CITY OF BIGGS
Planning Staff Report

TO:	**CITY OF BIGGS CITY COUNCIL**
FROM:	Scott Friend, AICP – City Planner
MEETING DATE:	August 9, 2016; 6:30 p.m. Biggs City Hall, 3016 Sixth Street, Biggs, CA 95917
SUBJECT:	Zoning Ordinance Update

BACKGROUND

The City approved Michael Baker International to prepare targeted updates to Title 14, *Zoning*, of the Biggs Municipal Code in May 2016. This update would either establish new zoning districts or modify existing zoning districts in order to more closely align the zoning code with the updated General Plan. The project would involve the preparation of text amendments to the current zoning code, as well as the preparation of all accompanying staff reports, public hearing materials, noticing materials, and CEQA documents necessary to support the project.

DISCUSSION

Revision of Title 14 *Zoning* is currently in process and the following preliminary revisions have been made to the Zoning Ordinance and are recommended in order to make the Zoning Ordinance to be consistent with the General Plan as well as streamline the project review process in the City:

1. The following additional zoning districts were added to the Zoning Ordinance to reflect the land uses identified in the General Plan:
   a) A-G General Agricultural District
   b) A-C Agricultural Commercial District
   c) R-MU Residential Mixed-Use District

These additions include use tables, setbacks, minimum lot sizes, maximum height restrictions for each new zoning district.

2. Renamed and relocated within the Zoning Ordinance the "M-A Agricultural Industrial District" to "A-M Agricultural Industrial District".
3. Renamed the "C-D Downtown (B Street) Commercial District" to "D-MU Downtown (B Street) Mixed-Use District" to reflect the land use as described in the General Plan.
4. Added definitions for the following:
   a) Agricultural worker housing center
   b) Alternative fuel/recharging facilities

c) Animal grazing

d) ATMs

e) Child care center

f) Child day care, large

g) Child day care , small

h) Dwelling, triplex

i) Live/work unit

j) Stable, semiprivate

k) Solar facilities, small, medium and large

5. Added a "Similar use findings" section for those uses which are not defined In the Zoning Ordinance but are similar in use to allowed uses.
6. Added "Administrative use permit" chapter.
9. Revised some uses currently requiring a conditional use permit to require an administrative use permit.
7. Revised P-Q district to allow by right buildings owned leased or operated by the City, public infrastructure (e.g. roads, utility lines, water and wastewater facilities), greenbelts, parks and trails, and landscaped areas.

In addition a preliminary Master Use Table was developed which includes all zoning districts and their allowed uses. As shown, the Master Use Table there are uses that have not been defined as far as whether it will be an allowed use in the individual zoning district and what type of permitting may be required for this use. This use table is included as **Attachment A** for Council review.

ENVIRONMENTAL REVIEW
Not applicable at this time.

PUBLIC COMMENT
No comment has been sought on this matter and none has been received.

REQUEST
At this time, staff requests that the City Council review the use table provided in **Attachment A** and provide recommended changes to this table.

ATTACHMENT(S):

- **Attachment A**: Master Use Table

A = Administrative Permit required , U = Use Permit required; X = permitted use by right

Green = existing use and existing permit requirements

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	Agricultural Districts			Residential Districts				Commercial Districts			Industrial Districts	
	A-G	A-C	A-M	R-1	R-2	R-3	R-MU	D-MU	C-G	C-O	M-1	M-2
Agricultural Uses												
Agricultural processing, including: drying and milling of local agricultural products; dairy products; egg processing; fruit and vegetable packing; processing of agricultural by-products such as rice straw	X	X	X								-	U
Agricultural production, including orchard, vineyard, field and row crops	X	X	X								X	X
Agricultural research facilities	-	-	U								-	-
Animal grazing	X	X	X									
Animal processing plants	U	U	U								-	U
Livestock yards and holding facilities	-	-	U								-	U
Hay, seed or grain store	U	X	X					A(U)	X	-	X	X
Stables, commercial	U	U	U									
Stables, private	X [1]	X [1]	X [1]									
Stables, semiprivate	X [1]	X [1]	X [1]									
Residential Uses												
Agricultural worker housing	X [2]	-		X	X	X	X					
Agricultural worker housing center	U [1]	-										
Caretaker quarters (caretaker, proprietor or owner of permitted use)	-	U [1]	U [1]				-				X	X
Dwelling, duplex				-	X	X	X	U	-	-		
Dwelling, multiple-family, triplex				-	-	X	X	U	-	-		
Dwelling, second unit	X [2]	-		X[11]	X[11]	X[11]	X[11]	U	-	-		
Dwelling, single-family attached, detached	X [2]	-		X	X	X	X	U	-	-		
Fraternal hall, fraternity, sorority				-	-	U	U	U	U	U		
Home occupations - major	U	-		X [7]	X [7]	X [7]	X [7]					
Home occupations - minor				X [7]	X [7]	X [7]	X [7]					
Live/work unit							X	X				
Mobile home park	-	-		-	-	U	-					
SRO, single-room occupancy housing				-	-	X	X					

