

PLANNING COMMISSION

Meeting Date: 07/05/22

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 1)

AGENDA ITEM # 2

Applicant/Project Name: State Housing Law Zoning Ordinance Updates
Project Number: TA 22-0001

Brief Description: Additional language added to Table 20.210-2 within the Agricultural Worker Housing section of the Zoning Ordinance Amendments. Added language will provide a reference to the applicable State law section for Qualified Worker Housing.

Date **06/30/22**
Time **5:00 p.m.**



Exhibit B – Track Changes Version
w/ additional edits

Agricultural Worker Housing

Section 20.210.040 Allowable Agricultural Uses and Permit Requirements

- A. **Permit Requirements.** Table 20.210-1 identifies the types of land use permits required to establish land uses in the Agricultural Zones, consistent with this Zoning Ordinance. All permit requirements shall be subject to the process standards of Chapter 20.500 (Permits and Application Process).

Table 20.210-1
Permit Requirement Types and Processes

Symbol	Permit Requirement	Procedure Section
P	Permitted use subject to compliance with all applicable provisions of this Zoning Ordinance and the process standards of Chapter 20.500.	20.500 (Permits and Applications Process)
DP	Director's Permit (DP) is required for this use, subject to review and approval by the Director.	20.510 (Director's Permits)
CUP	Conditional Use Permit (CUP) is required for this, subject to review and approval per the process standards of Chapter 20.500.	20.520 (Conditional Use Permits)
A	Permitted uses restricted to accessory uses in conjunction with a primary permitted use.	20.500 (Permits and Applications Process)
---	Use not allowed.	20.205.030.C (General Requirements)

Note: Any land use authorized through a permit approval process identified may also require Site Development Plan Review, a Building Permit, and/or other permit(s) required by the Municipal Code. For unlisted and similar uses, see Section 20.205.030.C (Unlisted and Similar Compatible Uses).

- B. **Agricultural Land Uses.** Table 20.210-2 identifies the permitted land uses in all Agricultural Zones. Permitted uses in Agricultural Zones are primarily related to the raising of plants, crops, and animals, but may include accessory uses such as residential units, produce stands, animal keeping, and other uses when these uses are clearly related to the primary agricultural uses.
1. Support services and processing activities not listed in Table 20.210-2 but accessory to the primary agricultural use may be proposed and processed through a Conditional Use Permit (CUP). Findings of necessity, compatibility, and appropriate site and use design shall be required for approval of the CUP.
- C. **Additional Use Regulations.** In addition to the regulations, development standards, and provisions of this chapter, all land uses are subject to the specific use standards identified in the "Additional Use Regulations" column of Table 20.210-2; refer to the referenced sections for additional operational standards and regulations applicable to the use. All land uses are also subject to all of the following standards: Chapters 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.335 (Walls and Fences), 20.340 (Off-Street Parking and Loading), and 20.400 (Specific Use Standards).
- D. **Prohibited Uses.** When a use is not specifically listed, that use is prohibited. However, consistent with Section 20.205.030.C (Unlisted or Similar Compatible Uses), the Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on the finding that the proposed use is similar to and no more detrimental than a particular use permitted in the Zone.

Table 20.210-2
Agricultural Zone Permitted Uses

Land Use (Note 1)	A-1	A-2	A-3	Additional Use Regulations
Residential Uses				

<u>Farm Employee Housing</u> <u>Qualified Worker Housing</u> , Large	CUP	CUP	CUP	Consistent with the requirements of California Health and Safety Code Section 17021.8
<u>Farm Employee Housing</u> <u>Qualified Worker Housing</u> , Small	DP	DP	DP	Consistent with the requirements of California Health and Safety Code Section 17021.8
Child Care Facility, Large Family Home	DP	DP	DP	20.400.050 (Child Care Facilities)
Child Care Facility, Small Family Home	P	P	P	20.400.050 (Child Care Facilities)
Community Garden	DP	DP	DP	
Residential Care Facility, Large	DP	DP	DP	20.400.110 (Care Facilities)
Residential Care Facility, Small	P	P	P	20.400.110 (Care Facilities)
Mobile/Manufactured Home	P	P	P	20.245 (Residential Manufactured Home Park Zone)
Private Residential Garage	P	P	P	
Single-Family Detached	P	P	P	
Accessory Dwelling Unit/Accessory Structure	A	A	A	20.410 (Accessory Dwelling Units and Accessory Structures)
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
Recreation, Education & Public Assembly Uses				
Animal Keeping, Large	P	P	P	20.415 (Animals)
Animal Keeping, Small	A	A	A	20.415 (Animals)
Places of Assembly	CUP	CUP	CUP	20.400.160 (Places of Assembly)
Stable, Private	P	P	P	
Stable, Public	CUP	CUP	CUP	
Public Park/Open Space/Recreation	CUP	CUP	CUP	
Sport Court				
Lighted	DP	DP	DP	
Unlighted	A	A	A	
Outdoor Recreation Facility	CUP	CUP	CUP	
Agricultural Uses(2)				
Agricultural/Horticultural, Non-Commercial	P	P	P	
Agricultural/Horticultural, Commercial	DP	DP	DP	
Agricultural/Horticultural, Processing and Packaging				
Small Animals	---	---	CUP	Processing for market of poultry, small animals and crops raised or produced on the premises, or on other property owned or leased by the processor, but not including canning, rendering, or reduction (grinding, chopping, cutting) of meat or animal products

