital	UP P	UP P	UP P	UP P	UP P	UP P
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE						
Ambulance, taxi & specialized transportation dispatch facility	—	—	—	—	—	—
Broadcasting studio	UP P	UP P	UP P	UP P	UP P	UP P
Freight terminal	—	—	—	—	—	—
Parking facility, public or commercial surface	UP	UP	UP	UP	UP	UP
Parking facility, public or commercial structured	UP	UP	UP	UP	UP	UP
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP
Telecommunication facility	S	S	S	S	S	S
Utility facility	UP	UP	UP	UP	UP	UP
Utility infrastructure	P	P	P	P	P	P
Vehicle Storage	—	—	—	—	—	—
VEHICLE SALES AND SERVICES						
Auto parts sales with no installation services	P	P	P	P	P	P
Auto parts sales with installation services	***	***	***	***	***MUP	***UP
Auto/vehicle sales or rental	***	***	***	***	***UP	***
Auto/vehicle sales, wholesale-2 cars or less at any time	—	P	—	P	p	P
Auto/vehicle sales, wholesale-3 cars or more cars, other vehicles	—	—	—	—	—	—
Mobile home, boat, or RV sales	***	***	***	***	***UP	***
Service Station	—	UP	—	UP	UP	UP
Vehicle services-Major repair/body work	***	***	***	***	***UP	***
Vehicle services-Minor maintenance/repair	***	***	***	***	***MUP	***UP
Vehicle storage	—	—	—	—	—	—
Vehicle support services	—	—	—	P	P	—

*Definitions for Land Uses are found in Chapter 106.80 of the Zoning Code

**Only one stand-alone drive-through retail use allowed within the Sylvan Corners Village Square

***No new Vehicle Sales/Rental or Repair uses are permitted on sites without a history of those uses (with the exception of the Lincoln 40 and Sylvan Corners Village Square District with a UP or MUP) Sites that can demonstrate they have historically been used for Vehicle Sales/Rental, or Repair are permitted to resume a form of automotive uses if the applicant demonstrates a historic use of the property through one of the following means:

1. Existing Roll-up garage/service doors
2. Existing Automotive lifts
3. Existing Display area for vehicle sales
4. Historical photos/aerial images
5. A previous business license for a related use