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	A-G	A-C	A-M	R-1	R-2	R-3	R-MU	D-MU	C-G	C-O	M-1	M-2
Community Uses												
Ambulance service								-	U	U		
Business college								-	X	-	U	-
Cemeteries, private												
Cemeteries, public				-	-	U	U	-	U	-		
Child care center								X	X	X	U	-
Child day care, large								A(U)	A(U)	-	U	-
Child day care, small	X [1]	-						A(U)	A(U)	-	U	-
Clubs, lodges and private meeting halls	U [3]	U [3]	U [3]	-	-	U	U	U	U	U		
Community centers								U	U	U		
Community social services				-	-	-	U	U	U	-		
Convalescent hospital, Adult care facility				-	-	U	U	U	U	-	U	-
Correctional institutions and facilities												
Emergency shelter			-								X	-
Funeral establishment or mortuary				-	-	U	U	-	U	-	X	X
Golf courses and country clubs, other outdoor recreation				U	U	-	-	-	U	U	U	U
Hospital				-	-	U	U				U	U
Medical clinics				-	-	U	U	X	X	X		
Museums	U	-						X	X	-		
Office, Governmental								X	X	X		
Outdoor Education	X	-										
Parks and Recreational Facilities	U	U										
Public Facilities	U	U	U	X[9]	X[9]	X[9]	X[9]	X	X	X	X	X
Religious Facilities	-	-		U	U	U	U	U	U	-	U	U
Research institutes											X	X
Residential care homes, large	-	-		-	-	U	U	U	U	-		
Residential care homes, small	X	-		X	X	X	X	A(U)	A(U)	-		
Schools, Public and Private	-	-		U [8]	U [8]	U [8]	U [8]	U	U	U		

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	A-G	A-C	A-M	R-1	R-2	R-3	R-MU	D-MU	C-G	C-O	M-1	M-2
Theaters, auditoriums	-	-		-	-	-	U	X	X	-	U	-
Transitional and supportive housing				X	X	X	X	A(U)			X	
Water Ski Lakes	-	-										
Commercial Uses												
Accessory retail uses							X					
Addressing, mailing service or shipping service							-	-	X	X		
Adult Businesses							-				U	U
Agricultural Product Sales, Off-Site	U	U					-					
Agricultural Product Sales, On-Site	X	X					-					
Agricultural Support Services, General	-	U					-					
Agricultural Support Services, Light	-	X					-					
Animal Services	U [5]	U					-					
Animal Processing, Limited							-					
Appliance – sales and service								-	X	-	U	-
Arcade								-	X	-		
Art, antiques, collectables, gifts							X					
Automated teller machine (ATM)	-	-	-	-	-	-	-	U	U	U	-	-
Automobile minor repairs and installations								U	U	-		
Automobile parts, tires, accessories								U	X	-	X	U
Automobile painting, major repair											U	U
Automobile sales, rental service								-	U	-	X	U
Automobile service station								U	U	-	U	U
Automobile wash; auto seat and upholstery shop								-	U	-	U	U
Bakery, wholesale								-	U	-	X	X
Bars, nightclubs, taverns, and lounges							U	U	X	X	U	-
Bed and breakfast inns, 1 to 5 guestrooms	U	-					U					
Billiards and pool halls								U	U	U		
Boat sales, rentals, minor service, parts								-	X	-		

