

ARTICLE III. USE AND ZONE DISTRICT REGULATIONS

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17.64.010 Purpose.

The purpose of this chapter is to classify land uses according to use types on the basis of common functional, product, or compatibility characteristics.

(Ord. No. 519, 8-8-2012)

17.64.020 Primary and accessory uses.

- A. Primary Uses. Primary uses shall be defined as either principal, conditional, or administrative uses. A principally permitted use is allowed in a zoning district and subject to the restrictions applicable to that district. A conditionally permitted use is a use permitted in a particular zone district upon

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showing that such use will comply with all the conditions and standards as specified in the zoning ordinance and authorized in the conditional use permit. An administratively permitted use may be permitted in a zone district upon administrative approval by the planning director. Primary uses are established and regulated by this Article III.

- B. Accessory Uses. Accessory uses are uses accessory and incidental to the primary use of a parcel and are regulated by Chapter 17.96 (accessory uses and structures).

(Ord. No. 519, 8-8-2012)

17.64.030 Listing of use classifications.

All primary uses are classified into the following use types. The following primary use types are more fully described in Section 17.64.060 through Section 17.64.110, inclusive.

- A. Agricultural and Open Space Use Types

- Agricultural

- Animal Keeping

- Logging and Lumber Milling

- Resource Protection and Restoration

- Resource Related Recreation

- B. Civic Use Types

- Community Assembly

- Community Services

- Essential Services

- Hospital Services

- General Hospital Services

- Psychiatric Hospital Services

- Intensive Public Facilities

- Libraries and Museums, Private

- Power Generating Facilities

- Public Parking Services

- Schools

- College and University

- Elementary and Secondary

- Private Elementary and Secondary

- Social Services

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Food Distribution

Food Service

Emergency Shelter

C. Residential Use Types

Caretaker/Employee Housing

Community Care Facility, Small

Dwelling

Multifamily

Single-family

Two-family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobilehome Park

Rooming and Boarding Houses

Second Dwelling Unit

Single Room Occupant

Supportive Housing

Transitional Housing

D. Commercial Use Types

Adult-oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

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Automotive Rentals

Automotive Repairs

Automotive Sales

Carwash and Detailing

Commercial Parking

Gasoline Sales

Heavy Equipment Rental and Sales

Banks and Financial Services

Bars and Drinking Places

Broadcasting and Recording Studios

Building Material Stores

Business Support Services

Commercial Recreation

Amusement Center

Indoor Entertainment

Indoor Sports and Recreation

Outdoor Entertainment

Outdoor Sports and Recreation

Residential Recreation Facilities

Large Amusement Complexes

Community Care Facility

Day Care Centers

Eating and Drinking Establishments

Fast Food with Drive-Through

Convenience

Full Service

Food and Beverage Retail Sales

Funeral and Interment Services

Lodging Services

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Long Term Care Facility

Maintenance and Repair

Medical Services, General

Neighborhood Commercial

Nightclubs

Nursery, Retail

Offices, Professional

Personal Services

Retail Sales and Services

Single Room Occupant

Specialized Education and Training

 Vocational Schools

 Specialty Schools

Storage Facility, Self-Service

Storage Facility, Recreational and Large-Vehicle

E. Industrial Use Types

Day Care Center, Secondary (employees only)

Equipment and Materials Storage Yards

General Industrial

Hazardous Materials Handling

Impound Yards

Laundries, Commercial

Light Manufacturing

Mineral Extraction and Processing

Printing and Publishing

Recycling, Scrap and Dismantling

 Enclosed

 Unenclosed

Research Services

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Specialized Industrial

Wholesale and Distribution

Light

Heavy

F. Transportation and Communication Use Types

Antennas and Communications Facilities

Developed Lot

Undeveloped Lot

Heliport

Intermodal Facilities

(Ord. No. 519, 8-8-2012)

17.64.040 Classification of combined uses.

The following rules shall apply where a use of a parcel resembles two or more different primary use types, and none of the uses are accessory uses regulated pursuant to Chapter 17.96 (accessory uses and structures).

- A. Separate Classifications of Multiple Establishments. If two or more individual establishments or businesses conduct separate primary uses on a single parcel, each use shall be considered a separate and distinct primary use of that parcel.
- B. Separate Classification of Different Major Categories of Uses Conducted by Individual Establishment. If an individual establishment, or business conducts more than one primary use, which use appears to fit under more than one different use type as described in this chapter, each primary use shall be considered a separate and distinct primary use; provided, however, when the primary uses have the characteristics of one of the following listed use types, all such primary uses shall be classified as one of the use types on the list:
 - General industrial;
 - Hazardous materials handling; or
 - Intensive public facilities.
 - If the primary uses resemble more than one of the use types on the above list, the uses shall be classified in the most appropriate use type, except that any industrial uses shall be classified within the hazardous materials handling use type if they so qualify under subsection 17.64.100D. (hazardous materials handling use type).

(Ord. No. 519, 8-8-2012)

17.64.050 Classification of uses not specifically listed.

If a proposed primary use is not specifically listed or identified as a use type in this Article III, the use shall not be allowed, except as follows:

- A. The planning director may determine that a proposed use not listed is permitted if:

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1. The common functional, product or compatibility characteristics and activities associated with the proposed use are consistent with one of the use types identified in Chapter 17.64 listed as a permitted use type within the zoning district;
 2. The proposed use is compatible with the purpose of the zoning district that applies to the parcel; and
 3. The proposed use will be consistent with the goals, objectives and policies of the general plan.
- B. If the planning director determines that an unlisted proposed use is encompassed within a listed use type, the proposed use shall be subject to the same use regulations as the listed use type.
- C. The planning director may forward questions about permitted uses directly to the planning commission for an interpretation at a public hearing. The public hearing shall be scheduled in accordance with Section 17.40.020. The planning commission shall make a determination based on the criteria of subsection 17.64.050A. as to which use type the proposed use fits into. The decision of the planning commission may be appealed pursuant to Chapter 17.44
- D. The planning director shall maintain a written record of all such determinations.

(Ord. No. 519, 8-8-2012)

17.64.060 Agriculture and open space use types.

Agriculture and open space use types include on-site structures, development, and management activities which are necessary to conduct agricultural operations and which are compatible with the protection and enhancement of open space resources. Specific agriculture and open space use types referred to in this title are:

- A. Agricultural, includes uses commonly associated with a farm or ranch, such as crop farming, tree farming and truck gardening, including the bottling, processing and packing of agricultural crops, retail sales of agricultural products and stands on premises for such purpose; and uses associated with livestock farming, including the production of crops for the grazing and feeding of livestock, but not including meat packing plants or slaughterhouses.
- B. Animal keeping, includes the keeping, feeding or raising of common farm animals or animal specialties. Animal keeping is subject to the limitations set forth in Chapter 6.20 of the Colfax Municipal Code (limitations on number of animals).
- C. Logging and lumber milling, includes the work or business of felling, sawing, cutting or trimming trees. This use may include preparing, transporting and/or receiving marketable or unmarketable logs or wood to/from a lumber mill or conducting the operation of a lumber mill.
- D. Resource protection and restoration, includes activities and management of an area to preserve, recreate and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, erosion control, and floodwater conveyance.
- E. Resource related recreation, includes facilities related to passive recreation of open space areas including bike and pedestrian trails, picnic areas, parking areas, and interpretive centers.

(Ord. No. 519, 8-8-2012)

17.64.070 Civic use types.

Civic use types include governmental and quasi-governmental agencies providing utility, educational, cultural, major medical, protective, governmental, and other uses which are strongly vested with public or social importance. Specific civic use types referred to in this title are:

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- A. Community assembly, includes the activities typically performed by, or at, the following institutions or installations:
- Churches, temples, synagogues, and other places of worship;
 - Public and private non-profit clubs, lodges, and meeting halls; and
 - Public community recreation facilities, including community centers, amphitheaters and museums.
- B. Community services, includes uses provided by public agencies which are necessary to support the community's health, safety and welfare. Typical community services include:
- Cemeteries;
 - Community water storage, wells and associated treatment facilities;
 - Corporation yards, including storage, repair and processing of materials and equipment, and vehicles operated by governmental entities;
 - Detention/retention basins;
 - Electrical substations (up to sixty (60)kV);
 - Intermodal facilities;
 - Libraries;
 - Park-and-ride lots;
 - Police and fire stations (including antennas, antenna towers and communication facilities);
 - Post offices, excluding major processing centers;
 - Public parks and golf courses; and
 - Satellite government facilities.
- C. Essential services, includes services which are necessary to support development and involve only minor structures such as bus stops, gas distribution pipelines, electrical distribution lines (up to and including sixty (60)kV), utility poles, transformers (twelve (12)kV or less), water and sanitary sewer, drainage facilities, communication facilities for community services provided by a public agency, and neighborhood parks.
- D. Reserved.
- E. Hospital services.
1. General hospital services, includes medical, or surgical services for sick or injured persons primarily on an in-patient basis, and includes accessory facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.
 2. Psychiatric hospital services, includes psychiatric services for persons primarily on an in-patient basis, and includes accessory facilities for out-patient and diagnostic services, training, research, administration, and services to patients, employees, or visitors.
- F. Intensive public facilities, includes public services and utilities which because of location, are objectionable due to production of offensive odor, dust, noise, bright lights, vibration or the

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storage of hazardous materials or products. Typical uses are electric receiving stations (sixty (60)kV to two hundred thirty (230)kV), sanitary landfills, public airports and heliports, or correctional institutions.

