

BUTTE COUNTY ZONING ORDINANCE CONTENTS

Part 1 – Enactment and Applicability

Article 1.	Purpose and Effect of the Zoning Ordinance.....	3
24-1	Title	3
24-2	Purpose of the Zoning Ordinance	3
24-3	Relationship to the General Plan.....	4
24-4	Responsibility for Administration	4
24-5	Applicability of Zoning Ordinance.....	4
Article 2.	Interpretation of the Zoning Ordinance	5
24-6	Purpose.....	5
24-7	Authority	5
24-8	Rules of Interpretation.....	5
24-9	Procedures for Interpretation	7
Article 3.	Zones and Zoning Map.....	9
24-10	Purpose.....	9
24-11	Zones and Zoning Map.....	9

Part 2 – Zoning Districts, Land Uses, and Development Standards

Article 4.	Agriculture Zones.....	15
24-12	Purpose of the Agriculture Zones.....	15
24-13	Land Use Regulations for Agriculture Zones.....	15
24-14	Development Standards for Agriculture Zones.....	20
Article 5.	Natural Resource Zones.....	25
24-15	Purpose of the Natural Resource Zones.....	25
24-16	Land Use Regulations for Natural Resource Zones.....	26
24-17	Development Standards for Natural Resource Zones.....	30
Article 6.	Residential Zones	33
24-18	Purpose of the Residential Zones	33
24-19	Land Use Regulations for Residential Zones	35
24-20	Development Standards for Residential Zones	35

Article 7.	Commercial and Mixed Use Zones	43
24-21	Purpose of the Commercial and Mixed Use Zones	43
24-22	Land Use Regulations for Commercial and Mixed Use Zones	44
24-23	Development Standards for Commercial and Mixed Use Zones	48
24-24	Additional Standards for the Sports and Entertainment Zone	50
Article 8.	Industrial Zones.....	51
24-25	Purpose of the Industrial Zones.....	51
24-26	Land Use Regulations for Industrial Zones.....	51
24-27	Development Standards for Industrial Zones.....	55
Article 9.	Special Purpose Zones.....	59
24-28	Purpose of the Special Purpose Zones.....	59
24-29	Land Use Regulations for Special Purpose Zones	60
24-30	Development Standards for Special Purpose Zones.....	64
24-31	Research and Business Park Zone Requirements.....	65
24-32	Planned Development Zone Requirements	69
Article 10.	Overlay Zones.....	73
24-33	Purpose of Overlay Zones	73
24-34	Airport Compatibility Overlay Zone	73
24-35	Chapman Mulberry Overlay Zone	74
24-36	Cohasset Overlay Zone.....	74
24-37	Deer Herd Migration Overlay Zone.....	75
24-38	North Chico Specific Plan Overlay Zone.....	76
24-39	Public Housing Overlay Zone	76
24-40	Recreation Commercial Overlay Zone.....	78
24-41	Retail Overlay Zone.....	79
24-42	Scenic Highway Overlay Zone	80
24-43	Stringtown Mountain Specific Plan Overlay Zone.....	81
24-44	Neal Road Recycling, Energy, and Waste Facility Overlay Zone	82
24-45	Unique Agriculture Overlay Zone.....	83
24-46	Watershed Protection Overlay Zone.....	85
24-47	Military Airspace Overlay Zone (-MA)	87

Part 3 – General Regulations

Article 11.	Height Measurement and Exceptions.....	95
24-48	Purpose.....	95
24-49	Height Measurement.....	95
24-50	Maximum Height of Structures	95
24-51	Height Limit Exceptions	96

Article 12. Setback Requirements and Exceptions	99
24-52 Purpose	99
24-53 Setback Measurement.....	99
24-54 Allowed Projections.....	100
24-55 Projections over Property Lines	100
24-56 Road Setbacks.....	100
Article 13. Walls and Fences	101
24-57 Purpose	101
24-58 Measurement of Fence or Wall Height	101
24-59 Height Limits	102
24-60 Design	102
24-61 Amortization of Inappropriate Nonconforming Fences.....	103
Article 14. Outdoor Lighting	105
24-62 Purpose.....	105
24-63 Applicability	105
24-64 New Development.....	105
24-65 Time Limitations for Compliance	105
24-66 Compliance with Lighting Standards.....	105
24-67 Standards	106
24-68 Exemptions.....	106
24-69 Security Lighting	106
24-70 Prohibited Lighting.....	106
Article 15. Recreational Vehicles and Camping.....	109
24-71 Purpose	109
24-72 Applicability	109
24-73 Permanent Residences.....	109
24-74 Parking and Storage in Urban Residential Zones	109
24-75 Camping	110
Article 16. Riparian Areas.....	111
24-76 Purpose.....	111
24-77 Applicability	111
24-78 Use Regulations.....	111
24-79 Performance Standards	112
24-80 Coordination with Other Regulatory Agencies.....	113

