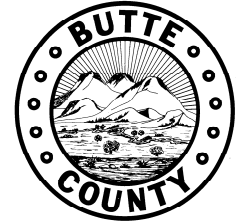


Butte County Department of Development Services

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From: Tim Snellings, Director
Butte County Department of Development Services

To: All Interested Parties

Subject: October 18, 2011 Gridley Community Meeting on proposed AG to RR change to General Plan designation and zoning, at 6:00 pm, Manzanita Elementary School, 627 E. Evans-Reimer Road, Gridley, CA

Comparison of Land Use Regulations and Development Standards in the Second Draft Zoning Ordinance (July 8, 2011 Draft) for Agriculture (AG), Rural Residential (RR)

MAJOR DIFFERENCES BETWEEN AG AND RR ZONES.

1. Agricultural Processing (cold storage houses, hulling operations fruit dehydrators, dryers, bottling, warehousing etc.) is allowed in the AG zone but not allowed in the RR zone.
2. Animal Processing and Intensive Animal Operations and Commercial Stables are conditionally permitted in the AG zone but are not allowed at all in the RR zone.
3. Oil and Gas Extraction and Mining and Surface Mining Operations are conditionally permitted in the AG zone but are not allowed at all in the RR zone.
4. Forestry and Logging is allowed in the AG zone but not allowed in the RR zone.
5. A Feed Store is conditionally allowed in the AG zone but not allowed at all in the RR zone.
6. AG Worker Housing Center is an allowed use in the AG zone but is not allowed in the RR zone.
7. Community Centers, Religious Facilities and Schools are conditionally allowed in the RR zone but not allowed at all in the AG zones.
8. Cultural Institutions (historic areas, interpretative institutions, museums etc.) are conditionally permitted in the AG zone but not allowed at all in the RR zone

9. Outdoor Education (the occasional and temporary use of property by non-profit groups and public agencies for outdoor education etc) is permitted in the AG zone but not allowed at all in the RR zone.
10. Medical Offices and Clinics (outpatient only) are Conditionally permitted in the RR zone but not allowed at all in the AG zone.
11. Agricultural Product Sales, Off-Site (The sale of AG products grown off-site) are allowed with a Minor Use Permit in the AG zones but not allowed at all in the RR zone. (Agriculture Product Sales, On-Site are allowed in both the AG and RR zones).
12. Animal Services (Vets, dog and cat grooming, animal hospitals, animal shelters) are allowed in the AG zone (when not interfering with AG operations) and conditionally allowed in the RR zone.
13. Golf Courses and Country Clubs are conditionally allowed in the RR zones but are not allowed at all in the AG zones.
14. Commercial Recreation, Outdoor (golf driving ranges, amusement parks, fairgrounds, commercial sports centers, campgrounds etc) is conditionally allowed in the AG zone but not allowed at all in the RR zone.
15. Nursery, Retail is conditionally allowed in the RR but is not allowed at all in the AG zones.
16. Nursery, Wholesale is permitted in the AG but conditionally allowed in the RR zone (on sites 1-acre or larger)
17. Personal Services (beauty and barber shops, shoe repair, tailor shops, dtry cleaners, laundrettes, driving schools, fitness centers etc.) are conditionally allowed in the RR but not allowed at all in the AG zone.
18. Aerial Applicator and Support Services (crop dusting facilities) are permitted with a Minor Use Permit in the AG zone but not allowed at all in the RR zone.
19. Runways and Heliports are allowed with a Minor Use Permit in the AG zones but not allowed at all in the RR zone.
20. Recycling Collection Facility, Small is allowed in the AG zone but not allowed at all in the RR zone.

PERMITTED LAND USES --SEE FOOTNOTES [1] AND [2]

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone			Applicable Regulations
	AG	RR		
Agricultural Uses				
Agricultural Processing	P	!		
Animal Grazing	P	P		RR subject to updated Animal Keeping Standards 24-155
Animal Processing	C	!		
Animal Processing, Custom	P	P		
Crop Cultivation	P	P		
Feed Store	C	!		
Intensive Animal Operations	C	!		
Stables, Commercial	C	!		
Stables, Semi-Private	P	P		
Stables, Private	P	P		RR subject to updated Animal Keeping Standards 24-155
Natural Resource Uses				
Forestry and Logging	P	!		
Mining and Surface Mining Operations	C	!		Chapter 13 BCC
Oil and Gas Extraction, including reinjection wells for natural gas	C	!		
Timber Processing	-	-		
Residential Uses				
Agricultural Worker Housing Center	P	!		
Caretaker Quarters	-	-		
Duplex Home	-	-		
Home Occupation -Major	M	M		24-159
Home Occupation -Minor	A	A		24-159
Live/Work Unit	-	-		
Mobile Home Park	-	-		
Multiple Family Dwelling	-	-		
Residential Care Homes, Large	-	-		
Residential Care Homes, Small	P	P		
Second Units	P	P		Section 24-169
Single Family Home	P [5]	P (6)		
Community Uses				
Cemeteries, Private	-	-		
Cemeteries, Public	-	-		
Child Care Center	-	-		

Key	Zone			
	AG	RR		Applicable Regulations
P Permitted use, subject to Zoning Clearance				
A Administrative Permit required				
M Minor Use Permit required				
C Conditional Use Permit required				
- Use not allowed				
Child Day Care, Large	I	M		Section 24-156
Child Day Care, Small	P [3]	P		Section 24-156
Clubs, Lodges and Private Meeting Halls	M [6]	C		
Community Centers	I	C		
Correctional Institutions and Facilities	-	-		
Cultural Institutions	C	I		
Emergency Shelter	-	-		
Golf Courses and Country Clubs	I	C		
Hospital	-	-		
Medical Office and Clinic	I	C		
Office, Governmental	-	-		
Outdoor Education	P	I		
Parks and Recreational Facilities	C	C		
Public Safety Facilities	C	C		
Religious Facilities	I	C		
Schools, Public and Private	I	C		
Water Ski Lakes	-	-		
Commercial Uses				
Adult Businesses	-	-		
Agricultural Product Sales, Off-Site	M [3]	I		
Agricultural Product Sales, On-Site	P [3]	P		
Agricultural Support Services, General	-	-		
Agricultural Support Services, Light	-	-		
Animal Services	P [8]	C		RR subject to updated Animal Keeping Standards 24-155
Bars, Nightclubs and Lounges	-	-		
Bed and Breakfast	M	M		
Commercial Recreation, Indoor	-	-		
Commercial Recreation, Outdoor	C	I		
Construction, Maintenance and Repair Services	-	-		
Drive-through Facility	-	-		
Equipment Sales and Rental	-	-		
Gas and Service Stations	-	-		
Heavy Equipment Storage	P	P		
Hotel and Motel	-	-		
Hunting and Fishing Clubs	P [8]	I		
Nursery, Retail	I	C [5]		
Nursery, Wholesale	P	C [5]		

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required – Use not allowed	Zone			
	AG	RR		Applicable Regulations
Offices, Professional	-	-		
Personal Services	I	C		
Personal Services, Restricted	-	-		
Public/Mini-Storage	-	-		
Recreational Vehicle Parks	-	-		
Restaurant	-	-		
Retail, General	-	-		
Retail, Large Projects	-	-		
Retail, Restricted	-	-		
Vehicle Repair	-	-		
Vehicle Sales and Rental	-	-		
Vehicle Service and Maintenance	-	-		
Wine, Olive Oil, Fruit and Nut, Micro-Brewery, and Micro Distillery Facilities	See Section 24-172 –old Winery Ordinance Extensively updated			
Industrial Uses				
Manufacturing, General	-	-		
Manufacturing, Heavy	-	-		
Manufacturing, Light	-	-		
Research and Development	-	-		
Warehousing, Wholesaling and Distribution	-	-		
Transportation, Communication, and Utility Uses				
Aerial Applicator and Support Services	M	-		
Airport-Related Uses	-	-		
Composting Facilities	-	-		
Farm Airstrips	P	I		
Freight and Truck Terminals and Yards	-	-		
Recycling Collection Facility, Large	-	-		
Recycling Collection Facility, Small	A	I		
Recycling Processing Facility, Heavy	-	-		
Recycling Processing Facility, Light	-	-		
Reverse Vending Machine	A	I		
Runways and Heliports	M [3]	I		
Parking Facilities	I	C		
Telecommunications Facilities	See Article 26			
Utilities, Major	C	C		
Utilities, Minor	P	P		
Other Uses				
Accessory Uses and Structures	See Section 24-153 –extensively updated list of Accessory Uses and Structures			

NOTES for AG:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] The construction or expansion of structures occupied by any land use identified in this table requires the approval of a Site Development Permit, except as specifically exempted by Article 30 (Site Development Permits).
- [3] Permitted only as an accessory use.
- [4] ~~Only one additional dwelling unit (i.e. second dwelling unit, caretaker quarters, agriculture worker housing) is allowed.~~
- [5] One single family home is permitted per legal parcel.
- [6] Permitted only for organizations that provide a service to the agricultural community, such as a grange or similar organization.
- [7] Manufacturing uses that directly support agricultural activities in Butte County are classified as “Agricultural Support Services, General” and are conditionally permitted in the AS zone. (Pertains to AS zone only)
- [8] Permitted only when not requiring permanent improvements and not interfering materially with agricultural operations.