Plants and Crops	---	---	CUP	Provided no such plant is located closer than 50 feet to any side or rear yard.
Lodging, Bed & Breakfast	CUP	CUP	CUP	
Greenhouse/Nursery				
Commercial Production	DP	DP	DP	
Retail	DP	DP	DP	Open to the public
Sales Stand	A	A	A	20.210.060.C and Table 20.210-3
Office, Professional, and Business Support Services				20.220.050.C
Business Support Service	A	A	A	Limited to 20% of gross floor area, supportive of agricultural primary land use only
Service Uses(2)				
Animal Sales and Services	CUP	CUP	CUP	
Industrial, Manufacturing & Processing Uses(2)				
Winery/Tasting Room	DP	DP	DP	
Renewable Energy Harvesting/Production	---	---	CUP	20.450 (Renewable Energy)
Transportation, Communication & Utility Uses(2)				
Antenna or Communication Facility	CUP	CUP	CUP	20.465 (Telecommunication Facilities)
Non-Public Antenna or Communication Facility	P	P	P	20.465 (Telecommunication Facilities)

:sz=8q; Notes:

See Table 20.210-1 for definitions.

1. ;hg;All land uses are subject to the following standards: Chapters 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.335 (Walls and Fences), 20.340 (Off-Street Parking and Loading), and 20.400 (Specific Use Standards).
2. ;hg;Business, including merchandising and sales, shall be conducted entirely within an enclosed building, except as identified in Table 20.220-2, where outdoor business is permitted subject to a CUP.
3. ;hg;A Director's Permit (DP) shall be required for the establishment of the land use in an existing building to ensure adequate parking and student services are provided and to minimize effects on other land uses within the building or site. A Conditional Use Permit (CUP) shall be required for the establishment of a use in conjunction with a new building (development of the building in conjunction with the use).

(Ord. 2017-1445, 7/11/2017 - Amended)

Section 20.210.050 Agricultural Zone Development Standards

- Development Standard Compliance.** The design, construction, or establishment of all new and existing land uses, development of structures, and site improvements in Agricultural (A) Zones shall conform to the regulations of Table 20.210-3. Principal and accessory structures shall meet the same development standards unless otherwise modified by this Zoning Ordinance.
- Lot Averaging.** Lot averaging, consistent with Section 20.300.030 (Lot Averaging), shall be permitted in the A Zones subject to a CUP.
- Gross Slope/Acreage Analysis.** Minimum lot sizes shall be determined based on slope calculations subject to Section 20.300.040 (Gross Slope/Acreage Analysis). Table 20.210-3 identified minimum lot areas.

Table 20.210-3
Agricultural (A-1, A-2, A-3) Development Standards

Development Standards ⁽¹⁾	A-1	A-2	A-3	Additional Use Regulations
Maximum Building Height				20.300 (Site Planning and General Development Standards)
<100 feet from any PL	35 feet	35 feet	35 feet	
100 feet+ from any PL	50 feet	50 feet	50 feet	Non-residential structure
Lot Requirements				20.210.030.A,
Minimum Lot Area	1 acre	1 acre	4 acres	20.300.040 (Gross Slope/Acreage Analysis)
15-25% slope	2 acres	2 acres	4 acres	
25-35%+ slope	4 acres	4 acres	8 acres	
35%+ slope	8 acres	8 acres	20 acres	
Minimum Setbacks⁽²⁾⁽³⁾				
Street Frontage PL	35 feet	35 feet	35 feet	
Sales Stand	15 feet	15 feet	15 feet	20.210.060.C (Sales Stands)
Interior PL	15 feet	15 feet	15 feet	
Rear PL	25 feet	25 feet	25 feet	
Side/Interior/Rear PL				
Processing/Packaging Facility	--	50 feet	50 feet	
<u>Farm Employee Qualified Worker</u> Housing (Large)	--	60 feet	50 feet	
Parking				
Required	Chapter 20.340 (Off-Street Parking and Loading)			

;sz=8q; Notes: PL= Property Line

1. ;hg;All standards are minimums unless otherwise noted.
2. ;hg;Setbacks shall be measured from back of ROW.
3. ;hg;All lot development and setbacks shall be subject to the provisions of Section 20.300.060 (Special Setbacks for General Plan Routes); where standards conflict, the largest standard shall prevail.