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	A-G	A-C	A-M	R-1	R-2	R-3	R-MU	D-MU	C-G	C-O	M-1	M-2
Bowling alley								-	U	-	U	-
Building material and lumber sales, retail								-	X	-	X	-
Business and professional offices and services, including: bank, savings and loan, finance or credit union; drafting, design or architectural service; drug store – nonprescription drugs and sundries; electronic equipment store – sales and service; jewelry shop; music store, including sale of recordings and instrument sales and repair; travel agency or ticket service								X	X	X		
Butcher and meat market (excluding slaughterhouse)								X	X	-	X	X
Cabinet or furniture shop (construction)								-	A(U)	-		
Carnival or circus								-	U	-		
Cold storage – frozen food locker								-	X	-	X	X
Collection facilities, small, recycling								-	A(U)	-	X	X
Collection facilities, large, recycling											X	X
Community retail, including: antique store; art studio or gallery; bakery, retail; barbershop or beauty salon; bookstore or newspaper/magazine stand; clothing, apparel or shoe store; florist or gift shop; grocery store or supermarket; paint and wallpaper store; pawn shop; photographic equipment sales, studio, film processing; saddlery shop; sporting goods and athletic equipment store								X	X	X		
Data processing and computer operations											X	X
Drive-through facility (restaurant, coffee shop and the like)								-	X	X		
Drug stores/pharmacies, 4,000 sq. ft. or less							X [10]	X	X	X		
Driving school								-	X	-		
Equipment Sales and Rental								-	X	-	X	X
Exercise clubs, dance studios, training and instructional facilities								A(U)	U	U		
Farmers market (temporary vending of produce and handicraft items)	U	U						A(U)	A(U)	A(U)		
Firewood Storage, Processing and Off-Site Sales, Small	X	X										
Firewood Storage, Processing and Off-Site Sales, Medium	U	U										
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	U	U										
Floor covering, drapery or upholstery shop								-	X	-		
Furniture, furnishings store							U	A(U)	X	-	U	-
Gas and Service Stations								U	U	-		
Grocery stores, 4,000 sq. ft. or less							X [10]					

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Gun shop or gunsmith								-	X	U		
Heavy Equipment Storage	X	X	X									
Home occupation (as described under Chapter 14.150 BMC)				X [7]	X [7]	X [7]	X [7]					
Home improvement supplies; landscaping service yard and landscaping supplies								-	X	-		
Hotel and motel								X	X	U		
Hunting and fishing clubs	X [5]	-										
Janitorial service				-	X	U						
Kennels – pet boarding, training or grooming; veterinarian								-	U	-	X	X
Laundromat or laundry/cleaning service								-	X	-		
Library								X	X	X		
Liquor stores, tobacco store							U [10]	X	X	-		
Massage establishment								-	U	U		
Mobile vending of locally grown produce/farmers market								X	X	U		
Motorcycles – sales, service and repair								X[12]	X[12]	X[12]	X	X
Moving and storage service,								-	X	U	X	X
Office machines – equipment rental, sales and service								X	X	X		
Offices, Professional (medical, dental, optometric, chiropractic)				U	U	U	X	X	X	X		
Nursery, Retail	U	U										
Nursery, Wholesale	X	X										
Parking lots and garages								X	X	X	X	X
Pet store/shops							U					
Pest control services (disinfecting, fumigation etc.)								-	U	-	U	X
Printing and blueprinting								X	X	X		
Public/mini-storage												
Recreation facility – indoor								A(U)	X	-		
Recreation facility, outdoor											U	U
Recreational vehicle parks	U [5]	U [5]					-					
Restaurant, 2,500 sq. ft. or less (includes cafes, coffee shops, delicatessens, and the like)							-	X	X	X	X	U

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Restaurant, more than 2,500 sq. ft. (includes cafes, coffee shops, delicatessens, and the like)							X [10]	X	X	X	X	U
Retail, 2,500 sq. ft. or less							X [10]				U, X[13]	U, X[13]
Retail, more than 2,500 sq. ft.							U [10]				U, X[13]	U, X[13]
Secondhand stores, 2,500 sq. ft. or less							U					
Small service businesses, including: dressmaker or tailor; locksmith – key or lock shop; nursery, child care center; shoe repair shop								X	X	X		
Tattoo parlor								-	X	-		
Taxidermist								A(U)	X	-		
Temporary real estate offices, signs and construction facilities				U	U	U	U					
Towing service								-	U	U		
Travel trailer/mobile home, truck or trailer – sale, rental, service or storage											X	X
Truck and trailer sales, rental, service or storage; truck service stations								-	X	-		
Vending carts (food) – see provisions of BMC 14.110.160											A	A
Wholesale distributor's service facility; wholesale store and warehouse								-	X	-	X	X
Industrial Uses												
Assembly and processing uses, including:												
a. Wool pulling or scouring; petroleum products manufacture; tire retreading, recapping and rebuilding											-	X
b. Cabinet and furniture shop, production; carpet and rug cleaning plants; creameries; garment manufacturing; electronic and plastic products assembly; laundries, cleaning and dyeing plants											X	X
Automobile camper manufacturing; boat – building and major repair											U	X
Beverage bottling plant											U	U
Boat – sales, rental, minor service, parts											X	X
Book binding, printing and lithography											X	X
Bottled gas, sale and related storage											X	X
Building contractors – office and storage yard; building material and supplies – wholesale; gardening/ landscaping service yard or workshop; plumbing shop and storage yard											X	X
Casting foundry											-	X
Composting Facilities	U	U										
Draying or freight yard											U	X
Machine shop; sheet metal shop; welding shop											X	X