NOTES FOR RR:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] The construction or expansion of structures occupied by any land use identified in this table requires the approval of a Site Development Permit, except as specifically exempted by Article 29 (Site Development Permit).
- [3] Permitted only on sites 5 acres or larger.
- [4] Requires the approval of a mining permit and reclamation plan pursuant to Butte County code Chapter 13 (pertains to FR zone)
- [5] Permitted only on sites 1-acre or larger.
- [6] One single family home is permitted per legal parcel.

PARCEL SIZE AND DENSITY FOR AG AND RR

	Parcel Area (min.) [1] [5] [6]	Parcel Width (min.) [1b] [5]	Residential Density (max.) [2] [4]
AG-20	20 acres	65 ft.	1 unit
AG-40	40 acres	65 ft.	1 unit per parcel
AG-80	80 acres	65 ft.	1 unit per parcel
AG-160	160 acres	65 ft.	1 unit per parcel
AG-320	320 acres	65 ft.	1 unit per parcel
RR-5	5 acres	65 ft.	1 unit per 5 acres [3]
RR-10	10 acres	65 ft.	1 unit per 10 acres [3]

Notes for AG

- [1] Applies only to the creation of new parcels through the subdivision process.

Notes for RR:

- [1b] A minimum 40 feet parcel width is permitted on cul-de-sac parcels.
- [2] Second units are permitted as an accessory use in all residential zones.
- [3] Projects may be developed below minimum residential densities only with the approval of a Conditional Use Permit as provided in Subsection C below.
- [4] In the FR, RR and VLDR zones, only one primary dwelling unit and a second unit is permitted per parcel, regardless of size.
- [5] Applies only to the creation of new parcels through the subdivision process.
- [6] Corner parcels may exceed maximum permitted parcel area by up to 10 percent.

SETBACK AND HEIGHT STANDARDS FOR AG AND RR [1]

	Standard by Zone		Applicable Standards
	AG	RR	
Primary Structure Setbacks (min.)			Article 17(Agricultural Buffers –AG only) Article 16 (Riparian Areas) Article 12 (Setback Requirements and Exceptions)
Front	20 ft.	20 ft.	
Interior Side	25 ft. or 5 percent of the lot width, whichever is less but no less than 5 ft.	10 ft.	
Street Side	20 ft.	10 ft.	
Rear	25 ft.	10 ft.	

	Standard by Zone		Applicable Standards
	AG	RR	
Accessory Structure Setback (min.)	See Section 24-153		
Separation Between Structures (min.)	As required by the California Building Code		
Primary Structure Height (max.)	See Subsection A, below	35 ft.	Article 11 (Height Measurement and Exceptions)
Accessory Structure Height (max.)	See Section 24-153		

Notes:

[1] For parcels with a front property line extending to the centerline of the public right-of-way abutting the parcel, the front setback shall be measured from the edge of the public right-of-way. Additional Setbacks may be required by the Fire Safe Regulations, Public Resources Code, Section 4290.

A. Maximum Permitted Height in Agriculture Zones.

1. **Residential Structures.** The maximum permitted height of residential structures within an agriculture zone is 35 feet.
2. **Non-Residential Structures.** The maximum permitted height of non-residential structures within an agriculture zone is 50 feet, except as allowed by Subsection 3 below.
3. **Exceptions for Non-Residential Structures.** Water tanks, graineries, barns, pole buildings, electronic towers, antennas, agricultural processing equipment and silos, aggregate processing facilities, and similar structures associated with agricultural operations may exceed 50 feet in height provided they do not exceed height restrictions in regulated airport approach zones. Such structures shall not exceed the maximum height necessary to perform its intended function. See also Section 24-154 (Alternative Energy Structures) concerning the height of alternative energy structures, and Article 26 (Telecommunication Facilities) concerning the height of towers, antennas, and similar structures not associated with agriculture.

Staff Note: The Flexible lot size provisions have been amended under the Second Draft Zoning Code and are now reflected at Article 18 –Clustered Development under the new code. This allows clustered development in the Rural Residential zone, but not the Agriculture zone.