Section 20.340.040 Required Number of Parking Spaces

The requirements of this Section shall be applied uniformly, based on land uses, regardless of the Zone in which a land use is to be located, unless otherwise specified.

- A. **Minimum Standards.** Every use shall provide at least the minimum number of off-street parking spaces required by Table 20.340-1 (see Section 20.340.090 (Bicycle Parking) for bicycle parking requirements). Reductions to the parking requirements may be permitted, subject to compliance with the provisions of Section 20.340.050 (Off-Street Parking and Trip Reduction Measures). Required parking space dimensions, based on parking configuration, are established in Table 20.3403, Section 20.340.060 (Off-Street Parking Size and Location).
- B. **Uses Not Listed.** Parking requirements for uses not specifically listed in Table 20.340-1 will be determined by the Director, based on comparable uses in the Table or through a parking demand analysis of similar facilities in the region.
- C. **Mixed Use Sites.** Where multiple land uses are combined within a single building, structure, or parcel, off-street parking facilities for a single use shall not be considered as providing required parking

facilities for any other uses. The aggregate number of parking spaces for each separate use, required by this chapter, shall be met, except where otherwise specified and a reduction of parking is allowed in compliance with Section 20.340.050 (Off-Street Parking and Trip Reduction Measures).

D. **Rounding Calculations.** Calculations resulting in a fractional number shall be treated as follows: one (1) parking space is required for fractions of one-half (0.5) or greater; no additional parking space is required for fractions of less than one-half (0.5).

E. **Calculations.**

1. **Gross Floor Area Calculations.** Gross floor area calculations are based on the area within the surrounding exterior walls of a building or any portion, thereof, including shared bathroom spaces, storage areas, and areas for circulation.
2. **Seating Calculations.** Where fixed seats provided are either benches, bleachers, or pews, such seats shall be calculated at one (1) seat per eighteen (18) inches and one (1) seat per twenty-four (24) inches of booth length for dining.
3. **Assembly Area Calculations.** All rooms or areas that can be logically used for seating, in addition to any fixed seating area, shall be calculated in determining the parking requirement for assembly areas.

Table 20.340-1
Parking Requirements by Land Use

Land Use	Minimum Required Parking	Additional Use Regulations
Residential Uses		
Animal Keeping, Small	None required	
Accessory Dwelling Unit/Accessory Dwelling (Ord. 2017-1445, 7/11/2017)	1 space/Accessory dwelling unit	
Caretaker Unit	1 space	Interior dimension: 20 feet x 20 feet
Child Care Facility, Large Family Home	Required residential unit parking spaces and 1 space/2 employees	Tandem parking is permitted in driveways; vehicles cannot encroach into public rights-of-way
Child Care Facility, Small Family Home	Required residential unit parking spaces	Tandem parking is permitted in driveways; vehicles cannot encroach into public rights-of-way
Community Garden	None required.	
Continuing Care Retirement Community	Studio: 1 space/unit 1 Bedroom Unit: 1.5 space/unit 2+ Bedroom Unit: 2 spaces/unit; 1 space shall be covered Guest Parking: 1 space/3 units	
Duplex	2 spaces/unit; guest parking: 1 space/3 units	1 space shall be covered
Emergency Shelter	1 space/4 beds	
<u>Farm-Employee Qualified Worker</u> Housing, Large	1 space/unit	Space shall be covered
<u>Farm-Employee Housing Qualified Worker</u> , Small		