- G. Libraries and museums, private, includes permanent, public and quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. Also includes historic sites, exhibits, and zoos located in a public park.
- H. Power generating facilities. These facilities consist of temporary support facilities used to supply electrical power on an interim basis when power outages occur, or facilities that are used on a permanent basis to generate a power supply for a single use or multiple users if connected to a power grid. Power generating facilities generally include technologies that produce electricity from fossil fuels, natural gas, solar, wind, hydro or biomass fuels in order to provide back-up power, augment utility power supplies or if grid-connected, to sell power. Power generating facilities may include, but are not limited to, the following specifically defined facilities:
 - 1. General Power Production Facility. A facility whose sole purpose is for the resale and production of power which may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity primarily for the transmission of electricity associated with the overall power grid. This type of facility may be a peak load facility that only operates during the period in which the power demand for the overall power grid is at its peak usage.
 - 2. Supplemental/Individual Use Power Facility. A facility that is utilized to provide electrical power as either a supplement to power supplied by the existing grid or as a permanent power source for an individual user and does not provide off-site sale to the power grid. For commercial and industrial developments these types of facilities may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity. Residential uses will be restricted to facilities, which do not materially change the character of the zone district or impact adjacent residential uses (i.e., solar and photovoltaic).
 - 3. Emergency Power Facility. A facility that acts as a stand-by generator used to supply electric power during the event of a power outage by the local electric utility. These types of facilities maybe permanent in nature or temporary portable gas/diesel generators.
 - 4. Passive Power Facility. These facilities are considered to produce power when using clean fuel such as sunlight or other similar natural resource to generate power. Typical facilities would be solar or photo voltaic power generators. Residential zones will be restricted to these types of passive power facilities for power generation on a permanent basis. No industrial conversion solar facilities will be allowed on residentially-zoned property
- I. Public parking services, includes parking services involving buildings or lots which are publicly owned or operated.
- J. Schools.
 - 1. College and university, includes community colleges, public or private colleges, universities and professional schools granting associate degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.
 - 2. Public elementary and secondary, includes public elementary, middle, junior high and high schools serving grades K through twelve (12).
 - 3. Private elementary and secondary, includes private and religious schools. It does not include schools included within the commercial districts, schools specialized education and training use type.

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- K. Social services, generally include those services which help people become more self-sufficient, prevent dependency, strengthen family relationships, and restore individuals, families, groups or communities to successful social functioning. Such social services may include, but are not limited to, the following specifically defined services:
1. Food Distribution Facility. A facility or use which distributes food on a not-for-profit basis.
 2. Food Service Facility. A facility or use where food is served on-site on a not-for-profit basis.
 3. Emergency Shelter. A facility or use which provides temporary housing for individuals on a not-for-profit basis. The housing may include, but is not limited to, emergency housing on a short-term basis or temporary transitional basis until permanent housing is available. This definition does not include such temporary residential shelters as may be provided for relief following a natural disaster or during a state of emergency.

(Ord. No. 519, 8-8-2012)

17.64.080 Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing twenty-four-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Specific residential use types referred to in this title are:

- A. Caretaker/employee housing, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide twenty-four-hour care or monitoring of facilities, equipment, or other conditions on the site.
- B. Community care facility, small. A dwelling where non-medical care is provided to six or fewer persons on a twenty-four-hour basis. Small community care facilities shall be licensed by the state department of social services.
- C. Community care facility, large. A dwelling where non-medical care is provided to no less than seven and no more than twelve (12) persons on a twenty-four-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the state department of social services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.
- D. Dwelling, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwellings include single-family dwellings, duplexes, multifamily dwellings, mobilehomes, condominiums, and townhouses, all of which are separately defined.
 1. Multifamily, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, townhomes, rowhouses, triplexes and fourplexes.
 2. Single-family, includes a detached building designed exclusively for occupancy by one family.
 3. Two-family, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

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- E. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
- F. Family day care homes, small, includes a private single-family dwelling where care, protection and supervision of eight or fewer minor children is provided for periods of less than twenty-four (24) hours or as otherwise provided by state law.
- G. Family day care homes, large, includes a private single-family dwelling where care, protection and supervision of nine and up to, and including, fourteen (14) children is provided for periods of less than twenty-four (24) hours or as otherwise provided by state law (see also Chapter 17.160).
- H. Live/work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units function primarily as a workspace with incidental residential accommodations.
- I. Mobilehome park, includes any site that is planned and improved to accommodate two or more mobilehomes used for residential purposes, or on which two or more mobilehome lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobilehomes used for residential purposes.
- J. Rooming and boarding houses, include the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods, with compensation.
- K. Second dwelling unit. A dwelling unit, attached or detached, with permanent provisions for independent living, sleeping, eating, cooking and sanitation within the unit and includes a separate entrance from the primary unit (see also Chapter 17.196).
- L. Single-room occupant. Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.
- M. Supportive housing. "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Code Section 50675.14(b).)
 - 1. Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Development Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals existing from institutional settings, veterans or homeless people. (California Health and Safety Code Section 53260(d).)
- N. Transitional housing. "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Code Section 50675.2(h).)

(Ord. No. 519, 8-8-2012)

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17.64.090 Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

- A. Adult-oriented businesses, include those uses specifically referred to in Chapter 17.128 of this code and include any adult arcade, adult book/novelty store, adult cabaret, adult hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein. Any reference in this code to "adult business establishment" shall mean adult-oriented business, as provided herein.
- B. Animal sales and services, include establishments primarily engaged in animal-related sales and services. These establishments are exempt from Municipal Code Chapter 6.20 (limitations on number of animals). The following are animal sales and services use types:
 - 1. Grooming and pet stores, include grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
 - 2. Kennels, include indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet motels, and dog training centers. However, dog training which is limited to hourly sessions (no overnight stays) is not included in this definition. Kennels are also subject to the regulations set forth in Colfax Municipal Code Chapter 6.12 (kennels).
 - 3. Veterinary clinic, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
 - 4. Veterinary hospital, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.
- C. Automotive and equipment, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
 - 1. Automotive rentals, include rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.
 - 2. Automotive repairs, include repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services, including oil change, tune-up/lube shops, tire installation, and stereo and car accessory installation.
 - 3. Automotive sales, include the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.
 - 4. Carwash and detailing, includes washing and polishing of automobiles. Typical uses include automobile detailing services and carwashes.
 - 5. Commercial parking, includes parking of operable motor vehicles and bicycles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.
 - 6. Heavy equipment rental and sales, include rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.

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7. Automotive body and equipment repair, includes automotive body repair and painting of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.
 8. Gasoline sales, include establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through carwashes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.
- D. Banks and financial services, include financial institutions including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding, (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of "personal services."
- E. Bars and drinking places, include establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Amplified live or recorded music and/or dancing is permitted subject to Chapter 8.28 (noise standards).
- F. Broadcasting and recording studios, include commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of "antennas, communications facilities."
- G. Building material stores, include retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of "retail sales and services"). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.
- H. Business support services, include establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:
- Blueprinting;
 - Business equipment repair services (except vehicle repair, see "automotive repair");
 - Commercial art and design (production);
 - Computer-related services (rental, repair, maintenance);
 - Equipment rental businesses within buildings;
 - Film processing laboratories;
 - Mail advertising services (reproduction and shipping);
 - Outdoor advertising services;
 - Photocopying; and
 - Photo finishing.

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- I. Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:
 1. Amusement center, includes public places of amusement or public places of business in which four or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
 2. Indoor entertainment, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult-oriented business (see Chapter 17.128). Typical uses include motion picture theaters and live theatre.
 3. Indoor sports and recreation, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, indoor soccer arenas, athletic clubs, and health clubs.
 4. Outdoor entertainment, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheatres, concert halls and sports arenas, BMX tracks, racing facilities, drive-in theaters, and zoos.
 5. Outdoor sports and recreation, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
 6. Residential recreation facilities, include predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.
 7. Large amusement complexes, include a theme park or similar complex open to the public which exceeds one hundred thousand (100,000) square feet and which: (1) includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and (2) meets any two of the following three criteria: (A) The complex has a maximum daily capacity of more than five hundred (500) users per day; (B) The complex is required to provide off-street parking for more than two hundred (200) vehicles, including bicycles; or (C) The complex operates during any part of the year during the hours after six p.m. This does not apply to publicly-owned or operated parks or facilities.
- J. Community care facility, includes any facility serving as a residence where non-medical care is provided on a twenty-four-hour basis with central or private kitchen, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the state department of social services. Does not include long term care facilities.
- K. Day care centers, include commercial or non-profit facilities that provide care, protection and supervision of thirteen (13) or more minor children or adults in need of assistance for periods of less than twenty-four (24) hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 (includes preschools).
- L. Eating and drinking establishments, include establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the "bars and drinking places" and "nightclubs." amplified live or recorded music and/or dancing is permitted subject to Chapter 8.28 (noise standards).
 1. Fast food with drive-through, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk-up counter and at a drive-through window, and may include seating.

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2. Convenience, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk-up counter and which does not include a drive-through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.
 3. Full service, includes establishments primarily engaged in the preparation and retail sale of food and beverages where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full-service restaurants.
- M. Food and beverage retail sales, include establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.
- N. Funeral and interment services, include establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.
- O. Lodging services, include establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels and motels, and bed and breakfasts.
- P. Long term care facility, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for twenty-four (24) or more consecutive hours. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the state department of health services.
- Q. Maintenance and repair, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.
- R. Medical services, general, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services, but excludes uses classified under any civic use type. Typical uses include medical offices, dental laboratories, medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.
- S. Neighborhood commercial, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.
- T. Nightclubs, include establishments or places of entertainment within a building, open primarily at night, usually, but not necessarily, serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for dancing or holding public dances. Meals or refreshments may be served and an admission fee may be, but not necessarily, charged. Excludes uses classified as "eating or drinking establishments," "commercial recreation," and Chapter 17.182 - adult-oriented businesses. Additional requirements are contained in Chapter 17.164

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- U. Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.
- V. Offices, professional, includes professional or government offices including:
- Accounting, auditing and bookkeeping services;
 - Advertising agencies;
 - Architectural, engineering, interior design, and surveying services;
 - Attorneys;
 - Call and telemarketing centers;
 - Computer software designers;
 - Court reporting services;
 - Data processing and computer services;
 - Detective agencies and similar services;
 - Secretarial and word processing services;
 - Government offices including agency and administrative office facilities;
 - Insurance agencies;
 - Management, public relations and consulting services;
 - Real estate agencies; and
 - Writers, photographers and artists offices outside the home.
- W. Personal services, include establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, and dry cleaning pick-up stations.
- X. Retail sales and services, include establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial services, food and beverage retail sales, and gasoline sales. Typical uses include:
- Auto parts;
 - Bakeries, retail;
 - Bicycle sales;
 - Department stores;
 - Drug and discount stores;

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- Furniture stores;
 - Hardware;
 - Orthopedic supplies;
 - Photography studios;
 - Self service laundries/dry cleaning stores; and
 - Sporting goods and equipment.
- Y. Specialized education and training, includes private establishments providing training or educational programs. Typical uses include:
1. Vocational schools, include businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or online. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).
 2. Specialty schools, include specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.
- Z. Storage facility, self-service, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment (also see Chapter 17.176).
- AA. Storage facility, recreational and large vehicle, includes a facility or staging area, whether indoor or outdoor, for the temporary or permanent storage of boats, cars and other recreational or large vehicles or equipment.

(Ord. No. 519, 8-8-2012)

17.64.100 Industrial use types.

Industrial use types include the on-site production and storage of goods, equipment and materials, including certain associated accessory uses. Specific industrial use types referred to in this title are:

- A. Day care centers, secondary. Secondary day care centers are incidental and accessory to the primary industrial use of the property and are only for on-site employees. Does not include day care centers as defined for commercial use. Includes commercial or non-profit facilities that provide care, protection and supervision of thirteen (13) or more minor children or adults in need of assistance for periods of less than twenty-four (24) hours per day, while parents or family are working on site, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 (includes preschools)..
- B. Equipment and materials storage yards, includes all uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. It does not include any of the commercial use types identified under "automotive and equipment." Typical uses include contractor's storage yards, and corporation yards.
- C. General industrial, includes any manufacturing, processing, assembling, or fabrication of materials and products from raw materials, and also includes any industrial use involving an

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incinerator, blast furnace or other similar industrial process, including any industrial production conducted either wholly or partially outdoors. Typical uses include drum manufacturing and remanufacturing, batch plants, truss manufacturing, breweries, canneries and co-generation plants.

- D. Hazardous materials handling, includes all industrial uses engaged in the handling of substances subject to the maintenance of a "Risk Management Prevention Program" under California Health and Safety Code, Section 25534. Typical uses include semi-conductor manufacturing.
- E. Impound yards, includes the storage of operable and inoperable vehicles for limited periods of time, within a secured enclosure. Does not include the dismantling of wrecked or inoperable vehicles which is "recycling, scrap and dismantling."
- F. Laundries, commercial, includes establishments primarily engaged in high volume laundry and garment services, including family and commercial laundries, garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, carpet and upholstery cleaners. Does not include coin-operated laundries.
- G. Light manufacturing, includes the manufacture, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but does not include such operations as saw and planing mills, or any manufacturing uses involving primary production of wood, metal or chemical products from raw materials. Typical uses include electronic equipment assembly, and computer component assembly.
- H. Mineral extraction and processing includes mining, developing mines or exploring for metallic minerals (ores), coal and nonmetallic minerals (except fuels), or surface mines extracting crushed and broken stone, dimension stone or sand and gravel. See Chapter 17.163 for specific use requirements applicable to mineral extraction and processing.
- I. Printing and publishing. Establishments primarily engaged in printing by letterpress, lithography, engraving, screen, offset or other common process, including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices.
- J. Recycling, scrap and dismantling, includes uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding thirty (30) days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. Does not include landfills or other terminal waste disposal sites.
 - 1. Enclosed, includes recycling, scrap and dismantling within enclosed building.
 - 2. Unenclosed, includes recycling, scrap and dismantling not within a building.
- K. Research services, includes establishments primarily engaged in providing research, testing, or other scientific analysis. Typical uses include soils and materials testing laboratories, electronics research firms and pharmaceutical research laboratories.
- L. Specialized industrial, includes establishments engaged in activities that generate noise, vibration, odor, dust, or smoke similar to other industrial uses but that do not clearly fit within another industrial use classification. This use type involves uses which are appropriately located

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with other industrial development and are not classified under either a commercial or civic use type. The director shall determine that a use is classified within this use type as prescribed in Section 17.64.050

- M. Wholesaling and distribution, includes establishments engaged in wholesaling, storage, warehousing and bulk sale distribution, including, but not limited to open-air handling of materials and equipment other than live animals. Does not include the outdoor storage of material which is classified under "equipment and materials storage yards." The following are wholesaling and distribution use types:
1. Light, includes wholesaling, storage, and warehousing within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms.
 2. Heavy, includes wholesaling, storage, distribution and handling of materials and equipment. Also includes uses engaged in the outdoor or indoor, long term or short term storage of large vehicles, and minor repair and maintenance of vehicles stored on the premises. Typical uses include truck terminal yards.

(Ord. No. 519, 8-8-2012)

17.64.110 Transportation and communication use types.

Transportation and communication use types include the transfer of information and people by various means. Specific transportation and communication use types referred to in this title are:

- A. Antennas and telecommunications facilities, includes commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular telephone, microwave communications and data network communications; including commercial earth stations for satellite-based communications. Includes antennas (dish and satellite), telecommunication towers, monopole, and equipment buildings (also see Chapter 17.132).
1. Developed lot, located on a building or on the same lot developed with a permitted use.
 2. Undeveloped lot, located on a vacant lot or lot not developed with a permitted use.

* Does not include:

- a. Home television and radio receiving antennas and HAM radio antennas, which are included under "residential accessory structures."
 - b. Telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections, which are included under essential facilities use type.
 - c. Satellite dishes, which are included under accessory structures regulations and subject to the standards of Chapter 17.132
 - d. Communications facilities for community services provided by a public agency.
- B. Heliport, includes land improved and intended to be used for the landing and taking off of helicopters or vertical take-off and landing (VTOL) aircraft for municipal or government purposes only. Includes facilities for non-emergency landings and take offs, and permanent life safety facilities. It does not include landing of helicopters or VTOL for emergency purposes, pursuant to the Public Utilities Code, Section 21001, et seq.
- C. Intermodal facilities, includes private, quasi-public or public establishments engaged in the provision of transportation of persons. Typical uses include bus stations and train depots.

(Ord. No. 519, 8-8-2012)

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Chapter 17.68 OPEN SPACE, SPECIAL PUBLIC SERVICE DISTRICT AND AGRICULTURAL ZONES

Sections:

[17.68.010 Purpose.](#)

[17.68.020 Permitted use types.](#)

[17.68.030 Open Space development standards.](#)

[17.68.040 Agricultural district development standards.](#)

17.68.010 Purpose.

- A. The purpose of the agricultural district (A) is to promote and preserve in appropriate areas of the city conditions favorable to agricultural use. To this end the agricultural district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.
- B. The purpose of the open space district (OS) is to promote and preserve open space for outdoor recreation in areas particularly suited for park and recreation. To this end, the OS district is intended to be limited to activities normally related to outdoor recreation.
- C. The purpose of the special public service district (SPSD) is to provide for the orderly development of public facilities within any district as approved and/or as conditioned by the commission.

(Ord. No. 519, 8-8-2012)

17.68.020 Permitted use types.

Primary uses are permitted in the open space, civic and agricultural zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

Accessory uses and structures are permitted in the open space, civic and agricultural zones subject to the requirements set forth in Chapter 17.96.

SEE CHAPTER 17.32 "PERMIT AND VARIANCE REQUIREMENTS" FOR INFORMATION ON USE PERMITS AND OTHER TYPES OF PERMITS THAT MAY BE REQUIRED, REGARDLESS OF HOW A USE IS CLASSIFIED IN THIS CHART

<p>OPEN SPACE, CIVIC AND AGRICULTURAL ZONE DISTRICTS</p> <p>PERMITTED USES</p>
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AGRICULTURAL AND OPEN SPACE USE TYPES	OS	SPSD	A
Agricultural	P	-	P
Animal Keeping ⁽⁸⁾	-	-	P
Logging and Lumber Milling			CUP
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P

CIVIC USE TYPES	OS	SPSD	A
Community Assembly ⁽⁵⁾	CUP	P	P
Community Services	P	P	-
Essential Services	P	P	P
Hospital Services			
General	-	CUP	-
Psychiatric	-	CUP	-
Intensive Public Facilities	-	P	-
Libraries and Museums, Private	CUP	CUP	
Power Generating Facilities ⁽¹⁾			
Emergency		P	
Supplemental/Individual Use	-	CUP	-

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General Power Production	-	CUP	-
Passive Power	-	P	-
Public Parking Services	-	P	-
Schools			
College and University	-	CUP	P
Elementary and Secondary	-	CUP	P
Private Elementary and Secondary	-	CUP	-

RESIDENTIAL USE TYPES	OS	SPSD	A
Caretaker/Employee Housing	-	AP	P
Dwelling, Single-Family ⁽³⁾	-	CUP	P

COMMERCIAL USE TYPES	OS	SPSD	A
Animal Sales and Service ⁽⁷⁾			
Kennels ⁽⁶⁾	-	-	AP
Veterinary Clinic	-	-	CUP
Veterinary Hospital	-	-	CUP
Commercial Recreation			
Indoor Sports and Recreation	-	CUP	CUP

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Outdoor Entertainment	-	CUP	CUP
Outdoor Sports and Recreation	-	CUP	CUP
Large Amusement Complex	-	CUP	CUP
Day Care Center	-	P	CUP
Lodging services ⁽⁴⁾	-	-	CUP
Storage Facility, Recreational and Large Vehicle	-	AP	-

INDUSTRIAL USE TYPES	OS	SPSD	A
Mineral Extraction and Processing	-	-	CUP

TRANSPORTATION AND COMMUNICATION USE TYPES	OS	SPSD	A
Telecommunication Facilities ⁽²⁾	CUP	P/AP/CUP	AP

Notes:

- (1) Additional requirements are contained in Chapter 17.180
- (2) Additional requirements are contained in Chapter 17.132
- (3) Supportive and transitional housing are considered residential use types.
- (4) Bed and breakfasts, with three or fewer rooms.
- (5) Food service or distribution facilities are allowed in conjunction with this use with approval of an admin permit.

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(6) Kennels are also subject to the regulations set forth in Colfax Municipal Code Chapter 6.12 (kennels).

(7) These establishments are exempt from Municipal Code Chapter 6.20 (limitations on number of animals).

(8) Subject to the limitations set forth in Chapter 6.20 of the Colfax Municipal Code (limitations on number of animals).

(Ord. No. 519, 8-8-2012)

17.68.030 Open Space development standards.

A. Permitted uses and structures shall comply with the city's adopted community design guidelines and any other applicable requirements of this title.

B. Additional development standards shall be determined as part of an administrative permit or conditional use permit.

(Ord. No. 519, 8-8-2012)

17.68.040 Agricultural district development standards.

A. Height of Buildings. Except as otherwise provided by the terms of a conditional use permit, no structure or building in the agricultural district (A) shall exceed a height equal to the distance between such structure and the nearest property line of the parcel on which it is situated.

B. Area, Lot Width and Yards. The following area, lot width and yards shall be required in the agricultural district (A):

District	Minimum Lot Area (in acres)	Minimum Lot Width (in feet)	Yards in Feet Front	Yards in Feet Side	Yards in Feet Rear
A-10	10	200	50	20	50
A-5	5	200	50	20	50
A-2	2	150	40	20	40
A-1	1	100	30	10	40

C. Buildings and Enclosures for Animals. Any farm building or enclosure in the agricultural district (A) where large farm animals are maintained (i.e., barns) shall be located not less than fifty (50) feet

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from any residence and two hundred (200) feet from any adjacent property line. (Prior code § 9-2.1607)

- D. Butchering of Animals. No large livestock shall be butchered on the premises except for personal and noncommercial use.
- E. A grading permit shall be required prior to commencing any grading or related work on agricultural property with slopes greater than fifteen (15) percent or any property which requires conversion from forested property to the proposed agricultural use, including preparatory site clearing and soil disturbance, except: (1) in the case of emergencies; (2) to implement erosion prevention or environmental remediation; or (3) exploratory excavations of subsurface conditions, or grading subject to previously issued valid encroachment, building or demolition permits. In all cases, restoration of the soil conditions after the exempted grading to its original state must be completed within sixty (60) days after the grading occurred.
- F. All uses in the agricultural district (A) must comply with any applicable requirements set forth in Article IV - general development regulations and Article V - special area and specific use regulations.

(Ord. No. 519, 8-8-2012)

Chapter 17.72 RESIDENTIAL ZONES

Sections:

[17.72.010 Purpose.](#)

[17.72.020 Residential zone districts permitted uses.](#)

[17.72.030 Residential zone general development standards.](#)

[17.72.040 Supplemental development standards in the residential mobilehome subdivision \(R-MHS\) district.](#)

17.72.010 Purpose.

This chapter provides regulations applicable to primary uses in the residential zoning districts established by Section 17.16.010 (zoning districts established). The residential zoning districts are as follows:

- A. Single-Family Residence District. The purpose of the single-family residence district (R-1) is to provide for areas in appropriate locations where quiet, low density residential neighborhoods may be established, maintained and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities, such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be inimical to such a residential environment.
- B. Multi-Family Residence District. The purpose of the multi-family residence district (R-M) is to provide for areas in appropriate locations where apartment house neighborhoods of varying degrees of density may be established, maintained and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment. To this end the regulations permit, in accordance with the respective density district, multiple

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dwellings ranging from garden apartments to multi-story apartment houses and necessary public services and activities subject to proper controls.

- C. Residential Mobilehome Subdivision District. The purpose of the residential mobilehome subdivision district (R-MHS) is to permit and regulate the development of mobilehome parks within the city, as well as the design and placement of mobilehomes within such mobilehome parks. The provisions of this article shall apply to new mobilehome parks and to the expansion of existing mobilehome parks and shall be in addition to the applicable rules and regulations of the state for mobilehome parks.

(Ord. No. 519, 8-8-2012)

17.72.020 Residential zone districts permitted uses.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

Accessory uses and structures are permitted in residential zones subject to the requirements set forth in Chapter 17.96.

SEE CHAPTER 17.32 "PERMIT AND VARIANCE REQUIREMENTS" FOR INFORMATION ON USE PERMITS AND OTHER TYPES OF PERMITS THAT MAY BE REQUIRED, REGARDLESS OF HOW A USE IS CLASSIFIED IN THIS CHART

AGRICULTURE AND OPEN SPACE USE TYPE	R-1	R-M	R-MHS
Animal Keeping	AP ⁽⁸⁾	-	-
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P

CIVIC USE TYPES	R-1	R-M	R-MHS
Community Assembly ⁽⁷⁾	AP	AP	AP
Community Services	P	P	P
Essential Services	P	P	P

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Libraries and museums	-	AP	-
Power Generating Facilities ⁽¹⁾			
Emergency	P	P	P
Passive Power	P	P	P
Public Parking Services	-	CUP	-
Schools, Elementary and Secondary	AP	AP	-
Schools, Private Elementary and Secondary	AP	AP	-

RESIDENTIAL USE TYPES	R-1	R-M	R-MHS
Community Care Facilities, Small	P	P	P
Dwelling ⁽⁶⁾			
Multi-Family	-	P	-
Single-Family	P	P	P
Two-Family	-(⁹)	P	-
Family Day Care Homes, Small	P	P	P
Family Day Care Homes, Large ⁽³⁾	AP	AP	AP
Mobilehome Park	-	-	CUP
Rooming and Boarding House	-	P	-
Second Dwelling Unit ⁽²⁾	AP	P	-

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COMMERCIAL USE TYPES	R-1	R-M	R-MHS
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP
Community Care Facility	-	P	-
Lodging services ⁽⁴⁾	AP	AP	-
Long-Term Care Facility	-	CUP	-
Neighborhood Commercial	-	CUP	-

TRANSPORTATION AND COMMUNICATION USE TYPES	R-1	R-M	R-MHS
Telecommunication Facilities ⁽⁵⁾	AP	AP	AP

Notes:

- (1) Additional requirements are contained in Chapter 17.180
- (2) See Chapter 17.196 for second dwelling unit regulations.
- (3) See Chapter 17.160 for large family day care home regulations.
- (4) Bed and Breakfast establishments only, with five or fewer rooms.
- (5) Additional requirements are contained in Chapter 17.136
- (6) Supportive and transitional housing are considered residential use types.
- (7) Food service or distribution facilities are allowed in conjunction with this use with approval of an admin permit.
- (8) Subject to the limitations set forth in Colfax Municipal Code Chapter 6.20 (Limitations on Number of Animals).

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(9) Two-family dwellings may be allowed in the R-1-20 and R-1-40 zones upon approval of an administrative permit.

(Ord. No. 519, 8-8-2012)

17.72.030 Residential zone general development standards.

A. Residential Development Standards. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District				
	R-1		R-M ⁽¹⁾	R-MHS ⁽²⁾	
Minimum Site Area	-		-	10 acres	
Minimum Parcel Area	R-1-5	5,000 sq. ft.	R- M-1 R- M-2	6,000 sq. ft. ⁽³⁾	3,000 sq. ft.
	R-1-10	10,000 sq. ft.			
	R-1-15	15,000 sq. ft.			
	R-1-20	20,000 sq. ft.			
	R-1-40	40,000 sq. ft.			
Minimum Width	R-1-5	50 ft.	-	-	30 ft.
	R-1-10	80 ft.			
	R-1-15	80 ft.			
	R-1-20	100 ft.			
	R-1-40	125 ft.			
Residential Density	R-1-5	1 dwelling per lot ⁽⁹⁾	-	-	8 lots per acre
	R-1-10	1 dwelling per lot ⁽⁹⁾			

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	R-1-15	1 dwelling per lot ⁽⁹⁾		
	R-1-20	1 dwelling per lot ⁽⁹⁾		
	R-1-40	1 dwelling per lot ⁽⁹⁾		
Setbacks: (See Chapter 17.96.030 for setbacks for accessory structures)				
Minimum Front ⁽⁴⁾	R-1-5	20 ft.	-	10 ft. extending the entire width of the mobilehome space ⁽⁵⁾
	R-1-10	20 ft.		
	R-1-15	20 ft.		
	R-1-20	30 ft.		
	R-1-40	30 ft.		
Minimum Sides ⁽⁴⁾	R-1-5	6 ft.	-	3 ft. on one side and 10 feet on the other along the entire length of the lot
	R-1-10	8 ft.		
	R-1-15	8 ft.		
	R-1-20	10 ft.		
	R-1-40	15 ft.		
Minimum Rear	R-1-5	20 ft.	-	5 ft. along the entire width of the lot
	R-1-10	30 ft.		
	R-1-15	30 ft.		
	R-1-20	40 ft.		
	R-1-40	40 ft.		

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Maximum Site Coverage ⁽⁶⁾	-	RM-1	40%	75%
		RM-2	None	
Minimum Usable Open Space per Dwelling Unit ⁽⁷⁾	-	RM-1	400 sq. ft.	-
		RM-2	200 sq. ft.	
Maximum Building Height ⁽⁸⁾	2½ stories or 30 ft.	2½ stories or 30 ft.		30 ft.
Additions greater than 700 sq. ft. in area	May only be permitted upon approval of an administrative permit	-	-	

Notes:

(1) These requirements shall be observed in the multi-family residence district (R-M), except where increased for conditional uses. All single-family dwellings in the R-M district shall conform to the height, area, lot width and yard requirements specified for the R-1-5 district.

(2) The general development standards for the R-MHS district may be modified through approval of a design review permit.

(3) In the R-M-1 and R-M-2 districts, the required lot area per dwelling unit shall be increased by twenty (20) percent for each dwelling unit having more than two bedrooms. The required lot area per dwelling unit may be decreased by twenty (20) percent for each dwelling unit having no separate bedroom. (Prior code § 9-2.1905)

(4) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way. In the case of corner lots, the shorter of the two frontages shall be deemed to be the front of the lot for the purposes of computing yard requirements. In the case of a lot having equal frontages or an irregularly shaped lot, the planning director shall determine the front of the lot in such a manner as to best promote the orderly development of the immediate area.

(5) Measured from the nearest element of the mobilehome to the closest edge of the street.

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- (6) Maximum coverage is a function of lot size, required setbacks and usable open space.
- (7) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet x 10 feet exclusive of entry way.
- (8) Measured from any foundation location horizontal to a point parallel to the highest point of the building.
- (9) Second dwelling units may be allowed subject to the requirements contained in Chapter 17.196
- B. Clear Vision Triangle, Residential. The following standards shall apply to the installation of structures on corner parcels:
1. On a corner parcel, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction between a height of two and one-half feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, planted, or allowed to grow within a residential clear vision triangle (see Chapter 17.12.030, definitions).
 2. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed crossview; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.
 3. The clear vision triangle standards are subject to mandatory code enforcement for health and safety reasons and discretionary code enforcement for aesthetic reasons.
- C. Exceptions to Height Limits. Notwithstanding the requirements of subsection 17.72.030A., the following structures are permitted to exceed the maximum height limits, as follows:
1. Architectural Features, Mechanical Equipment. Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the height limit of the applicable zone.
- D. Exceptions to Setbacks. Notwithstanding the requirements of subsection 17.72.030A., the following structures are permitted to encroach into the required development setbacks, as follows:
1. Architectural features, such as, but not limited to, cornices, eaves, canopies and similar features, but not any flat wall or addition creating living space, may encroach up to two and ½ feet into any required setback.
 2. Bay windows, small balconies and chimneys may project into the required yard setback a distance not to exceed two and ½ feet, provided, however, such features shall not occupy in the aggregate more than one-fourth of the length of the wall of the building on which they are located. Large structures such as decks, second story decks, widow's walks, etc., are addressed in Chapter 17.96 (accessory uses and structures).
 3. Mechanical units such as air conditioning, heat pumps and power generating units may encroach up to three feet into a required side or rear yard setback.
 4. Uncovered stairs, landings and porches may encroach up to six feet into any yard setback; provided, however, such projections shall not extend above the entrance floor of the building, except for a railing, which shall not exceed the maximum height established by the California Building Code, as amended from time to time.
 5. Fire escapes may project into the required yard setback a distance not exceeding four and ½ feet.

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6. Side Yards—Projections. The projections set forth in subsections D.1—4. of this section shall be permitted in side yards; provided, however, they shall not extend nearer than three feet to a side lot line.
 7. Front Yards with Existing Buildings. In any residential district where twenty-five (25) percent or more of the lots in any block, exclusive of the frontage along the side of a corner lot, has been improved with buildings on or before August 24, 1967, the front yard required on each lot in such block shall be of a depth not less than the average depth of the front yards on the lots on which such existing buildings are located; provided, however, where a lot is between adjoining developed lots, the required front yard shall be not less than the average of the front yards existing on such adjoining lots or where a corner lot adjoins a developed lot fronting on the same street, the required front yard shall be equal to that existing on the adjoining developed lot, except that the front yard on a corner lot shall in no case be less than ten (10) feet. Detached garages or accessory buildings shall not be considered in determining such existing front yards. In any case, the required front yard shall not be greater than that required by the regulations for the district in which such lot is located.
- E. Manufactured Homes. Manufactured homes are permitted in residential zones provided they are certified as complying the California Building Code requirements for high fire severity zones and meet the following architectural standards:
1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;
 2. The manufactured home shall have a minimum of sixteen (16) inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum two and one-half in twelve (12) pitch.
- F. All uses in the residential districts (R) must comply with any applicable requirements set forth in Article IV - general development regulations and Article V - special area and specific use regulations.
- (Ord. No. 519, 8-8-2012)

17.72.040 Supplemental development standards in the residential mobilehome subdivision (R-MHS) district.

The following development standards shall apply in the residential mobilehome subdivision district (R-MHS):

- A. General. The planned mobilehome subdivision development shall be designed and developed in a manner compatible with and complementary to existing and potential residential developments in the immediate vicinity of the project site.
1. Site Area. Each planned mobilehome subdivision development shall be not less than ten (10) acres in area.
 2. Fences and Walls. Each planned mobilehome subdivision development shall be entirely enclosed at its exterior boundaries by appropriate decorative screening or landscaping material; provided, however, such screening, when located within a front yard, shall be constructed at or behind the required setback.
 3. Perimeters. Site planning on the perimeters shall give consideration to the protection of the property from adverse surrounding influences, as well as to the protection of the surrounding areas from potentially adverse influences within the development.

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A setback of at least fifty (50) feet from the center line shall be maintained by any mobilehome, building or structure, except a wall or fence, from any street along an exterior boundary of the development; provided, however, when such street has a right-of-way width greater than sixty (60) feet, a setback of twenty (20) feet from the nearest edge of the right-of-way of such street shall be maintained. Otherwise a setback of not less than fifteen (15) feet from an exterior boundary shall be maintained.

4. Common Open Space. At least one substantial common open space having a minimum of two hundred fifty (250) square feet per lot and a minimum dimension of one hundred (100) square feet and a slope of not more than two and one-half percent shall be provided. Completely enclosed indoor recreation facilities shall be provided and shall consist of not less than ten (10) square feet for each lot. Outdoor recreational facilities shall provide for both active and passive recreation. Such recreation area shall be landscaped, improved and maintained.
5. Storage Areas. Common storage areas shall be provided within an enclosed fenced area for the residents of the planned mobilehome development for the storage of recreational vehicles, trailers, travel trailers and other licensed or unlicensed vehicles. Such area shall be not less than fifty (50) square feet for each lot.
6. Parking. Parking spaces in planned mobilehome subdivision developments shall be as follows:
 - a. Two spaces on each lot with dimensions of no less than nine feet by twenty (20) feet for each space. Such spaces may be in tandem;
 - b. In addition to the spaces required by subsection A.6.a. of this section, one guest space for each five lots located within four hundred (400) feet of the farthest lot shall be provided; and
 - c. In addition to those spaces required by subsections A.6.a. and b. of this section, one vehicle parking space for each ten (10) lots, and one class I bicycle parking space for every fifteen (15) lots, shall be provided at the recreation center.
7. Sewers and Water. Each lot in a planned mobilehome subdivision development shall be provided with water and sewer connections in accordance with the regulations set forth in Title 25 of the California Administrative Code. Water shall be provided by a water company having a valid permit from the department of health of the state or the department of public health of the county. Public sewers shall be provided by a public agency which has obtained discharge requirements approved by the appropriate regional water quality control board. Individual sewage disposal systems shall be approved by the department of public health of the county.
8. Undergrounding. All sewer and water facilities and electric, gas, telephone and television signal distribution systems shall be placed underground.
9. Antennas. Television reception shall be by means of cable television or a master antenna system. No other exterior television antennas shall be permitted.
10. Landscaping. All areas in a planned mobilehome subdivision development not used for parking, circulation, buildings and service areas shall be completely and permanently landscaped. The planned mobilehome development shall relate harmoniously to the topography of the site and, where feasible, make suitable provisions for the preservation of watercourses, wooded areas, rough terrain and similar natural features and areas and shall otherwise be so designed as to use such natural features and amenities to their best advantage.
11. Fire Protection. Fire protection systems shall be as required by the commission.

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12. Lighting. Artificial light should be provided and maintained for walks, driveways, parking areas and other facilities, as set forth in Title 25 of the California Administrative Code, to assure safe and convenient nighttime use.
 13. Signs. Signs shall conform to the provisions of Chapter 17.112 of this title.
 14. Architectural Control. All mobilehomes will be subject to architectural approval via design review. Natural colors and textures in materials shall be encouraged. Only nonglare siding and roofing will be allowed. Complete skirting shall be required and shall match or blend with the exterior siding of the mobilehome.
- B. Streets. All streets within the planned mobilehome development shall be improved to county road standards for the particular classification of street and all such streets shall be offered for dedication to the public. Dead-end or cul-de-sac streets shall be limited to two hundred (200) feet in length.
- C. Modification of Requirements. Modifications of the development criteria set forth in this section may be granted by the planning director when it determines that such modifications will not be detrimental to the subject development, adjacent properties or the public interests; provided, however, no modification shall be granted from the density requirements nor from the total open space area requirements set forth in this section.
- D. Occupancy Guidelines. The following occupancy guidelines shall apply in mobilehome parks:
1. Lot Maintenance. All spaces shall remain under the direct control of the management. Residents shall maintain their spaces in a clean, well-kept and attractive fashion, including the front, sides and back. If a space is neglected, the management shall reserve the right to take over its care and bill the resident for such services. All trash, debris, boxes, barrels, tools, ladders and the like shall be out of sight. Only patio, lawn and barbecue furniture and equipment may be on the outside of the mobilehome. When a space is vacated, all structures, awnings and footings shall be removed and the lot left in its original condition. Residents may not make any structural change to the lot or alter or paint any park property, including curbs, driveways, trees and utility islands.
 2. Lot Usage. No repairing or minor servicing of cars shall be permitted in driveways, carports or streets. Any car dripping gasoline or oil shall be fixed to avoid damage to the paving. Driveways shall be kept clean of oil stains. Storage under mobilehomes shall not be permitted.
 3. Landscaping. The full front, side and rear yards shall be landscaped within ninety (90) days following occupancy. Landscaping should consist of plantings and groundcover. Rock, bark, gravel or artificial groundcover may be used with approval. It shall be the residents' responsibility to provide an entry walk from the street to the mobilehome raised deck. Residents shall maintain landscaping at all times. Residents shall obtain internal management approval prior to installing irrigation systems or digging below twelve (12) inches so as not to damage underground utilities.

Chapter 17.76 COMMERCIAL ZONES

Sections:

[17.76.010 Purpose.](#)

[17.76.020 Permitted use types.](#)

[17.76.030 Commercial zone general development standards.](#)

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ARTICLE III. USE AND ZONE DISTRICT REGULATIONS

17.76.010 Purpose.

This chapter provides regulations applicable to primary uses in the commercial zoning districts established by Section 17.16.10 (zoning districts established). The commercial zoning districts are as follows:

- A. Retail Commercial District. The purpose of the retail commercial district (C-R) is to provide for areas where shopping centers may be established to serve surrounding residential neighborhoods and the outlying districts. The regulations of this district are designed to promote a combination of retail and service facilities to meet the needs of residents of the surrounding area.
- B. Highway Commercial District. The purpose of the highway commercial district (C-H) is to provide for areas in appropriate locations adjacent to thoroughfares where activities dependent upon or catering to thoroughfare traffic may be established, maintained and protected. The regulations of this district are designed to encourage centers for retail, commercial, entertainment, automotive and tourist housing facilities and other appropriate highway-related activities. Zoning regulations for this district are provided in more detail in the I-80 corridor revitalization district.

(Ord. No. 519, 8-8-2012)

17.76.020 Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

Accessory uses and structures are permitted in commercial zones subject to the requirements set forth in Chapter 17.96.

SEE CHAPTER 17.32 "PERMIT AND VARIANCE REQUIREMENTS" FOR INFORMATION ON USE PERMITS AND OTHER TYPES OF PERMITS THAT MAY BE REQUIRED, REGARDLESS OF HOW A USE IS CLASSIFIED IN THIS CHART

COMMERCIAL ZONE DISTRICTS PERMITTED USES		
AGRICULTURAL AND OPEN SPACE USE TYPES	C-R	C-H
Resource Protection and Restoration	CUP	CUP
CIVIC USE TYPES	C-R	C-H
Community Assembly ⁽¹⁰⁾	AP/CUP	-

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Community Services	AP	AP
Hospital Services		
General Hospital Services	AP/CUP	AP/CUP
Psychiatric Hospital Services	CUP	CUP
Libraries and Museums, Private	P	P
Public Parking Services	P	P
Schools		
College and University	CUP	AP
Elementary and Secondary	CUP	AP
Private Elementary and Secondary	CUP	AP
Social Services		
Food Distribution ⁽²⁾	AP/CUP	AP/CUP
Food Service ⁽³⁾	AP/CUP	AP/CUP
Emergency Shelter ⁽⁴⁾	AP/CUP	AP/CUP
Power Generating Facilities ⁽⁸⁾		
Emergency	AP	AP
Supplemental/Individual Use	AP	AP
Passive Power	P	P
RESIDENTIAL USE TYPES	C-R	C-H

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Caretaker/Employee Housing	CUP	CUP
Dwelling ⁽⁹⁾		
Multifamily	CUP	-
Single-family	CUP	CUP
Two-family	CUP	CUP
Family Day Care Home, Small	P	-
Family Day Care Home, Large ⁽¹⁴⁾	CUP	-
Single Room Occupant	-	-
COMMERCIAL USE TYPE	C-R	C-H
Adult-oriented Businesses ⁽¹⁾	CUP	CUP
Animal Sales and Service ⁽¹²⁾		
Grooming and Pet Stores	P	P
Kennels ⁽¹¹⁾	AP	AP
Veterinary Clinic	P	P
Veterinary Hospital	AP	AP
Automotive and Equipment		
Automotive Body and Equipment Repair	AP/CUP	P
Automotive Rentals	P	P
Automotive Repairs	CUP	P

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Automotive Sales	P	P
Carwash and Detailing	AP	P
Commercial Parking	P	P
Heavy Equipment Rental and Sales	P	P
Gasoline Sale	AP	P
Banks and Financial Services	P	P
Bars and Drinking Places	AP	AP
Broadcasting and Recording Studios	P	P
Building Material Stores	P	P
Business Support Services	P	P
Commercial Recreation		
Amusement Center	P	P
Indoor Entertainment	P	P
Indoor Sports and Recreation	P	P
Outdoor Entertainment	AP	P
Outdoor Sports and Recreation	P	P
Large Amusement Complexes	AP	P
Community Care Facility	AP	-
Day Care Center	AP	-

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Eating and Drinking Establishments		
Fast Food with Drive-Through	AP	P
Convenience	P	P
Full Services	P	P
Food and Beverage Retail Sales	P	P
Long-Term Care Facility	CUP	-
Maintenance and Repair	P	P
Medical Services, General	P	P
Neighborhood Commercial	P	-
Nightclubs ⁽⁵⁾	AP	AP
Nursery, Retail	P	P
Offices, Professional	P	P
Personal Services	P	P
Retail Sales and Services	P	P
Specialized Education and Training		
Vocational Schools	P	P
Specialty Schools	P	P
Storage Facility, Self-service ⁽¹³⁾	AP	P
INDUSTRIAL USE TYPES	C-R	C-H

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Day care centers, secondary	CUP	CUP
Laundries, Commercial	P	P
Printing and Publishing	P	P
Research Services	P	P
Wholesaling and Distribution, Light	AP	P
TRANSPORTATION AND COMMUNICATION USE TYPES	C-R	C-H
Telecommunication Facilities ⁽⁶⁾	P/AP/CUP	P/AP/CUP
Heliport	CUP	CUP
Intermodal Facilities ⁽⁷⁾	CUP	CUP

Notes:

- (1) Additional requirements are contained in Chapter 17.128
- (2) Additional requirements are contained in Chapter 17.148
- (3) Additional requirements are contained in Chapter 17.144
- (4) Additional requirements are contained in Chapter 17.140
- (5) Additional requirements are contained in Chapter 17.164
- (6) Additional requirements are contained in Chapter 17.132
- (7) Additional requirements are contained in Chapter 17.136
- (8) Additional requirements are contained in Chapter 17.180
- (9) Supportive and transitional housing are considered residential use types.
- (10) Food service or distribution facilities are allowed in conjunction with this use with approval of an admin permit pursuant to Chapters 17.144 and 17.148

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(11) Kennels are also subject to the regulations set forth in Colfax Municipal Code Chapter 6.12 (kennels).

(12) These establishments are exempt from Municipal Code Chapter 6.20 (limitations on number of animals).

(13) Additional requirements are contained in Chapter 17.176

(14) Additional requirements are contained in Chapter 17.160

(Ord. No. 519, 8-8-2012)

17.76.030 Commercial zone general development standards.

A. General. Permitted uses and structures shall comply with the city's adopted community design guidelines, applicable specific plans, approved design review permit and any other applicable requirements of this title.

B. Maximum Height. Notwithstanding these requirements referred to in subsection A. of this section, maximum height limits in the commercial zoning districts are as follows unless otherwise modified by an approved design review permit or specific plan:

Zoning District	Height Limit
Retail Commercial (C-R)	30'
Highway Commercial (C-H)	35'

C. Clear Vision Triangle, Nonresidential. The following standards shall apply to the installation of structures on corner parcels:

1. On a corner parcel, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over thirty-six (36) inches in height above the top of the existing or planned curb elevation shall be erected, placed, planted, or allowed to grow within a commercial clear vision triangle (see Chapter 17.12, definitions). The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed crossview; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this chapter becomes effective; and official warning signs or signals.
2. The clear vision triangle standards are subject to mandatory code enforcement for health and safety reasons and discretionary code enforcement for aesthetic reasons.

D. Area, Lot Width and Yards.

1. The following minimum requirements shall be observed in the retail commercial district (C-R), except where increased for conditional uses:

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Lot Area (Sq. Feet)	Front	Side	Rear
5,000	None, except where the abutting side lot line is in a residential district, then not less than required for such residential district	None, except where a side lot line is abutting a residential district, then not less than the side yard required for such residential district	10 feet, except where abutting a residential district

2. The following minimum requirements shall be observed in the highway commercial district (C-H), except where increased for conditional uses:

Lot Area (Square Feet)	Lot Coverage (Maximum Percent)	Yards in Feet Front	Yards in Feet Side	Yards in Feet Rear
5,000	50	25	None, except where abutting a residential district, then not less than 20 feet	10 feet, except where abutting a residential district, then not less than 25 feet

- E. Exceptions to Height Limits. Notwithstanding the requirements of subsection 17.76.030B., the following structures are permitted to exceed the maximum height limits, as follows:

1. Architectural Features, Mechanical Equipment. Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the height limit of the applicable zone.

- F. All uses in the commercial districts must comply with any applicable requirements set forth in Article IV - general development regulations and Article V - special area and specific use regulations.

(Ord. No. 519, 8-8-2012)

Chapter 17.80 INDUSTRIAL ZONES

Sections:

[17.80.010 Purpose.](#)

[17.80.020 Permitted use types.](#)

[17.80.030 Industrial zone general development standards.](#)

Title 17 - ZONING

ARTICLE III. USE AND ZONE DISTRICT REGULATIONS

17.80.010 Purpose.

This chapter provides regulations applicable to primary uses in the industrial zoning districts established by Section 17.16.10 (zoning districts established). The industrial zoning districts are as follows:

- A. Light Industrial District. The purpose of the light industrial district (I-L) is intended to designate areas appropriate for light industrial uses such as manufacturing, processing, assembly, high technology, research and development and storage uses. The use types permitted within the I-L district do not include outdoor manufacturing but may include limited outdoor storage and the emission of limited amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, and noise. These uses may be compatible operating in relatively close proximity to commercial and residential uses.
- B. Heavy Industrial District. The purpose of the heavy industrial district (I-H) is to provide for areas in appropriate locations where wholesale and heavy commercial activities and industrial processes not producing objectionable effects observable beyond the boundaries of the site may be established, maintained and protected. The regulations of this district are designed to promote an environment in which industries and related activities requiring a reasonably high level of environmental quality and which themselves do not contribute to the deterioration of such environmental quality, may be conducted.

(Ord. No. 519, 8-8-2012)

17.80.020 Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

Accessory Uses and Structures are permitted in industrial zones subject to the requirements set forth in Chapter 17.96.

SEE CHAPTER 17.32 "PERMIT AND VARIANCE REQUIREMENTS" FOR INFORMATION ON USE PERMITS AND OTHER TYPES OF PERMITS THAT MAY BE REQUIRED, REGARDLESS OF HOW A USE IS CLASSIFIED IN THIS CHART

INDUSTRIAL ZONE DISTRICTS PERMITTED USES		
AGRICULTURAL AND OPEN SPACE USE TYPES	I-L	I-H
Agricultural	-	P

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Resource Protection and Restoration	P	P
CIVIC USE TYPES		
	I-L	I-H
Community Assembly ⁽⁸⁾	CUP	CUP
Community Services	AP	P
Essential Services	AP	P
Intensive Public Facilities	-	CUP
Power Generating Facilities ⁽⁷⁾		
Emergency	AP	AP
Supplemental/Individual Use	AP	CUP
General Power Production	AP	CUP
Passive Power	P	P
Public Parking Services	P	P
Schools		
College and University	AP	CUP
Social Services		
Food Distribution ⁽²⁾	AP/CUP	AP/CUP
Food Service ⁽³⁾	AP/CUP	AP/CUP
Emergency Shelter ⁽⁴⁾	AP/CUP	AP/CUP
RESIDENTIAL USE TYPES		
	I-L	I-H

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Caretaker/Employee Housing	AP	AP
COMMERCIAL USE TYPES	I-L	I-H
Adult-Oriented Businesses	CUP	CUP
Animal Sales and Service ⁽¹⁰⁾		
Kennels ⁽⁹⁾	P	P
Veterinary Clinic	-	P
Veterinary Hospital	P	P
Automotive and Equipment		
Automotive Body and Equipment Repair	P	
Automotive Rental	P	-
Automotive Repairs	P	CUP
Automotive Sales	P	-
Carwash and Detailing	P	CUP
Commercial Parking	P	P
Heavy Equipment Rental and Sales	P	P
Gasoline Sales	P	P
Impound Yards	AP	P
Broadcasting and Recording Studios	P	P
Building Material Stores	P	P

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Business Support Services	P	CUP
Commercial Recreation		
Indoor Entertainment	AP	CUP
Indoor Sports and Recreation	P	P
Outdoor Entertainment	AP	CUP
Outdoor Sports and Recreation	P	P
Large Amusement Complexes	AP	P
Eating and Drinking Establishments, Convenience	P	P
Maintenance and Repair	P	CUP
Nightclubs ⁽¹⁾	AP	CUP
Nursery, Retail	P	P
Offices, Professional	P	P
Personal Services	AP	CUP
Retail Sales and Services	P	-
Specialized Education and Training		
Vocational Schools	P	CUP
Specialty Schools	AP	CUP
Storage Facility, Self-service ⁽¹¹⁾	P	P
INDUSTRIAL USE TYPES	I-L	I-H

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Day Care Center, Secondary (Employees Only)	AP	-
Equipment and Materials Storage Yards	AP	P
General Industrial	AP	P
Hazardous Materials Handling	AP	P
Laundries, Commercial	P	P
Light Manufacturing	P	P
Mineral Extraction and Processing ⁽¹²⁾	CUP	CUP
Printing and Publishing	P	P
Recycling, Scrap and Dismantling		
Enclosed	P	P
Unenclosed	AP	P
Research Services	P	P
Specialized Industrial	AP	CUP
Wholesale and Distribution		
Light	P	P
Heavy	AP	P
TRANSPORTATION AND COMMUNICATION USE TYPES		
	I-L	I-H
Antennas and Communications Facilities ⁽⁵⁾		
Developed Lot	AP	P

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ARTICLE III. USE AND ZONE DISTRICT REGULATIONS

Undeveloped Lot	AP	CUP
Heliport	AP	CUP
Intermodal Facilities ⁽⁶⁾	AP	P
Telecommunication Facilities ⁽⁵⁾	AP	P/AP/CUP

Notes:

- (1) Additional requirements are contained in Chapter 17.164
- (2) Additional requirements are contained in Chapter 17.148
- (3) Additional requirements are contained in Chapter 17.144
- (4) Additional requirements are contained in Chapter 17.140
- (5) Additional requirements are contained in Chapter 17.132
- (6) Additional requirements are contained in Chapter 17.136
- (7) Additional requirements are contained in Chapter 17.180
- (8) Food service or distribution facilities are allowed in conjunction with this use with approval of an admin permit.
- (9) Kennels are also subject to the regulations set forth in Colfax Municipal Code Chapter 6.12 (kennels).
- (10) These establishments are exempt from Municipal Code Chapter 6.20 (limitations on number of animals).
- (11) Additional requirements are contained in Chapter 17.176
- (12) Additional requirements are contained in Chapter 17.163

(Ord. No. 519, 8-8-2012)

17.80.030 Industrial zone general development standards.

- A. General. Permitted uses and structures shall comply with the city's adopted community design guidelines, applicable specific plans, and any other applicable requirements of this title.

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ARTICLE III. USE AND ZONE DISTRICT REGULATIONS

- B. **Maximum Height.** There shall be no height requirements in the industrial districts, except that within one hundred (100) feet of the boundary of any adjoining district, no building shall exceed the height limit established for a main building in such adjoining district.
- C. **Exceptions to Height Limits.** Notwithstanding the requirements of subsection 17.80.030B., the following structures are permitted to exceed the maximum height limits, as follows:
 - 1. **Architectural Features, Mechanical Equipment.** Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the height limit of the applicable zone.
- D. **Area, Lot Coverage and Yards.** There shall be no area, lot coverage and yard requirements in the industrial districts, except that for any parcel in an industrial district having a lot line in common with a lot in an adjoining district or lying directly across a street or alley (other than a freeway) from such adjoining district, the front, side and rear yards as prescribed for such adjoining district shall be maintained.
- E. **Fences and Walls.** Any area outside of a building in the industrial districts used for an activity other than off-street parking and loading shall be completely enclosed or screened appropriate to that use so that the use does not interfere with or infringe upon adjacent properties or traffic.
- F. **All uses in the industrial districts must comply with any applicable requirements set forth in Article IV - general development regulations and Article V - special area and specific use regulations.**

(Ord. No. 519, 8-8-2012)

Chapter 17.84 OVERLAY AND SPECIAL PURPOSE ZONES

Sections:

[17.84.010 Purpose.](#)

[17.84.020 Historic zone.](#)

[17.84.030 "SD" Special development overlay zone.](#)

17.84.010 Purpose.

The overlay and special purpose zone districts established by this title provide guidance for development and new land uses in addition to the standards and regulations of the applicable zoning districts, where important site, neighborhood, or area characteristics require particular attention in project planning.

(Ord. No. 519, 8-8-2012)

17.84.020 Historic zone.

- A. **Findings.** The city council finds establishment of the historic zone necessary to achieve the cited mitigation of the community design element and implementation of the Colfax General Plan 2020 with the following findings:
 - 1. The historic zone will maintain the small town character that makes Colfax a desirable place to live;
 - 2. The historic zone will maintain and enhance the city's character and visual appearance in order to create a quality fixture community; and

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ARTICLE III. USE AND ZONE DISTRICT REGULATIONS

3. The historic zone will maintain and enhance the historic resources, qualities and character of the city.
- B. Purpose and intent. The purpose and intent of the historic zone is to establish an area that will maintain and enhance the city's character and visual appearance in order to create a quality future community; and to continue to maintain and enhance the historic resources, qualities and character of the city.
- C. The Historic district overlay zone is as shown on the current zoning map on file with the city clerk.
- D. All uses in the historic zone must comply with any applicable requirements set forth in Article IV - general development regulations and Article V - special area and specific use regulations.

(Ord. No. 519, 8-8-2012)

17.84.030 "SD" Special development overlay zone.

- A. Findings and Purpose. The city council finds that certain areas of the city or that may be annexed to the city have significant access, infrastructure and environmental constraints. Development of these areas, even for site development or parcel map approval, requires additional discretionary control in order to assure coordinated and planned development of necessary public services and protection of the environment. Therefore, the purpose of this zone is to impose discretionary design review (site plan approval) prior to issuance of any building permits and increased requirements for grading permits and other development permits. The SD zone map can be found at Appendix 1.
- B. Site Plan Approval for Grading and Building Permits. Notwithstanding any other provision of the municipal code, within the SD zone within the city site plan approval shall be required prior to issuance of 1) a grading permit or 2) a building permit for any building greater than two hundred (200) square feet. Properties outside of the city within the SD zone would be subject to the requirements only at such time that those properties sought annexation into the city for the purposes of development.
- C. Additional Site Plan Approval Standards in SD Zone. In addition to the site plan approval requirements associated with a design review permit, the following standards and conditions may be applied to approval of a site plan within the SD zone:
 1. Adequate Access. No site plan approval shall be issued unless the applicant can provide access to the subject property that meets current city street standards and assurance that such access will be adequately maintained. Upon a finding that this is not practically feasible, the approval authority may modify the standards, but in no event shall the access be less than that required to meet California Department of Forestry Fire Safe Regulations.
 2. Offers of Dedication. As a condition of approval of the site plan, the city may require grant by the owner of offers of dedication and/or easements for access, utilities and other public facilities in order to assure the development of an adequate system of public infrastructure within that SD zone.
 3. Sewer. Connection to the city sewer system shall be required where feasible. If not, the owner shall be required to execute and record a covenant in title. The covenant shall bind the owner and all successive owners to connect to the city sewer at such time as the city develops a program to provide sewer within three hundred (300) feet of the owner's residence.
 4. Environmental Review and Protection. Most permits to be issued within the SD zone are subject to environmental review under the California Environmental Quality Act. City staff shall develop informational requirements for the site plan application to provide the city with information necessary to develop mitigations of environmental impacts of the proposed development. The city shall then place appropriate conditions on the site plan to minimize the environmental

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impacts of the proposed development. Such conditions, may include, without limitation the following:

- a. Demarcation of a building envelope and/or the areas within the parcel in which development may occur and areas that may not be disturbed;
 - b. Requirements to preserve mature trees;
 - c. A drainage plan;
 - d. Height and lot coverage limitations;
 - e. Timing requirements to discourage development before essential services are available; and
 - f. Such other conditions as set forth in the city's hillside development guidelines, any area plan or required to adequately mitigate the impacts of the project.
- D. Subdivision Within the SD Zone. The city finds that within the SD zone within the city, construction of improvements in conjunction with subdivision approval is necessary to protect the public health and safety and the environment. Therefore, notwithstanding the provisions of Section 66411.1 of the Government Code, the city may impose improvement requirements as a condition of approval of tentative parcel maps. The city may also require conditions on subdivision approval similar to those required for site plan approval and may require oversizing of improvements in order to provide adequate infrastructure for the zone, subject to the requirement of reimbursement as provided in Sections 66485 et seq.
- E. Area Infrastructure and Development Planning. The city may develop and adopt plans for the necessary infrastructure and environmental design standards within a particular SD zone area. Once adopted, the area plan shall set minimum requirements within that SD area.
- F. Reimbursement Requirements. Where one property owner within the SD zone has paid for studies, infrastructure plans, development of an area plan or built improvements required for site plan approval that benefit other properties within the zone, the city shall, to the extent feasible, require reimbursement from the other properties as they develop. A reimbursement agreement shall be executed by the city and the owner, which may be recorded. The agreement shall be consistent with the requirements of Section 16.36.150 of this Code. The form for such reimbursement agreements shall be developed by city staff, reviewed by the planning commission and adopted by resolution of the council.
- G. Fees. The city may impose additional fees or deposits for permits issued in the SD zone to reflect the increased level of review. Such fees/deposits shall be adopted as part of the city fee schedule by resolution of the city council.

(Ord. No. 519, 8-8-2012)

Chapter 17.88 PLANNED DEVELOPMENTS

Sections:

[17.88.010 Purpose.](#)

[17.88.020 Area.](#)

[17.88.030 Applications—Accompanying documents, plans and drawings.](#)

[17.88.040 Uses permitted—Agricultural and residential districts.](#)

[17.88.050 Same—Commercial districts.](#)

[17.88.060 Same—Industrial district.](#)

[17.88.070 Approval—Authority and findings.](#)

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[17.88.080 Same—Principle considerations.](#)

17.88.010 Purpose.

The purpose of the planned development is to allow diversification in the relationships of uses, building design, placement and open spaces in planned building groups, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this title relating to the public health, safety and general welfare and at the same time securing the advantages of large scale site planning for residential, commercial and industrial developments or combinations thereof.

(Ord. No. 519, 8-8-2012)

17.88.020 Area.

No planned development shall have an area of less than one acre.

(Ord. No. 519, 8-8-2012)

17.88.030 Applications—Accompanying documents, plans and drawings.

Applications for planned developments which will require a change in zoning districts shall be accompanied by an application for an amendment to the provisions of this title. Applications for planned developments shall also be accompanied by a planned development plan, showing the uses, dimensions and locations of the proposed structures and of the areas to be reserved for vehicular and pedestrian circulation, parking, public uses, such as schools and playgrounds, landscaping and other open spaces and architectural drawings and sketches demonstrating the general design and character of the proposed uses and the physical relationship of the uses. Such other pertinent information, including the density of the dwelling units, coverage and open space characteristics, shall be included as may be necessary to make a determination that the contemplated arrangement of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable pursuant to the provisions of this title.

(Ord. No. 519, 8-8-2012)

17.88.040 Uses permitted—Agricultural and residential districts.

Subject to the review and approval of the planning commission, planned developments in the agricultural (A), single-family residence (R-1) and multi-family residence (R-M) districts may include any use listed as a permitted, accessory or conditional use in any of such districts as set forth in Chapters 17.68 and 17.72 of this title. Incidental to such residential uses, limited commercial development may be permitted in the amount of not more than one thousand two hundred (1,200) square feet of commercial floor area for each fifty (50) dwelling units within the planned unit development.

(Ord. No. 519, 8-8-2012)

17.88.050 Same—Commercial districts.

Subject to the review and approval of the planning commission, planned developments in the retail commercial (C-R) and highway commercial (C-H) districts may include any use permitted by the

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provisions of Section 17.88.040 of this chapter, plus any use listed as a permitted, accessory or conditional use in any of such districts as set forth in Chapter 17.76 of this title.

(Ord. No. 519, 8-8-2012)

17.88.060 Same—Industrial district.

Subject to the review and approval of the planning commission, planned developments in the industrial district (I) may include any use listed as a permitted, accessory or conditional use in such district as set forth in Chapter 17.80 of this title.

(Ord. No. 519, 8-8-2012)

17.88.070 Approval—Authority and findings.

The approval authority for planned developments is the planning commission. In approving a planned development permit, the planning commission must make the findings set forth in subsection 17.40.070H.

(Ord. No. 519, 8-8-2012)

17.88.080 Same—Principle considerations.

Upon reviewing applications for proposed planned developments, the planning commission shall consider the following principles:

- A. That it is the intent of this chapter that site and building plans prepared for a planned development shall be prepared by a designer or team of designers having professional competence related to the use proposed in the application. The planning commission may require the applicant to engage such a qualified designer or design team; and
- B. That it is not the intent of this chapter that control of the design of a planned development by the planning commission be so rigidly exercised that individual initiative shall be stifled and substantial additional expense incurred; rather, it is the intent of this chapter that the control exercised be the minimum necessary to achieve the purposes of this title.

(Ord. No. 519, 8-8-2012)