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Manufacture, sale and/or repair of commercial grade agricultural equipment and machinery			X								-	X
Manufacturing, compounding, processing, packaging, or treatment of such products, including: bakery goods; candy; cosmetics; dairy products; drugs; egg processing; ice manufacturing; food products – excluding fish and meat products, wine, vinegar, yeast and the rendering of fats and oils; fruit and vegetable packing only	-	- [4]	X								X	X
Manufacturing, compounding, assembly or treatment of articles or merchandise from such previously prepared materials as: canvas, cloth, fiber, textiles or yarn; feathers, fur, hair or leather; glass; paper, no milling; precious or semi-precious stones or metals; plaster, plastics or wood	-	- [4]	X								X	X
Manufacturing and fabrication uses of: asphalt manufacturing or refining; boiler works; brick, adobe, tile, terra cotta or concrete products; cement, lime, gypsum or plaster of paris; chemical or gas manufacture or cold storage; concrete/cement products or concrete batch plant; electric or neon sign manufacture; fertilizer manufacture; paint, oil, shellac, turpentine, lacquer, varnish or glue manufacture; paper and pulp manufacture; planing and saw mills; soap manufacture; tar distillation or tar products manufacture	-	- [4]	X								-	U
Manufacturing of food products, including fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils			U								-	U
Mineral and excavating uses											-	U
Office, in conjunction with an approved industrial use											X	X
Petroleum bulk storage											X	X
Research and Development			-								X	X
Salvage yard, wrecking yard, junk yard											-	U
Travel trailer/mobile home – manufacture											-	X
Warehousing, Wholesaling and Distribution											X	X
Transportation, Communication, and Utility Uses												
Aerial Applicator and Support Services	U	U										
Airport											U	U
Alternative fuel/recharging facilities												
Bus depot, taxi facilities	-	-									U	U
Farm Airstrips	X	X										
Freight and Truck Terminals and Yards											-	X
Recycling Collection Facility, Large	-	-						-	-	-	X	X
Recycling Collection Facility, Small	U	U						-	A(U)	-	X	X
Recycling Processing Facility, Heavy	-	-										

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Recycling Processing Facility, Light	-	U										
Reverse Vending Machine	U	U										
Runways and Heliports	U [1]	U [1]									U	U
Solar energy system, large	U	U	U	-	-	-	-	-	-	-	U	U
Solar energy system, medium	U	U	U	-	-	U	U	A	A	A	U	U
Solar energy system, small	X	X	X	X	X	X	X	X	X	X	X	X
Solar energy system, very large	U	U	U	-	-	-	-	-	-	-	-	-
Utilities, Major	U [6]	U [6]	U [6]	X [9]	X [9]	X [9]	X [9]	X	X	X	X	X
Utilities, Accessory	U	U	U	X [9]	X [9]	X [9]	X [9]	X	X	X	X	X
Utilities, Minor	X	X	X	X [9]	X [9]	X [9]	X [9]	X	X	X	X	X

[1] Permitted only as an accessory use.

[2] One single-family home and a second dwelling is permitted per legal parcel. Second Units are not allowed on parcels subject to Williamson Act contracts.

[3] Permitted only for organizations that provide a service to the agricultural community, such as a grange or similar organization.

[4] Manufacturing uses that directly support agricultural activities are permitted as "Agricultural Support Services, General" and "Agricultural Support Services, Light."

[5] Permitted only when not requiring permanent improvements and not interfering materially with agricultural operations.

[6] Solar Energy Systems under Utilities, Major and Utilities, Intermediate shall only be permitted on "Grazing Land" or "Other Land" as defined under the latest mapping provided by the California Department of Conservation Division of Land Resource Protection Farmland Mapping Program and only on those lands not subject to a Williamson Act Contract, unless the landowner has rescinded the Williamson Act Contract and entered into a solar-use easement pursuant to State law for marginally productive or physically impaired farmland.

[7] Subject to the provisions of Chapter 14.150 BMC.

[8] Home schools serving only children residing at the subject property shall be allowed by right within all residential districts.

[9] Including underground and above ground utility installations for local service except that substations, generating plants, public utility communication buildings and gas holders must be approved by the planning commission prior to construction, and the route or any proposed transmission line shall be discussed with the planning commission prior to acquisition.

[10] Businesses which operate 24 hours a day OR allow amplified music within 300 feet of a residential district require use permit approval.

[11] Subject to the provisions of Section 14.110.115 BMC.

[12] Motorcycle sales only in the commercial districts.

[13] Retail uses limited and in connection with product manufacture on-site.