Live/Work Space or Live/Work Unit	Refer to live/work requirements under Section 20.340.040.F, Table 20.240-2	
Mobile/Manufactured Home	2 covered spaces/mobilehome; 1 guest space/6 mobilehomes	Tandem parking is permitted
Mobile/Manufactured Home Mini Park		
Mobile/Manufactured Home Park		
Multifamily Dwelling	Studio: 1 space/unit; 1 Bedroom Unit: 1.5 space/unit 2+ Bedroom Unit* : 2 spaces/unit; 1 space shall be covered Guest Parking: 1 space/3 units	*1 garage space shall be provided for condominiums, duplexes, townhomes, patio homes. Apartments shall provide one covered parking space (garage or carport) of the required ratio. Additional multifamily requirements are provided in Section 20.340.040.G
Multifamily Dwelling, Affordable Housing (deed restricted)	1.7 spaces/unit	Additional multifamily requirements are provided in Section 20.340.040.G
Non-Commercial Horticulture	None required.	
Planned Residential Development (PRD)	Sum of individual parking requirements for each use; residential parking by bedroom count	Chapter 20.435 (Planned Residential Development)
Private Residential Garage	None required.	
Recreational Vehicles (RVs)/Parks	To be determined by the Director during SDP or CUP review process.	
Residential Care Facility, Small & Large	1 space/3 residents	Provision of parking shall be based on the population served and level of care provided at the facility. Minimum requirements here are guidelines for establishing appropriate service levels on a case by case basis at time of SDP review
Rooming House	1 space/room; plus 2 spaces	
Senior/Age-Restricted Dwelling or Unit	1.25 spaces/unit	Satisfies resident and visitor parking
Single-Family Attached	2 spaces/unit	1 space shall be covered
Single-Family Detached	≤3,000 s.f. unit: 2 attached covered spaces required; >3,000 s.f. unit: 3 attached covered spaces required	See Table 20.340-5 for additional standards; Section 20.340.060.H
Sport Court, on a Residential Lot	None required.	Residential Zones only.
Supportive Housing	Studio: 1 space/unit 1 Bedroom Unit: 1.5 space/unit 2+ Bedroom Unit: 2 spaces/unit; 1 space shall be covered, Guest Parking: 1 space/3 units	
Transitional Housing	2 covered spaces/unit	

Recreation, Education & Public Assembly Uses		
Animal Keeping, Large	1 space/250 s.f. gross floor area	
Assembly and Recreation	To be determined by the Director during SDP or CUP review process.	
Automobile Parking Lot or Storage Garage (Enclosed or Freestanding)	Adequate for facility, building, or area served.	
Cemetery	As provided by internal circulation system.	
Child Care Facility, Daycare Center	1 space/2 employees plus 1 space/5 children (per maximum capacity) or 1 space/10 children where adequate drop-off facilities are provided per 20.340.040.I.1.	
Club	10 spaces/1,000 s.f. of assembly floor area	
College, Nontraditional Campus Setting	3 spaces/1,000 s.f.	
College, Traditional Campus	1 space/3 non-resident students; plus 1 space/3 employees and faculty	
Conference/Convention Center	To be determined at time of Site Development Plan Review	
Extended Care Facility	To be determined by the Director during SDP or CUP review process.	
Museum, Library, or Gallery	1 space/350 s.f. gross floor area	Section 20.340.040.C
Outdoor Recreation Facility	To be determined by the Director during SDP or CUP review process.	
Places of Assembly	1 space/4 fixed seats or 1 space/50 s.f. assembly floor area with no fixed seating	Section 20.340.040.C
Public Buildings and Facilities	To be determined at time of application based on building/facility purpose.	
Public Maintenance Buildings and Facilities		
Public Park/Open Space/Recreation	To be determined by the Director during SDP or CUP review process.	
Recreation Facilities/Park (Manufactured Home Park Zone)	To be determined by the Director during SDP or CUP review process.	
School	Elementary or Secondary School: 1.5 spaces/classroom; 1 space/2 employees; and 1 space/75 s.f. multipurpose/auditorium floor area High School: 1 space/2 employees and 1 space/5 students	
Small Wind Energy Systems	No parking required.	Only applies to private facilities in Residential Zone.
Sport Court, Lighted & Unlighted	3 spaces/court and/or 1 space/200 s.f. gross floor area	
Stable, Private	None required.	

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Stable, Public	1 space/4 stalls and/or enclosures	
Swimming Pool/Sauna/Hot Tub	No parking required.	Only applies to private facilities in Residential Zone
Agricultural Uses		
Agricultural/Horticultural, Non-Commercial	No parking required.	
Agricultural/Horticultural, Commercial	1 space/250 s.f. gross floor area plus 1 space/1,000 s.f. outdoor area usage	
Agricultural/Horticultural, Processing and Packaging	1 space/250 s.f. gross floor area plus 1 space/1,500 s.f. outdoor area/greenhouse space	
Small Animals	1 space/250 s.f. gross floor area plus 1 space/1,500 s.f. outdoor area/greenhouse space	
Plants and Crops		
Wholesale Production	1 space/3 employees plus on-site area for 1 commercial loading/unloading vehicle	Only applies in R-1-20 Zone
Greenhouse/Nursery	1 space/250 s.f. gross floor area; plus 1 space/1,500 s.f. outdoor area usage	
Commercial Production		
Retail		
Sales Stand	2 spaces	
General Retail Uses		
Adult Entertainment Business	1 space/250 s.f. gross floor area plus 1 space/2 employees	
Animal Shelter	1 space/250 s.f. gross floor area	
ATM, Freestanding Exterior/Exterior Wall	1 space/ATM, plus queue space for 5 cars for drive-through facilities	
ATM, Interior to Building/Vestibule	1 space/ATM; on-street parking may satisfy requirements at the discretion of the Director.	
Automotive Fueling Station	1 space/1,000 s.f. minus convenience store area; plus 3.3 spaces/1,000 s.f. convenience store; plus 5 queue spaces for self-service auto wash	
Automotive Rentals	2.5 spaces/1,000 s.f.	
Automotive Sales, New	1 space/400 s.f. interior showroom floor area and office plus 1 space/2,000 s.f. outdoor display area plus 1 space/300 s.f. floor area for the parts department	
Automotive Sales, Other Vehicle Sales	1 space/1,000 s.f. interior showroom floor area plus 1 space/1,000 s.f. outdoor display area plus 1 space/350 s.f. office floor area	
Automotive Sales, Used		
Automotive Sales, Wholesale		
Bar	1 space/3 seats or 1 space/100 s.f. gross floor area whichever is greater	