Article 17. Agricultural Buffers.....	115
24-81 Purpose.....	115
24-82 Applicability.....	115
24-83 Agricultural Buffer Setbacks.....	115
24-84 Exceptions to Agricultural Buffer Setback.....	116
Article 18. Clustered Development.....	119
24-85 Purpose.....	119
24-86 Applicability.....	120
24-87 Application Requirements.....	120
24-88 Development Standards.....	121
24-89 Permitted Uses.....	124
24-90 Clustered Development Open Space Requirements.....	124
Article 19. Parking and Loading.....	127
24-91 Purpose.....	127
24-92 Applicability.....	127
24-93 On-Site Parking Requirements.....	127
24-94 General Requirements.....	131
24-95 Parking Design Standards.....	133
24-96 Bicycle Facilities.....	139
24-97 On-site Loading.....	139
Article 20. Signs.....	141
24-98 Purpose.....	141
24-99 Applicability.....	141
24-100 Definitions.....	141
24-101 Signs Allowed Without Permits.....	142
24-102 Permit Requirements.....	143
24-103 Prohibited Signs.....	144
24-104 General Standards.....	145
24-105 Types of Signs Allowed by Zone.....	145
24-106 Standards for Specific Types of Signs.....	148
24-107 Master Sign Program.....	149
24-108 Temporary Signs.....	150
24-109 Nonconforming Signs.....	151
Article 21. Landscaping.....	153
24-110 Purpose.....	153
24-111 Applicability.....	153
24-112 Model Water Efficient Landscaping Ordinance.....	153
24-113 Parking Lot Landscaping.....	154
24-114 Landscape Plans.....	154

24-115	Landscape Standards	154
24-116	Irrigation and Water Efficiency	156
24-117	Timing of Installation.....	156
24-118	Maintenance.....	156
Article 22. Nonconforming Uses and Structures.....		157
24-119	Purpose.....	157
24-120	Applicability	157
24-121	General Provisions.....	157
24-122	Nonconforming Uses.....	158
24-123	Nonconforming Structures	158
24-124	Loss of Legal Status.....	159
24-125	Findings	159
24-126	Appeals	159
Article 23. Density Bonuses		161
24-127	Purpose.....	161
24-128	Definitions	161
24-129	Eligibility.....	162
24-130	Amount of Density Bonus	162
24-131	Standards for Affordable Units	166
24-132	Donations of Land	167
24-133	Incentives	168
24-134	Waivers or Reductions of Development Standards	169
24-135	Reduced Parking Requirement	170
24-136	Housing with Child Care Facilities.....	170
24-137	Application and Review	171
24-138	Continued Affordability.....	171
24-139	Density Bonus Housing Agreement.....	172
Article 24. Land Use Compatibility Standards		175
24-140	Purpose.....	175
24-141	Applicability	175
24-142	Compliance Procedures	175
24-143	Air Quality.....	176
24-144	Electromagnetic Interference.....	176
24-145	Erosion Control	176
24-146	Fire and Explosion Hazards.....	176
24-147	Heat.....	177
24-148	Light and Glare	177
24-149	Radioactivity.....	177
24-150	Vibrations.....	177
24-151	Outdoor Storage in Residential Zones	177

24-152 Liquid, Solid, and Hazardous Wastes 177
 24-153 Noise 178
 24-154 Enforcement..... 178

Part 4 – Supplemental Use Regulations

Article 25. Supplemental Use Regulations 181

 24-155 Purpose 181
 24-156 Accessory Uses and Structures 181
 24-157 Alternative Energy Structures 184
 24-158 Animal Keeping 189
 24-159 Child Care Facilities 191
 24-160 Drive-Through Facilities..... 192
 24-161 Emergency Shelters – Permanent 193
 24-162 Home Occupations..... 194
 24-163 Large Retail Projects..... 195
 24-164 Live/Work Units..... 197
 24-165 Kennels..... 199
 24-166 Marijuana Dispensaries 200
 24-167 Mobile Home Parks..... 200
 24-168 Outdoor Displays and Sales 202
 24-169 Public/Mini Storage 202
 24-170 Recycling Collection Facilities..... 204
 24-171 Residential Generator Noise 205
 24-172 Second Units..... 206
 24-173.1 Heavy Equipment Storage in the VLDR (Very Low Density Residential) Zone 208
 24-173.2 Heavy Equipment Storage in the RCR (Rural Country Residential) and FCR
 (Foothill Country Residential) Zones 209
 24-174 Temporary Uses 211
 24-175 Winery, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Production
 Facilities 213

Article 26. Telecommunication Facilities 217

 24-176 Purpose 217
 24-177 Applicability 217
 24-178 Exemptions..... 218
 24-179 Permits Required..... 219
 24-180 Application Submittal and Review 220
 24-181 General Requirements..... 222
 24-182 Standards for Zones 226
 24-183 Standards for Types of Facilities 227
 24-184 Co-Location Facilities 228

24-185	Terms of Approval	229
24-186	Performance Securities.....	230
24-187	Facility Removal.....	230

Part 5 – Land Use and Development Approval Procedures

Article 27.	Permit Application and Review.....	233
24-188	Purpose.....	233
24-189	Review and Decision-Making Authority.....	233
24-190	Application Preparation and Filing.....	234
24-191	Application Fees.....	235
24-192	Initial Review of Application	235
24-193	Project Evaluation and Staff Reports	236
24-194	Environmental Review.....	236
24-195	Applications Deemed Withdrawn.....	237
Article 28.	Zoning Clearances.....	239
24-196	Purpose.....	239
24-197	Applicability.....	239
24-198	Review Authority	239
24-199	Review and Action.....	239
24-200	Public Notice and Hearing.....	239
24-201	Conditions of Approval.....	240
Article 29.	Administrative Permits.....	241
24-202	Purpose.....	241
24-203	Applicability.....	241
24-204	Review Authority	241
24-205	Application Submittal, Review, and Action.....	241
24-206	Public Notice and Hearing.....	242
24-207	Conditions of Approval.....	242
24-208	Post-Decision Procedures	242
Article 30.	Reserved.....	243
Article 31.	Conditional Use and Minor Use Permits.....	245
24-217	Purpose.....	245
24-218	Applicability.....	245
24-219	Review Authority	245
24-220	Application Submittal and Review.....	245
24-221	Public Notice and Hearing.....	246
24-222	Findings	246
24-223	Conditions of Approval.....	246

24-224	Post-Decision Procedures	246
24-225	Annual Inspection.....	247
Article 32. Variances and Minor Variances.....		249
24-226	Purpose.....	249
24-227	Applicability	249
24-228	Review Authority	249
24-229	Application Submittal and Review	250
24-230	Public Notice and Hearing.....	250
24-231	Findings	250
24-232	Conditions of Approval.....	251
24-233	Precedent.....	251
24-234	Post-Decision Procedures	251
Article 33. Reasonable Accommodations		253
24-235	Purpose.....	253
24-236	Applicability	253
24-237	Review Authority	253
24-238	Application Submittal and Review	254
24-239	Criteria for Decision.....	254
24-240	Conditions of Approval.....	254
24-241	Post-Decision Procedures	254
Article 34. Post-Decision Procedures.....		255
24-242	Purpose.....	255
24-243	Effective Date of Permits, Approvals, and Legislative Actions	255
24-244	Signature Required.....	255
24-245	Performance Guarantees	256
24-246	Changes to an Approved Project	256
24-247	Time Limits and Extensions	257
24-248	Resubmittals.....	258
24-249	Certificates of Occupancy	258
24-250	Permits to Run with the Land.....	258
24-251	Permit Revocation or Modification	258

Part 6 – Zoning Ordinance Administration

Article 35. Administrative Responsibility.....		263
24-252	Purpose.....	263
24-253	Planning Agency.....	263
24-254	Board of Supervisors	263
24-255	Planning Commission	263

24-256	Zoning Administrator	264
24-257	Department of Development Services	264
Article 36. Public Notice and Hearings		267
24-258	Purpose	267
24-259	Notice of Hearing	267
24-260	Scheduling of Hearing	268
24-261	Hearing Procedure	268
24-262	Recommendation by Planning Commission	269
24-263	Decision and Notice	269
24-264	Effective Date of Decision	269
Article 37. Appeals and Calls for Review		271
24-265	Purpose	271
24-266	Appeal Subjects and Jurisdiction	271
24-267	Filing and Processing of Appeals	271
24-268	Calls for Review	273
24-269	Judicial Review	274
Article 38. Zoning Ordinance Amendments		275
24-270	Purpose	275
24-271	Initiation	275
24-272	Application	276
24-273	Planning Commission Hearing and Action	276
24-274	Board of Supervisors Hearing and Action	276
24-275	Findings and Decision	277
24-276	Effective Dates	277
Article 39. General Plan Amendments		279
24-277	Purpose	279
24-278	Initiation	279
24-279	Application	279
24-280	Planning Commission Hearing and Action	280
24-281	Board of Supervisors Hearing and Action	280
24-282	Findings and Decision	281
24-283	Effective Dates	281
24-284	Timing of Amendments	281
Article 40. Development Agreements		283
24-285	Purpose	283
24-286	Applicability	283
24-287	Review Authority	284
24-288	Application Submittal and Review	284
24-289	Public Notice and Hearings	284

24-290	Planning Commission Action	284
24-291	Board of Supervisors Action.....	284
24-292	Findings	285
24-293	Conditions of Approval.....	285
24-294	Content of the Development Agreement.....	285
24-295	Recordation.....	286
24-296	Effect of Development Agreement	286
24-297	Periodic Review.....	286
24-298	Modification or Termination	287
Article 41. Lot Line Adjustments		289
24-299	Purpose.....	289
24-300	Application Required.....	289
24-301	Exceptions for Minimum Setbacks.....	289
24-302	Exceptions for Minimum Parcel Size	290

Part 7 – Definitions

Article 42. Glossary		293
24-303	Purpose.....	293
24-304	Definitions	293