Catering	2.5 space/1,000 s.f. gross floor area	
Catering, Food Truck	Per issued food facility permit requirements	
Cigar Lounge/Smoke Shop	1 space/250 s.f. gross floor area	
Commercial Artist/Production Studio	1 space/350 s.f. gross floor area	
Commercial Entertainment	1 space/3 seats up to 800 seats then 1 space/6 seats +1 space/employee	
Commercial Recreation, Indoor	1 space/250 s.f. gross floor area; plus 1 space/employee	
Commercial Recreation, Outdoor	4 spaces/court and/or 1 space/200 s.f. gross floor area	
Drive-Through	Parking per primary land use	Refer to stacking per Section 20.340.040.H
Dry Cleaning or Laundry, Plant	1 space/500 s.f. gross floor area	
Employee Services	3 spaces/1,000 s.f.	
Funeral Home/Mortuary	14 spaces/1,000 s.f.	
Kiosk (stand-alone)	2 spaces	
Lodging, Bed & Breakfast	1 space/guest room; plus 2 spaces	
Lodging, Hotel	1 space/guest room; plus 10 spaces/1,000 s.f. banquet, assembly, meeting, or restaurant floor area or 1 space/8 seats; for accessory retail uses greater than 5,000 s.f.: 2.5 spaces/1,000 s.f.	Additional parking per standards if additional uses (e.g., restaurants, conference/convention centers) are open to public patronage
Lodging, Motel		
Market, Grocery/Supermarket	1 space/250 s.f. gross floor area	
Market; Convenience		
Market; Liquor		
Market; Specialty Food and Beverage		
Merchandise Sales, Discount	1 space/250 s.f. gross floor area	
Merchandise Sales, New Retail <100,000 s.f.		
Merchandise Sales, New Retail <30,000 s.f.		
Merchandise Sales, New Retail >100,000 s.f.	1 space/250 s.f. gross floor area	
Merchandise Sales, Showrooms		
Merchandise Sales, Used/Pawn		
Moving Company	1 space/4,000 s.f. gross floor area	
Nightclub	1 space/30 s.f. of dance floor area; 1 space/100 sf of bar/seating area	
Nursery (Retail-Plant)	1 space/250 s.f. gross floor area plus 1 space/1,000 s.f. outdoor area usage	
Outdoor Dining	Area comprising less than 25% of indoor seating shall not require	

	additional parking; area greater than 25% of the indoor spaces shall require 1 space/150 s.f.	
Parcel Delivery Service	1 space/250 s.f. gross floor area For office space; 1 space/500 s.f. gross floor area	
Parking Facility, Enclosed Freestanding	No parking required.	
Parking Lot Sale	No parking required for temporary events; minimum of 80% of parking lot shall be available for parking during event.	20.455 Temporary Events
Restaurant, Sit-Down and/or Take-Out	1,000 s.f. or less: 1 space/250 s.f. gross floor area plus 2 employee spaces; 1,001-4,000 s.f.: 1 space/3 seats or 1 space/100 s.f. gross floor area whichever is greater; plus 3 employee spaces; 4,001 s.f. and larger: 1 space/3 seats or 1 space/100 s.f. gross floor area whichever is greater; plus 1 space/employee	
Office, Professional, and Business Support Services		
Business Support Service	4 spaces/1,000 s.f. gross floor area	
Financial Institution	4 spaces/1,000 s.f. gross floor area;	
Financial Institution, with Drive-Through	for drive-through facilities, refer to stacking per Section 20.340.040.H	
Internet-Based Sales	1 space/350 s.f. gross floor area	
Medical; Hospital	1 space/3 beds plus 1 space/250 s.f. administration	
Medical; Urgent Care	1 space /200 s.f. gross floor area	
Office; Corporate, Regional Administrative, Business, and Professional	4 spaces/1,000 s.f. gross floor area	
Office; Government	5 spaces/1,000 s.f. gross floor area	
Office; Medical, Dental, and Holistic	5 spaces/1,000 s.f. gross floor area	Including massage establishments.
Research and Development (R&D)	3 spaces/1,000 s.f. gross floor area	
R&D Fabrication and Light Manufacturing	1 space/500 s.f. gross floor area	
Technical/Scientific/Medical Laboratory, Incidental Uses	1 space/350 s.f. gross floor area	
Service Uses		
Animal Sales and Services	2.5 spaces/1,000 s.f. gross floor area	
Auctions, Indoor	1 space/3 fixed seat, or 1 space/100 s.f. assembly space	

Automotive Services, Repair	1 space/800 s.f. gross floor area + 1 for every employee	
Automotive Services, Washing/Detailing	2 spaces/1,000 s.f.; plus queue spaces for minimum of 5 cars	
Dry Cleaning or Laundry, Agency	1 space/250 s.f. gross floor area	
Equipment Rental Yards	1 space/250 s.f. gross floor area plus 1 space/10,000 s.f. outdoor area usage	
Firearm Shooting Range (Indoor) (Ord. No. 2016-1419, 2-23-2016)	1.25 parking spaces/shooting lane, plus 1 parking space for every 250 square feet of retail and office area, plus 1 parking space for every 4,000 square feet of storage/warehouse area	
Massage Establishment	1 space/treatment room; plus 1 space/employee	
Massage, Accessory Use		
Personal Services, Fitness/Health Facility	1 space/250 s.f. gross floor area; plus 1 space/employee	
Personal Services, General	1 space/300 s.f. gross floor area	
Personal Services, Instructional	1 space/250 s.f. gross floor area; plus 1 space/employee	
Tattoo and/or Body Art Facility	1 space/250 s.f. gross floor area; plus 1 space/employee	
Industrial, Manufacturing & Processing Uses		
Boat Building	1 space/500 s.f. gross floor area	
Building Material Storage & Sales Yard	1 space/10,000 s.f. gross storage area (indoor or outdoor) plus parking for office floor area per this Table	
Commercial Bakery	1 space/500 s.f. gross floor area + 1 space for every 200 s.f. of service area open to public	
Contractor Office & Services	Per square footage of individual uses per this Table	
Food Processing	1 space/750 s.f. processing floor area plus 1 space/300 s.f. office gross floor area	
Fueling Station; Fleets	1 space/300 s.f. office space plus 1 space/4 bays	
Furniture and Carpentry	1 space/500 s.f. gross floor area	
Industrial Design and Services	1 space/400 s.f. gross floor area except office area shall provide 1 space/300 s.f. gross floor area and retail area shall provide 1 space/250 s.f. gross floor area	Section 20.340.040.C
Machine Repair Shop	1 space/500 s.f. gross floor area	
Manufacturing and Assembly	1 space/500 s.f. gross floor area plus 1 space/300 s.f. office gross floor area	

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Metal Working Shop	1 space/500 s.f. gross floor area	
Microbrewery/Tasting Room	1 space/500 s.f. gross floor area	
Microbrewery/Tasting Room with Restaurant	1 space/500 s.f. gross floor area plus 1 space/3 seats, plus 1 space/2 employees	
Newspaper Printing	1 space/500 s.f. gross floor area plus 1 space/300 s.f. office gross floor area	
Outdoor Storage, Accessory Use	1 space/10,000 s.f. gross storage area (indoor or outdoor) plus parking for office floor area per this Table	Section 20.340.040.C
Outdoor Storage, Primary Use		
Renewable Energy Harvesting/Production	To be determined at time of application review.	
Self-Storage	3 spaces, plus 1 space/100 units	
Warehousing, Indoor	1 space/4,000 s.f. gross floor area plus parking for office floor area per this Table	Section 20.340.040.C
Water Treatment and Filtering Services	To be determined at time of Site Development Plan Review	
Wholesale, Processing, and Distribution	1 space/4,000 s.f. gross floor area; or 1 space for each employee and employer, whichever is greater.	
Winery/Tasting Room	1 space/500 s.f. gross floor area	
Transportation, Communication & Utility Uses(2)		
Antenna or Communication Facility	No parking required; sufficient usable on-site area shall be provided for employee/service agents and loading activities	
Non-Public Antenna or Communication Facility	To be determined at time of application review.	
Parking; Fleets	No parking required	
Public Utilities		
Transportation Dispatch Only	2 spaces/1,000 s.f.; plus 1 space/commercial vehicle	
Transportation Dispatch, Fleet Usage		
Recycling Facilities		
Small Collection Facility	2 spaces/1,000 s.f.; plus 1 space/bin	
Large Collection Facility		
Small Processing Facility	1 space/400 s.f. gross floor area	
Large Processing Facility		
Reverse Vending	2 spaces	

F. Mixed Use Parking Requirements

Table 20.340-2
Mixed Use Parking Requirements

Land Use	Minimum Required Vehicular Parking	Minimum Required Motorcycle Parking	Minimum Required Bicycle Parking
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Residential			
Studio	1 space/unit	0.1 space per studio	0.5 space per studio
1 Bedroom Unit	1.25 space /unit	0.1 space per unit	0.5 space per unit
2 Bedroom Unit	1.75 spaces/unit	0.1 space/unit	0.75 space/unit
3+ Bedroom Unit	2.0 spaces/unit	0.1 space/unit	1 space/unit
Senior Housing	0.8 space/unit	0.1 space/unit	0.5 space/unit
Live-Work Units	≤ 2,000 s.f.: 1 space > 2,000 s.f.: 2 spaces	0.25 space/1,000 s.f. per unit 0.25 space/1,000 s.f. per unit	.75 space/1,000 s.f. per unit .75 space/1,000 s.f. per unit
Non-Residential	3 spaces/1,000 s.f.	0.75 space/1,000 s.f. per unit	.75 space/1,000 s.f. per unit
Restaurants			
Sit-down	8.5 spaces/1,000 s.f.	1 space/1,000 s.f.	2 spaces/1,000 s.f.
Take-out	6.5 spaces/1,000 s.f.	0.25 space/1,000 s.f.	0.5 space/1,000 s.f.

G. Additional Multifamily Requirements

1. Residential projects and Mixed Use projects with residential components that provide required uncovered parking shall assign parking spaces by dwelling unit. Spaces shall be clearly marked to denote assigned parking. For the convenience of tenants and guests, parking spaces shall be located as close as possible to the unit or common facility it is intended to serve. The project applicant shall submit a Parking Management Plan during the Site Development Plan Review.
2. Required guest parking shall be provided, per the requirements in Table 20.340-1 and shall be clearly marked. Guest parking need not be in addition to required residential parking when parking spaces are not assigned.
3. Parking spaces adjacent to non-residential tenants shall be clearly marked for customer parking and shall not permit residential assigned parking.
4. All permanent, assigned, and unassigned spaces must be full sized spaces, nine (9) feet wide by eighteen (18) feet long. Unassigned spaces are permitted to include compact spaces, evenly distributed throughout the project.

- H. Drive-Through Facilities/Stacking Capacity.** For drive-through facilities that permit transaction of business directly with customers within a motor vehicle, the minimum length provided per vehicle for stacking capacity of vehicles in a drive-through service lane shall be twenty-five (25) linear feet. The total stacking capacity required shall be determined through CUP review and approval.

I. Prohibited Uses and Exceptions

1. **Daycare or Commercial Child Daycare.** Required parking may be reduced per the standards of Table 20.340-1 where adequate drop-off facilities are provided.
 - a. Drop-off facilities shall be designed to accommodate a continuous flow of vehicles to safely load and unload children. Adequacy will be determined by the approval authority during project application review.
2. **Overnight Parking.** Outside overnight parking is prohibited for vehicles associated with repair activities and fueling/service stations.

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- J. **Permitted Off-Site Parking.** Off-site parking may be used to comply with the required off-street parking, subject to the provisions of Section 20.340.080 (Off-Site Parking Alternatives).

Section 20.600.080 "F" Definitions

~~Farmer Employee Housing, Small (land use).~~ Any living quarters, dwelling, rooming house, bunkhouse, or other housing accommodations, consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designated for use by a single family or household, and which is for the exclusive occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated.

~~Farmer Employee Housing, Large (land use).~~ Any living quarters, dwelling, rooming house, bunkhouse, or other housing accommodations, consisting of more than thirty-six (36) beds in a group quarters or more than twelve (12) units or spaces designated for use by a single family or household, and which is for the exclusive occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated.

Farmers' Market (Certified). A temporary marketplace, either indoors or outdoors, for the display and sale of produce and other agricultural products such as, but not limited to, fresh fruits, vegetables, nuts, honey, shell eggs, flowers, and nursery stock, for which a Certified Farmers' Market Certificate has been issued by the County Agricultural Commissioner pursuant to California Code of Regulations, Title 3, Division 3, Chapter 1, Subchapter 4, Article 6.5.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

Fence, Open. A fence (and the gates in such fence) which permits direct vision through at least 80 percent of any one square foot segment of fence surface.

Fence, Solid. A fence (and the gates in such fence) constructed of solid material through which no visual images or light may be seen. Openings in such fence (and its gates when closed) shall not exceed 2 percent of any one square foot segment of the fence's surface which is more than 8 inches above the ground.

Fence, View-Obscuring. A fence (and the gates in such fence) whose surface is covered by solid or opaque material through which no visual images may be seen. Openings in such a fence (and its gates when closed) shall not exceed 20 percent of any one square foot segment more than 8 inches above the ground, nor shall any opening exceed one-half inch in width. Woven wire or chain-link fences containing slats are not view- obscuring fences.

Financial Institution (land use). A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. Financial institutions may or may not have drive-through services.

Firearm. Any barreled weapon capable of firing a projectile or bullet using an explosive charge.

(Ord No. 2016-1419, 2-23-2016)

Firearm Shooting Lane. A division of the firing line within a firearm shooting range intended to serve as a firing point for an individual shooter, provide a location for mounting individual targets, and offer a shelf for shooters to use. Firearm shooting lanes are typically separated with walls arranged perpendicular to the firing line designed to protect shooters from adjacent shooters by minimizing side blast interference and reducing the hazard of misdirected shots. ;hn0; (Ord No. 2016-1419, 2-23-2016)

Firearm Shooting Range (Indoor). A completely enclosed facility designed to offer a controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation and lighting systems, and acoustical treatment for sound attenuation suitable for the range's approved use.

(Ord No. 2016-1419, 2-23-2016)

Firing line. A safe and secure line parallel to fixed targets from which firearms are discharged. a firing line is generally broken up into individual "shooting lanes" from which firearms are discharged.

(Ord No. 2016-1419, 2-23-2016)

Floor Area, Gross.

1. **Gross Floor Area.** The total square footage included within the surrounding walls of a building plus any roofed, partially roofed or open area customarily used for display or business operations. Interior open court may be exempt if not used for display or business operations.
2. **Net Floor Area.** The total square footage of all usable space in a building, minus garage, parking, elevator, and stairway square footage. Calculating a land use as a percentage of the gross floor area shall be done by adding the existing space for the specific land use within a structure and dividing that figure by the total gross square footage of the building.

Floor Area Ratio (FAR). The numerical value obtained by dividing the above ground gross floor area of a building or buildings located on a lot by the total area of the lot. If a street dedication is required, the calculation shall be based on the total area of the lot before the street dedication. See Figure 20.600-1.

Flow Rate. The rate at which water flows through pipes, valves, or emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

Flow Sensor. An inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.

(Ord. No. 2017-1442, 5-23-2017)

Food Processing (land use). The processing or production of a natural or man-made solid or liquid food substance(s) used for human or animal internal consumption. Typical supportive activities include food packaging, egg processing, butter or cheese processing.

Friable. A soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

(Ord. No. 2017-1442, 5-23-2017)

Frontage.

1. **Street or Highway.** The portion of a lot that borders and has access to a public street, highway or parkway. The frontage shall be measured along the common lot line separating the lot from the public street, highway or parkway.
2. **Business Frontage.** The side or face of the building that is parallel to a public street or a public parking area.

Fuel Modification Plan Guideline. Guidelines from the Fire Department to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

(Ord. No. 2017-1442, 5-23-2017)

(Supp. No. 5)

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Fueling Station; Fleet (land use). A site where the primary activity is the retail sale and dispensing of vehicle fuels for non-passenger vehicles. This use may be accessory to a primary industrial or public agency use or a primary use for the regular fueling of site-specific or general commercial fleet vehicles. May include maintenance and service facilities conducted completely within an enclosed structure.

Funeral Home/Mortuary (land use). The provision of services including preparing human remains for burial, and arranging and managing funerals. This use does not include cemeteries, crematoriums, and columbariums.

Furniture and Carpentry (land use). A place of business providing furniture upholstery, furniture manufacture and repair, cabinet making, and general carpentry services. Palette manufacturing is prohibited.

Future Zone. See "Zone" definition; only applicable to designated Transitional Zones.

Section 20.600.190 "Q" Definitions

Qualified Worker Housing, Small (land use). Any living quarters, dwelling, rooming house, bunkhouse, or other housing accommodations, consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designated for use by a single family or household, and which is for the exclusive occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated.

Qualified Worker Housing, Large (land use). Any living quarters, dwelling, rooming house, bunkhouse, or other housing accommodations, consisting of more than thirty-six (36) beds in a group quarters or more than twelve (12) units or spaces designated for use by a single family or household, and which is for the exclusive occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated.