

PART 7

Definitions

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

Article 42. GLOSSARY

Sections:

24-303 – Purpose

24-304 – Definitions

24-303 Purpose

This article defines terms and phrases used in the Zoning Ordinance that are technical or specialized, or which may not reflect common usage. If any of the definitions in this article conflict with others in the Butte County Code, these definitions shall control only for the provisions of the Zoning Ordinance. If a word is not defined in this article or in other provisions of the Zoning Ordinance, the Zoning Administrator shall determine the appropriate definition.

24-304 Definitions

Accessory Kitchen. A second kitchen that is either attached to or detached from the primary dwelling, not associated with a second dwelling unit, and is used for entertaining, hobby, or used for commercial purposes related to a Home Occupation.

Accessory Structure. A structure that is subordinate to a primary structure such as a single-family dwelling or an allowed use within a zone. The use of an accessory structure is incidental to that of the primary structure or a use allowed by a zone. Excluded from this definition are trash enclosures, planter boxes with a maximum height of 42 inches, small-animal pet shelters, playground equipment, small sheds not subject to a building permit, and similar structures.

Accessory Use. A use that is incidental, related, appropriate, and clearly subordinate to the primary use of the parcel, building, or zone, which does not alter the primary use of such parcel, building, or zone, nor serve property other than the parcel of land on which the primary use is located.

Administrative Permit. A ministerial permit approved by the Zoning Administrator to verify that a proposed use or structure complies with applicable standards in the Zoning Ordinance.

Adult Businesses. See Butte County Code Section 15-110 (Adult Businesses, Definitions).

Aerial Applicator and Support Services. The process and its essential support services which involves spraying crops with fertilizers, pesticides, and fungicides from an agricultural aircraft.

Agriculture. The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Excluded from this definition are stockyards, slaughterhouses, fertilizer works,

or plants for the reduction of animal matter. As used in this definition, “accessory use” means those supply, service, storage and processing areas and facilities for any other agricultural land.

Agricultural Processing. The cooking, dehydrating, refining, milling, pressing, or other treatment of agricultural products that changes the naturally grown product for consumer use or for further processing, and receiving agricultural products from other growers for such processing. Examples of Agricultural Processing uses include cold storage houses; wineries (pursuant to the definition of “*Winery Production Facility, limited*”), hulling operations for on-site or off-site products; fruit dehydrators; dryers, and the sorting, cleaning, packing, bottling, storing or warehousing, pruning and sale of orchard and farm wood, and the wholesaling, transportation and distribution of agricultural products. Uses classified as Animal Processing and Intensive Animal Uses are excluded from this definition.

Agricultural Products. Products that are the result of cultivating, harvesting, or raising orchards, field crops, and/or livestock.

Agricultural Product Sales, Off-Site. The sale of agricultural products grown off-site.

Agricultural Product Sales, On-Site. The sale of agricultural products grown on-site.

Agricultural Support Services, General. Commercial, service, and industrial uses directly supporting agricultural activities in Butte County. Examples of Agricultural Support Services include the manufacturing, assembly, or repair of agricultural equipment; fertilizer storage, distribution, and manufacturing, and other similar agriculture-related uses that have the potential to produce objectionable noise, smoke, odor, dust, heat, vibration, or industrial wastes.

Agricultural Support Services, Light. Commercial, service, and industrial uses directly supporting agricultural activities in Butte County that are not classified as Agricultural Support Services, General. Examples of Agricultural Support Services, Light uses include agricultural equipment rental and sales; the storage, warehousing, transport and distribution and wholesaling of agricultural products; the processing and recycling of orchard and farm wood; agricultural research, development, management and maintenance services conducted primarily within an office setting; and other similar agriculture-related uses.

Agricultural Worker Housing Center. Housing for agricultural employees consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household subject to a permit from the State.

Agriculture Zones. The Agriculture (AG) and Agriculture Services (AS) zones.

Airport Land Use Compatibility Plan (ALUCP). A master plan prepared in accordance with Public Utilities Code Section 21670 et seq. which provides for the orderly growth of airports and provides measures for mitigating the public’s exposure to excessive noise and safety hazards within areas around public airports.

Airport-Related Uses. Uses and activities commonly associated with airports and necessary to support airport operations. Examples of Airport-Related Uses include charter aircraft operations; pilot training operations,

aircraft rental and sightseeing services; aerial photography; aerial advertising and surveying; aircraft sales and service; aircraft storage; sale of aviation petroleum products; aircraft repair, restoration, and maintenance; sale of aircraft parts; pilot lounges and airport offices; blast fences; taxiways, navigational aids, and obstruction lights; airport support facilities such as terminal buildings, control towers, hangers, fire training facilities, and flight service stations; airport parking facilities; and communication equipment and facilities associated with airport operations.

Alley. A roadway no wider than 30 feet that functions as a secondary means of access to abutting property.

Amateur Radio Facility. Radio communication equipment that utilizes a range of frequencies designated for amateur use by the Federal Communications Commission (FCC) from just above the AM broadcast band (1.6 MHz) to the microwave region, at several hundred gigahertz.

Americans With Disabilities Act (ADA). The federal law enacted by the U.S. Congress in 1990 that outlaws discrimination against a person with a disability in housing, public accommodations, employment, government services, transportation, and telecommunications

Amortization. A method of eliminating nonconforming uses or structures by requiring the termination of the nonconforming use after a specified period of time.

Animal Grazing. The keeping of cattle, sheep, hogs, or other livestock on rangeland and pasture. Uses classified as Intensive Animal Operations; Stable, Commercial; Stable, Semi-Private; and Stable, Private are excluded from this definition.

Animal Processing. A facility where the slaughtering and processing of animals raised off-site for commercial purposes takes place, including rendering plants. Uses classified as Animal Processing, Custom are excluded from this definition.

Animal Processing, Custom. The slaughtering and processing of animals raised on-site for various non-commercial and commercial purposes. Meat products produced by Animal Processing, Custom operations can be consumed by the animal owner's household, non-paying guests, or non-paying employees. Included in this definition are temporary custom mobile slaughter operations that provide temporary on-farm harvest service for farmers and ranchers. Products from animals processed on-farm in federally inspected mobile slaughter units or the processing of pastured poultry within the limitations of State and Federal Law are eligible for commercial sale.

Animal Services. Any establishment that keeps animals for sale or hire provides medical treatment for animals on the premises or regularly offers temporary boarding facilities for animals. Examples of Animal Services uses include veterinarian clinics, commercial dog and cat grooming businesses, animal hospitals, commercial kennels, and animal shelters.

Applicant. The party applying for permits or other approval required by the Zoning Ordinance.

Aquaculture. The raising of fish, frogs, or other aquatic animal species for commercial purposes. Included in this definition are accessory uses such as on-site fishing for the public, rental of fishing equipment, the sale of bait and fishing tackle necessary for on-site fishing, the cleaning, preparation, and sale of fish produced on-site, including smoking of fish raised on-site.

As-of-Right. Permitted without any form of discretionary approval.

Bars, Nightclubs, and Lounges. Businesses devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Base Zone. The primary zoning, as distinguished from an overlay zone, that applies to a parcel of land as shown on the Zoning Map.

Bed and Breakfast. A structure with one or more managers in permanent residence and from one to eight guest rooms without individual cooking facilities rented for overnight lodging, and serving at least one meal per day. Hotels and Motels, which provide more than eight guest rooms, are excluded from this definition.

Building. Any structure having a permanent foundation and a roof supported by columns, or by walls designed, intended and/or used as shelter for the enclosure of persons, animals, property, or for use in commercial, industrial or other enterprises.

Camping. The occupancy of any place by the property owner or with the permission of the property owner for temporary living, sleeping, or other human occupancy purposes. This definition does not include: parking or storage of an unoccupied and otherwise unused trailer coach, recreational vehicle, or tent trailer on a privately owned parcel; or occupying a trailer coach or a recreational vehicle for any accessory use allowed in the applicable zone.

Caretaker Quarters. A permanent residence that is provided as an accessory use to a non-residential use, and is used to house an owner, operator, guard or caretaker, and his or her family, to provide around-the-clock service, support, care or monitoring of the use and/or site.

Cemeteries, Private. A place used for the internment of human or animal remains or cremated remains that is owned and operated by a private entity. Burial parks, crematoriums, mausoleums, and columbarium are included in this definition.

Cemeteries, Public. A place used for the internment of human or animal remains or cremated remains that is owned or operated by a public or quasi-public agency. Burial parks, crematoriums, mausoleums, and columbariums are included in this definition.

Centerline. The right-of-way centerline for a street or alley, as established by official survey.

Child Care Center. A facility that provides non-medical care and supervision of minors for periods of less than 24 hours. Examples of Child Care Center uses include nursery schools, day nurseries, day care centers, infant day care centers, cooperative day care centers, and other similar uses.

Child Day Care. As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

Child Day Care, Large. As defined by Health and Safety Code Section 1596.78, a day care facility in a single dwelling where an occupant of the residence provides family day care for 7 to 14 children, inclusive, including children under the age of ten years who reside in the home.

Child Day Care, Small. As defined by Health and Safety Code Section 1596.78, a day care facility in a single residence where an occupant of the residence provides family day care for eight or fewer children, including children under the age of ten years who reside at the home.

Clubs, Lodges, and Private Meeting Halls. An organization and its premises catering primarily to its members for social, educational, recreational, or athletic purposes. This definition does not include Hunting and Fishing Clubs.

Clustered Development. Development in which parcel sizes are reduced below the required parcel size under the applicable zoning district, but with no change to the total number of parcels allowed by the zone. Clustered development results in residential parcels that are denser, and remaining areas conserved and maintained intact as open space in larger parcels.

Commercial Recreation, Indoor. An establishment that provides entertainment activities or services in an indoor setting for a fee or admission charge. Examples of Commercial Recreation, Indoor uses include bowling alleys, electronic game arcades, billiard rooms, sports clubs, commercial gymnasiums, and dancehalls. Establishments such as a restaurant or laundromat that offer a small number of game machines to its customers as an accessory use are excluded from this definition.

Commercial Recreation, Outdoor. An establishment that provides entertainment activities or services outside of a building for a fee or admission charge. Examples of Commercial Recreation, Outdoor uses include golf driving ranges, gun clubs, water parks, amusement parks, fairgrounds, commercial sports centers, amphitheater or theater entertainment facilities for the performance of concerts or other entertainment events, facilities for rodeos and equestrian events, ranges, boat ramps, docks, landing facilities, commercial camps and campgrounds, and other similar uses. Water Ski Lakes, Golf Courses and Country Clubs, and Hunting and Fishing Clubs are excluded from this definition.

Commercial Zones. The General Commercial (GC), Neighborhood Commercial (NC), Community Commercial (CC), Recreation Commercial (REC), and Sports and Entertainment (SE) zones.

Community Plan. Butte County's statement of goals and policies adopted by the Board of Supervisors as a long-range, comprehensive guide to the growth and development for a specific geographic area within the county. The Durham-Dayton, Nelson Area Plan is an example of an adopted community plan.

Composting Facility. A commercial/industrial facility where organic matter is transformed into soil or fertilizer by biological decomposition. Composting activities accessory to an on-site agricultural or residential use are excluded from this definition.

Conditional Use Permit. A discretionary permit approved by the Planning Commission to allow uses that are generally appropriate within a zoning district but potentially undesirable on a particular parcel or in large numbers.

Conditionally Permitted Use. A land use that is allowed in applicable zones only with the approval of a Conditional Use Permit or Minor Use Permit.

Conservation Easement. An agreement between a landowner and a government agency or a qualified land trust organization creating a legally enforceable encumbrance on real property imposing limitations, restrictions, or affirmative obligations, the purposes of which include retaining or protecting agriculture, natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality.

Condominium. An undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan.

Community Centers. A building or facility used as a place of meeting, recreation, or social activity.

Community Garden. A temporary use occupying an undeveloped residential parcel where separate individuals grow plots of vegetables, fruits, herbs and flowers, through the permission of the owner. The cultivation of marijuana is not a permitted use in a community garden.

Construction, Maintenance, and Repair Services. Businesses providing construction, maintenance and repair services off-site, but store equipment and materials or perform fabrication or similar work on-site. Examples of Construction, Maintenance, and Repair Services include off-site plumbing shops, general contractors, appliance repair, janitorial services, electricians, pest control, heating and air conditioning, roofing, painting, landscaping and septic tank service.

Correctional Institutions and Facilities. Publicly or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

Crop Cultivation. The growing and harvesting of agricultural produce for food and fiber. Examples of Crop Cultivation uses include farms, orchards, groves, greenhouses and wholesale nurseries primarily engaged in growing crops, plants, vines, or trees and their seeds excluding the growing of marijuana.

Cultural Institutions. A public or nonprofit facility for the cultural, intellectual, scientific, environmental, or artistic enrichment of the people of Butte County. Examples of Cultural Institutions include historic areas, interpretative institutions, public theatres and auditoriums, libraries, museums, botanic gardens, and zoos.

Decibel. A unit used to measure the intensity of a sound or the power level of an electrical signal

Deer Herd Overlay Zone. The overlay zone to implement the Winter and Critical Winter Deer Herd Migration Area General Plan Overlay designation.

Winter Range Area. Areas of Butte County providing habitat for migratory deer herds during the winter season (Nov.-May). This area imposes a minimum parcel size limitation of 20 acres to subdivide parcels as shown under the Deer Herd Migration Area General Plan Overlay.

Winter Range Area, Critical. Prime areas of Butte County providing the highest quality of habitat for migratory deer herds which rely on these areas for the majority of their winter survival needs. This area imposes a minimum parcel size limitation of 40 acres to subdivide parcels as shown under the Deer Herd Migration Area General Plan Overlay.

Density Bonus. An increase in the maximum number of residential dwelling units that are allowed on a site, granted in exchange for one or more concessions that constitute a specified public benefit.

Density, Residential. The number of dwelling units per acre.

Density, Gross. The number of dwelling units divided by the total area of a parcel or project, including all easements and rights-of-way.

Density, Net. The number of dwelling units divided by the total area of a parcel or project, excluding all easements and rights-of-way.

Development. Any human-caused change to land that requires a permit or approval from the County.

Development Permit. The approval of the County authorizing the applicant to undertake a development project.

Development Area. The portion of a parcel containing improvements associated with the uses accommodated within the parcel. Included within Development Areas are structures, driveways, turf yards, manicured landscaping, and other similar site improvements.

Development Standards. Regulations that limit the size, bulk or placement of structures or other improvements and modifications to a site.

Discretionary Approval. An action by the County by which individual judgment is used as a basis to approve or deny a proposed project.

Domestic Animal. Animals adopted by humans so as to live and breed in tame condition.

Drive-Through Facilities. A facility where a customer is permitted or encouraged, either by the design of physical facilities or by the service procedures offered, to be served while remaining seated within a vehicle. Examples of Drive-through Facilities include drive-through restaurants, coffee shops, pharmacies, banks, and automatic car washes.

Duplex Home. A structure that contains two dwelling units, each with its own entrance. Each unit within a duplex home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling Unit. A building or a portion of a building containing one or more habitable rooms used or designed for occupancy by one family for living and sleeping purposes, including kitchen and bath facilities.

Easement. A space on a parcel of land, indicated on a subdivision map or in a deed restriction, where the owner has granted one or more property rights to a person, corporation, public agency, or other entity.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Equipment Sales and Rental. Businesses selling or renting tools, trucks, tractors, construction equipment, agricultural implements, and similar equipment. Equipment Sales and Rental uses may include the storage, maintenance, and servicing of such equipment.

Equivalent Sound Pressure Level (Leq). The average of sound energy occurring over a specified period.

Exotic Animal. Exotic animal shall have the same definition as “wild or exotic animal” as defined in section 4-37 of the Butte County Code.

Family. Up to six related or unrelated persons living in the same household.

Farmstays. A form of agricultural tourism where a farmer or rancher hosts tourists at his/her farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching.

Farm Air Strip. An agricultural or personal use airstrip exempt from State permit requirements.

Feed Store. A retail establishment limited to the sale of hay, grain, and other food supplies for farm and domestic animals. Includes establishments selling animal maintenance products such as medicines, vaccines, and grooming supplies.

Feed Yard. See Intensive Animal Operation.

Fence. A structure connected by boards, masonry, rails, panels, wire, or any other acceptable building material for the purpose of enclosing space or separating parcels of land.

Firewood Storage, Processing and Sales. The following three definitions provide for various uses depending upon scale. This use does not limit the pruning and sale of orchard and farm wood as permitted under the definition of Agricultural Processing, where applicable, or to a homeowner storing firewood for personal use.

Firewood Storage, Processing and Off-Site Sales, Small. A site occupying no more than 20 percent of a parcel’s total size where no more than 25 cords of firewood is stored at any one time for processing and off-site sales. Setbacks for this use shall be the same as required for a primary structure. Maximum height of stored wood shall be 10 feet.

Firewood Storage, Processing and Off-Site Sales, Medium. A site occupying no more than 20 percent of a parcel’s total size where greater than 25 and less than or equal to 100 cords of firewood is stored for processing and off-site sales. Setbacks for this use shall be the same as required for a primary structure. Maximum height of stored wood shall be 10 feet.

Firewood Storage, Processing and Off-Site/On-Site Sales, Large. A site occupying no more than 20 percent of a parcel’s total size where more than 100 cords of firewood is stored for processing and off-site or on-site sales. Setbacks for this use shall be the same as required for a primary structure.

Floor Area. The sum of the horizontal areas of each floor of a structure, measured from the interior faces. See Figure 24-304-1 (Floor Area).

Floor Area Ratio (FAR). The ratio of the total gross floor area of all buildings on a site, excluding structured parking areas, divided by the total site area. See Figure 24-304-2 (Floor Area Ratio).

Freight and Truck Terminal and Yard. A facility where goods and cargo are stored, unloaded, and loaded as part of a process for shipment and distribution.

Forestry and Logging. The growing and harvesting of timber, pulp woods, and other forestry products for commercial purposes.

FIGURE 24-304-1 FLOOR AREA

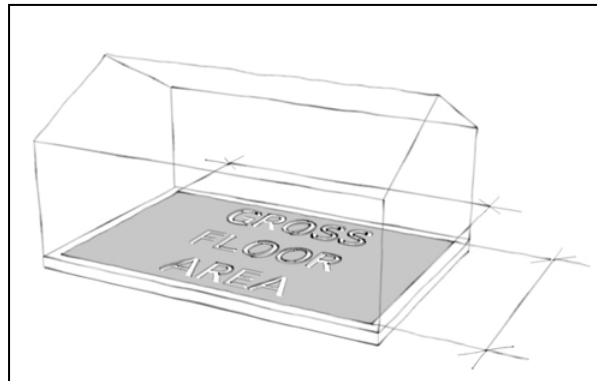
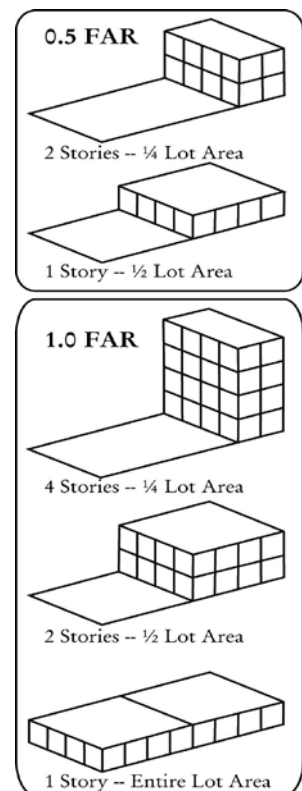


FIGURE 24-304-2 FLOOR AREA RATIO



Fruit and Nut Production Facility. A facility that grows and harvests fruits and/or nuts for the production of products, such as extracts, gift packs, gourmet items, where retail sales and tasting is permitted (pursuant to Section 24-175 (Winery, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Production Facilities)).

Garbage. The accumulation of animal or vegetable or other waste matter that attends or results from the preparation, consumption, decay, dealing in, or storage of meat, fish, fowl, fruits, vegetables, or other food products and shall include any food container in which there is putrescible material either solid or liquid.

Gas and Service Stations. Any facility used primarily for the retail sale and dispensation of motor fuels, lubricants, and motor vehicle accessories. A gas and service station may include food and beverage sales, as well as a car wash, as an accessory use.

General Plan. Butte County's statement of goals and policies adopted by the Board of Supervisors as a long-range, comprehensive guide to the County's growth and development.

Golf Courses and Country Clubs. An area of land used for the playing of golf, consisting of at least nine holes, and improved with tees, greens, fairways, and hazards. Golf Course and Country Club uses may include accessory uses such as driving ranges, pro shops, restaurants, and bars.

Grading. The act of excavation, cutting, or filling or combination thereof or any leveling to a smooth horizontal or sloping surface on a property.

Ground Cover. Plants, other than turf or lawn grass, normally reaching an average maximum height of not more than 2 feet at maturity.

Guest House. A detached habitable structure with not more than 500 feet in floor area, which does not contain kitchen facilities and which is designed for and used to house nonpaying transients, visitors, or guests of the occupants of the primary dwelling.

Habitable Structure. A structure that meets the requirements of the California Building Code for habitable living area.

Hazardous Waste. Any refuse or discarded material which cannot be handled by routine waste management techniques because it poses a threat to human health or other living organisms because of its chemical, biological, or physical properties.

Heavy Equipment Storage. The storage of all heavy equipment with a manufacturer's gross weight of 10,000 pounds or more, used by individual contractors/drivers for off-site commercial jobs.

Height, Structure. The vertical distance to the highest point of a structure, measured in accordance with Article 11 (Height Measurement and Exceptions).

Home Occupation. The conduct of a business within a dwelling unit or residential site, with the business activity being subordinate to the residential use of the property.

Home Occupation, Major. Types of major home occupations include, equipment repair, contractor's office, dog grooming, hairdressing, light assembly and shipping, catering, food processing, and home professional offices.

Home Occupation, Minor. Types of minor home occupations include professional offices for accountants, architects, one-on-one instruction such as tutoring and music lessons, computer programmers, engineers and other similar professions; art studios; telephone sales and surveys; and domestic services, including cottage foods, laundry, ironing, and sewing.

Home Office. A business limited to the use of a home computer, phone, desk, and related office equipment. Home offices do not involve client visits or employees, and deliveries would be no more than typical of a residential use.

Hospital. A medical facility engaged primarily in the provision of diagnostic services and extensive medical treatment, including surgical services and in-patient beds.

Hotel and Motel. A facility containing nine or more guestrooms where lodging is provided, including resorts and vacation cabins. A kitchenette may be included in hotel or motel rooms. Bed and Breakfast establishments are excluded from this definition.

Hunting and Fishing Club. Any establishment that provides hunting and fishing activities or services outside of a building for a fee or admission charge.

Impervious Surface. Any surface that does not permit the passage of water. Impervious surfaces include buildings, parking areas, and all paved surfaces.

Infant. A child less than 12 months of age.

Intensive Animal Operations. The raising or fattening of animals in a manner that produces potentially adverse environmental impacts or adverse impacts to neighboring properties. Examples of Intensive Animal Operation uses include dairies, hog farms, feedlots, aquaculture, confined animal feeding operations (CAFOs), large-scale bee keeping, and other similar operations. Animal Processing; Animal Processing, Custom; breeding, weaning, supplementary feeding, raising, livestock transportation, and Animal Grazing are excluded from this definition.

Interactive Animal Display. A collection of docile animals, such as livestock, that are gentle enough to be fed and touched by the public for the purpose of education and interaction.

Junk. Any worn-out and discarded material in general that may be turned to some use including, but not limited to, any old iron, wire, copper, tin, lead, rags, paper, bags, lumber, empty bottles, bones, parts of bicycles, tricycles, baby carriages, automobiles, and other vehicles, dismantled, in whole or in part, kept,

stored, located, situated or piled in public view, and all other similar personal property ordinarily defined and classified as "junk" kept, stored, located, situated or piled in public view and not screened from public view by a fence.

Kennel. Any place used for the breeding, boarding or keeping of more than five dogs over the age of four months. The term kennel includes for-profit establishments, such as a pet boarding service, as well as nonprofit and charitable organizations, such as an animal shelter. The term kennel does not include veterinarians, provided that all animals in the veterinary office are housed indoors.

Kennel, Commercial. A kennel operated for commercial purposes that is non-accessory to an on-site residential use.

Kennel, Personal. A kennel that is accessory to an on-site residential use.

Kennel, Personal Hardship. A kennel authorized by the Zoning Administrator due to a death, hardship, illness, or military deployment of a family member.

Land Use. An activity conducted on a site or in a structure, or the purpose for which a site or structure is designed, arranged, occupied, or maintained.

Landscaping. The planting and maintenance of living plant material, including the installation, use, and maintenance of any irrigation system for the plant material, as well as nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

Large Retail Project. Any commercial retail project with a total gross building area of 50,000 square feet or more.

Light Fixture. A complete lighting unit consisting of one or more lamps, the lamp holder, any reflector or lens, and any other components or accessories.

Light Source. An electrical bulb, tube, diode, or other device that produces artificial light or illumination.

Light Trespass. Light falling across a property line onto another lot or parcel of land or onto a public right-of-way.

Lighting, Outdoor. Outdoor light fixtures, whether permanent or portable, including general light fixtures, searchlights, spotlights, and floodlights, and the light cast by such fixtures.

Lighting, Adequately Shielded. Shielding of a light fixture by opaque components or materials, such that light rays are limited to the parcel of origin and the light source is not visible from another property or public right-of-way.

Lighting, Inadequately Shielded. Lighting that does not conform with the definition of Adequately Shielded Lighting above.

Lighting, Glare. Intense or blinding light.

Livestock. Animals that may be kept or raised in pens, barns, pastures or on farms and ranches as part of an agricultural or farming operation, whether for commerce or private use including apiaries, and ratites such as ostriches and emus.

Live/Work Unit. Buildings or spaces within buildings that are used jointly for commercial and residential purposes.

Loading Space. A space or berth that is on the same site with a building or contiguous to a group of buildings, that is designed for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials, and that can be accessed from a street or alley.

Manufactured Housing. Single-family housing that is built at a factory rather than on site. Manufactured housing is transportable in one or more sections but is not constructed with a permanent hitch or other device and does not have permanently-attached wheels or axles.

Manufacturing, General. A facility accommodating manufacturing processes where the intensity or scale of operations is greater than those classified under "Manufacturing, Light," but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples of Manufacturing, General uses include establishments that make or process raw materials into finished machines or parts for machines; the manufacturing of motor vehicles and transportation equipment; establishments that cut, shape, and finish marble, granite, slate, and other stone; and establishments that produce brick and structural clay products.

Manufacturing, Heavy. Manufacturing or processing operations that necessitate the storage of large volumes of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors or noise at levels that would affect surrounding uses. Examples of Manufacturing, Heavy uses include the manufacturing of chemical products; the manufacturing of concrete, gypsum, and plaster products; glass product manufacturing; paving and roofing materials manufacturing; petroleum refining and related industries; plastics, other synthetics, and rubber product manufacturing; primary metal industries including the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; asphalt and concrete plants; medical waste processing/incineration; paint removal and sandblasting; hazardous or low-level nuclear material disposal; wrecking, junk or salvage yards; and pulp and pulp product manufacturing, including paper mills.

Manufacturing, Light. The manufacturing and assembly of finished products or parts, primarily using previously prepared materials. Examples of Manufacturing, Light uses include clothing and fabric product manufacturing; electronics, equipment, and appliance manufacturing; food and beverage product manufacturing, including meat packing plants (not including slaughterhouses), catering operations and wholesale bakeries; laundry, dry-cleaning, and carpet cleaning plants; establishments manufacturing and

assembling small products primarily by hand, including jewelry, pottery and other ceramics; woodworking, including cabinet making and furniture manufacturing; metal products fabrication, including machine, sheet metal and welding shops; repair of scientific or professional instruments and electric motors; printing, publishing and lithography; establishments that convert pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, and that coat or glaze pre-manufactured paper; and photo/film processing labs. Ancillary retail sales areas of products produced on-site are allowed as part of a Manufacturing, Light use. Businesses primarily engaged in the sale of consumer products produced off-site are excluded from this definition.

Marijuana Dispensary. A facility or location where marijuana is made available to a qualified patient. (*Note: This is a prohibited use in Butte County*)

Medical Offices and Clinics. A facility, not including a hospital, where medical, mental, dental, or other personal health services are provided on an outpatient basis using specialized equipment. Examples include, but are not limited to, offices providing medical services and containing medical professionals such as physicians, dentists, chiropractors, optometrists or other similar medical professionals.

Micro-Brewery Production Facility. A manufacturer who brews and bottles beer on the licensed premises from products grown on or off-site and who produces a maximum quantity of less than 15,000 cases per year (pursuant to Section 24-175).

Micro-Distillery Production Facility. A manufacturer who distills, blends, rectifies and bottles alcoholic liquors on the licensed premises from products grown on or off-site with an alcohol content greater than seventeen percent and who produces a maximum quantity of less than 15,000 cases per year at the licensed premises (pursuant to Section 24-175).

Migration Corridor. An area of land used by wildlife species, including migratory deer herds to move between summer and winter habitats.

Mining. The extraction, quarrying, tunneling, and preparing of minerals removed from the earth. Oil and Gas Extraction uses are excluded from this definition. Included in this definition are “*Surface mining operations*”, which means all or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, borrow pitting, stream bed skimming, and segregation or stock-piling of mined materials (and recovery of the same), or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

- (1) In-place distillation, retorting or leaching;
- (2) The production and disposal of mining waste;
- (3) Prospecting and exploratory activities;
- (4) Accessory processing of minerals such as crushing and batch plants.

Minor Variance. A discretionary permit approved by the Zoning Administrator that allows for deviation from physical standards contained in the Zoning Ordinance.

Minor Use Permit. A discretionary permit approved by the Zoning Administrator to allow uses that are generally appropriate within a zoning district but potentially undesirable on a particular parcel or in large numbers.

Ministerial Action. The approval or disapproval of a requested permit or approval by the County which involves only the use of fixed standards or objective measurements and does not require the exercise of discretion

Mixed-Use Development. A development that provides both residential and nonresidential uses. A mixed-use development may include vertical mixed use, with residential units located above nonresidential uses, as well as horizontal mixed use, with residential units located behind nonresidential uses.

Mixed Use Zones. The MU-1, MU-2, and MU-3 zones.

Mobile Home. A housing structure transportable in one or more sections, designed and equipped to be used with or without a foundation system, certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S. Section 5401 et seq.) Mobile home does not include recreational vehicle, commercial coach, or factory built housing as defined in Section 19971 of the Health and Safety Code.

Mobile Home Park. An area of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Mobile Home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Multiple-Family Dwelling. A structure that contains three or more dwelling units. Each unit within a multiple-family dwelling provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Examples of Multiple-Family Dwelling uses include apartment buildings, single-room occupancy buildings, residential condominiums, townhouses, and rowhouses.

Nonconforming Use. A use that lawfully occupied a building or land at the time the use was established, but that no longer conforms with the use regulations of the zone in which it is located.

Nonconforming Structure. A structure that was lawfully constructed, but that no longer conforms with the development standards of the zone in which it is located.

Nursery. A business where young plants and trees are grown for sale or for planting elsewhere.

Nursery, Retail. A retail establishment for the growing, maintenance, display and sale of plants and the sale of products accessory to their care and maintenance.

Nursery, Wholesale. A nursery that does not allow the direct on-site sale of plants and trees to visiting retail customers.

Olive Oil Production Facility. A facility that grows and harvests olives for the production of olive oil where retail sales and public olive oil tasting is permitted (pursuant to Section 24-175).

Oil and Gas Extraction. The operation or development of oil and gas fields and wells. Oil and Gas Extraction uses include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; reinjection wells for natural gas; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.

Office, Governmental. A place of employment occupied by governmental agencies and their employees.

Office, Professional. A place of employment occupied by businesses providing professional services. Examples of Office, Professional uses include offices for accountants, attorneys, commercial art and design services, news services, photographers, counselors and psychologists, engineers, real-estate agents, and other professions.

Outdoor Education. The occasional and temporary use of property by a non-profit group or public agencies for outdoor education, including instruction in various cultural, environmental, and historical aspects of an area.

Overlay Zone. An additional zoning district as shown on the Zoning Map that prescribes special regulations to a parcel in combination with the Base Zone.

Parcel. An area defined by an approved parcel map, subdivision map or otherwise lawfully created parcel containing the minimum square footage and frontage as required by the zone at the time the parcel was created.

Parcel, Illegal. A parcel created in violation of the State Subdivision Map Act and/or Chapter 20 of the Butte County Code or any previous County subdivision ordinance.

Parcel Area. The total area included within the property lines of a parcel of land.

Parcel Depth. The horizontal distance between the midpoint of the front and rear property lines. For irregularly shaped lots, the parcel depth shall be as determined by the Zoning Administrator.

Parcel, Substandard Legal. A parcel that does not conform to the development standards, including the area and/or width regulations of the zone in which it is located, and which was lawfully-established pursuant to State Subdivision Map Act and/or Butte County Code Chapter 20, or has subsequently become a lawful parcel.

Parcel Width. The horizontal distance between the side property lines, measured at right angle to the side property lines at a point midway between the front and rear property lines. For irregularly shaped lots, the parcel width shall be as determined by the Zoning Administrator.

Parks and Recreational Facilities. A public facility operated by a special district or homeowner's association that provides active or passive recreational opportunities. Parks and Recreational Facilities include neighborhood parks, regional parks, ball fields, tennis courts, indoor and outdoor swimming pools, gymnasiums, and other similar facilities.

Pastured Poultry. The process of raising chickens directly on green pasture. The birds receive a significant amount of pasture forage as feed.

Permit. The approval by the County authorizing the applicant to undertake certain activities.

Permitted Use. A Permitted Use as set forth under Part 2 of the Zoning Ordinance may be a use allowed as-of-right with no discretionary review and approval, administratively permitted, or conditionally permitted in its applicable zone.

Performance Guarantee. A financial deposit to ensure that all improvements, facilities, or work required will be completed in conformance with the approved plan.

Personal Services. An establishment other than a professional office that provides services to individuals as a primary use, and that may provide accessory retail sales of products related to the services provided. Examples of Personal Service uses include beauty and barber shops, shoe repair shops and tailor shops, dry cleaners, laundrettes, driving schools, martial arts studios, fitness centers, photography studios, funeral parlors and mortuaries, and other similar uses.

Personal Services, Restricted. An establishment other than a professional office that provides services as a primary use that may have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of Personal Services, Restricted uses include but are not limited to tattoo parlors, body piercing, fortune telling, massage establishments, and other similar uses.

Petting Farm. See Interactive Animal Display.

Planned Development. An area of land to which the PD zone has been applied and that is subject to the provisions of the PD zone.

Property Line, Front. The property line separating the parcel from the street; or in the case of a corner lot the property line with the same orientation in the same subdivision. In cases where a parcel does not front on a street the front property line shall be determined by the Zoning Administrator. See Figure 24-304-3 (Property Lines).

Property Line, Rear. A property line that is opposite and most distant from the front property line. If the parcel has an irregular or triangular shape, the rear property line shall be a line within the lot at least 10 feet in length, located parallel to the front lot line and as far as possible from the front lot line. See Figure 24-304-3 (Property Lines).

Property Line, Street Side. Any property line other than the front or rear property line that abuts a public street. See Figure 24-304-3 (Property Lines).

Property Line, Side. Any property line other than the front or rear property line that abuts an adjoining parcel. See Figure 24-304-3 (Property Lines).

Primary Use. The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

Primary Structure. A structure that accommodates the primary use of the site.

Public Housing. Residential living quarters and accessory and support uses directly owned by, provided by, supported by, funded by or overseen by a local, State or federal agency.

Public/Mini Storage. A building or group of buildings with controlled access that contains individual and compartmentalized stalls or lockers for storage of customers' goods.

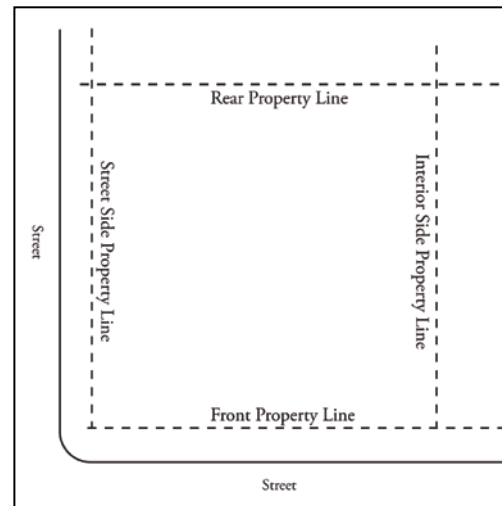
Public Right-of-Way. An area of land that is dedicated for public use to accommodate a transportation system or necessary public utility infrastructure (including, but not limited to, water lines, sewer lines, power lines, and gas lines).

Public Safety Facilities. A facility operated by a public agency for the purpose of protecting public safety, including but not limited to fire stations and other fire-fighting facilities, police stations and ambulance dispatch facilities.

Reasonable Accommodation. An adjustment to a provision within the Zoning Ordinance to accommodate the needs of persons with disabilities.

Recreational Vehicle (RV). A motor home, converted bus, travel trailer, truck camper or camping trailer, designed for human habitation for recreation or emergency occupancy, which, when transported upon a public roadway, measures 8 feet or less in width and less than 40 feet in length and which is either self-propelled, truck-mounted or permanently towable on the highways without a permit.

FIGURE 24-304-3 PROPERTY LINES



Recreational Vehicle Park. A commercial use providing space for the accommodation of two or more recreational vehicles for transient lodging purposes.

Recycling Collection Facility. A center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public.

Small Recycling Collection Facility. A collection facility which occupies an area 500 square feet or less. May include a mobile unit, bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet, kiosk type units which may include permanent structures, unattended containers placed for the donation of recyclable materials.

Large Recycling Collection Facility. A collection facility which occupies an area of more than 500 square feet and may include permanent structures.

Recycling Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. Processing means preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. A Recycling Processing Facility is either Heavy or Light:

Light Recycling Processing Facility. A processing facility that occupies an area of under 45,000 square feet of gross collection, processing, and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source separated recyclable materials and repairing of reusable materials. A light processing facility does not shred, compact, or bale ferrous metals other than food and beverage containers.

Heavy Recycling Processing Facility. Any processing facility other than a light recycling processing facility.

Religious Facilities. A site or building used by a religious group for regular organized worship. Religious Facility uses include churches, synagogues, mosques, temples, and other similar places of worship.

Research and Development. A business that engages in research, testing, and development of products and/or services in all technology-intensive fields. Research and Development uses do not involve the mass manufacture, fabrication, processing, or sale of consumer products, and do not produce dust, smoke, fumes, odors, or noise at levels that would affect surrounding uses. Prototype development and product testing may be included as part of a Research and Development use. Examples of Research and Development uses include bio-technology laboratories, alternative energy technology development, agricultural research, and aviation and aerospace technology development.

Residential Care Home. Facilities providing residential, social and personal care for children, the elderly and/or people with limited ability for self-care, but where medical care is not a major element. Examples of Residential Care Home uses include children's homes, transitional houses, orphanages, rehabilitation centers,

and self-help group homes. Convalescent homes, nursing homes, and similar facilities with medical care services are excluded from this definition.

Residential Care Home, Large. A Residential Care Home for seven or more persons.

Residential Care Home, Small. A Residential Care Home for six or fewer persons.

Residential Generator. A machine that produces electricity to support residential uses, including supplying power directly to a residence or for incidental residential activities.

Restaurant. Any retail business that sells cooked or ready-to-eat food or beverages primarily for on-premise consumption.

Retail, General. Stores and shops selling merchandise to the general public. Examples of Retail, General uses include retail banks, appliance stores, bookstores, clothing stores, convenience stores, department stores, drug stores, food and beverage stores, furniture stores, art galleries, home improvement stores, vehicle parts and accessories sales, and hardware stores.

Retail, Restricted. A retail establishment that may have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of Retail, Restricted uses include but are not limited to liquor stores, pawn shops, Retail Tobacco Stores as defined under Butte County Code Section 15-152(11), adult clothing stores, and other similar uses.

Reverse Vending Machine. An automatic mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State.

Review Authority. The County official or County body that is responsible, under the provisions of the Zoning Ordinance, for approving or denying a permit application or other request for official County approval.

Riparian Areas. Areas between the banks and 50 feet in width measured from the top bank of any intermittent or perennial stream or river landward. Excluded from this definition are stock ponds and other stock watering facilities, culverted sections of creeks and engineered systems developed by a public agency for collection of storm or flood waters, or systems other than natural creeks designed to deliver irrigation or water supplies.

Runways and Heliports. A specified area designed and used for the landing and takeoff of aircraft. Uses classified as Airport-Related Uses and Airport-Related Uses, Restricted are excluded from this definition.

Rural Zones. The Agriculture (AG), Agriculture Services (AS), Timber Mountain (TM), Timber Production (TPZ), Rural Residential (RR), Rural Country Residential (RCR), Foothill Residential (FR), Foothill Country Residential (FCR), and Resource Conservation (RC) zones.

Schools, Public and Private. Facilities for primary, secondary, or higher education. Includes trade and vocational schools, colleges and universities.

Second Unit. An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. Second units provide permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel occupied by a primary dwelling.

Scenic Highway. A highway designated by the Board of Supervisors as providing opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.

Setback. The minimum distance by which a structure must be separated from a property line or other site feature.

Setback, Front. The minimum distance by which a structure must be separated from the front property line.

Setback, Interior Side. The minimum distance by which a structure must be separated from the interior side property line.

Setback, Rear. The minimum distance by which a structure must be separated from the rear property line.

Setback, Street Side. The minimum distance by which a structure must be separated from the street side property line.

Setback Area, Front. An area extending across the full width of a parcel, the depth of which is the distance between the front property line and the required front setback. See Figure 24-304-4 (Front Setback Area).

Setback Area, Interior Side. An area extending across the full depth of a parcel, the width of which is the distance between the interior side property line and the required interior side setback. See Figure 24-304-5 (Interior Side Setback Area).

Setback Area, Rear. An area extending across the full width of a parcel, the depth of which is the distance between the rear property line and the required rear setback. See Figure 24-304-6 (Rear Setback Area).

Setback Area, Street Side. An area extending across the full depth of a parcel, the width of which is the distance between the street side property line and the required street side setback. See Figure 24-304-7 (Street Side Setback Area).

Signs. See Article 20 (Signs).

FIGURE 24-304-4 FRONT SETBACK AREA

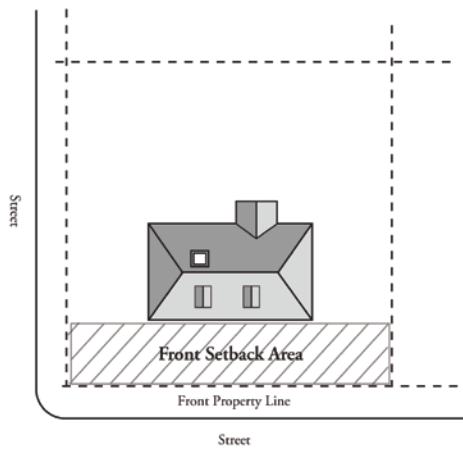


FIGURE 24-304-5 INTERIOR SIDE SETBACK AREA

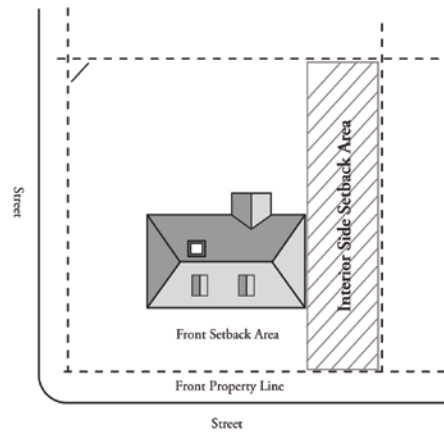


FIGURE 24-304-6 REAR SETBACK AREA

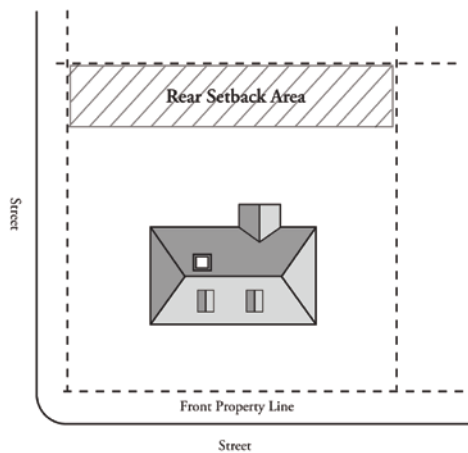
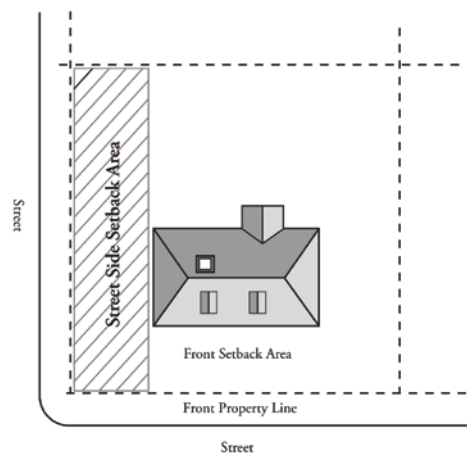


FIGURE 24-304-7 STREET SIDE SETBACK AREA



Single-Family Home. A residential structure designed for occupancy by one family. A single-family home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Site. A parcel or adjoining parcels that are under single ownership or single control, and that are considered a unit for the purposes of development or other use.

Site Area. The total area included within the boundaries of a site.

Slaughterhouse. See intensive animal operation.

Solar Energy System/Solar Energy Facilities. The components and subsystems that, in combination, convert solar energy into electric energy suitable for use, and may include other appurtenant structures and facilities. This includes but is not limited to photovoltaic power stations and solar thermal systems.

Stables, Commercial. A facility where horses are boarded in a stable on the property. Lessons or training of non-owned horses is permitted. Horse competitions, clinics, public sales, or similar events occurring more than once annually or involving over 50 individuals in attendance are permitted. Facility use for a fee and the hiring of horses is permitted. *Equine density determined by Permit and limited by proper care and responsible management of confined animals.*

Stable, Private. The keeping of horses in a stable that are solely owned by the owner or occupant of the property, and no lessons or training of non-owned horses is permitted. No public sales/hire, competitions, clinics, or similar events are permitted. Facility use for a fee and the hiring of horses is not permitted. *Equine density limited to no more than three head per acre.*

Stable, Semiprivate. Includes uses permitted under Stable, Private, but also permits a facility where horses may be boarded on the property. Lessons and/or training of owned and non-owned horses is permitted. Clinics, public sales or similar events are permitted no more than once in a 12-month period, with no more than 50 individuals in attendance. Facility use for a fee and the hiring of horses is not permitted. *Equine density limited to no more than three head per acre.*

Stockyard: See intensive animal operation.

Stream. A body of water flowing in a natural surface channel.

Stream, Perennial. Streams that typically carry water year round.

Stream, Intermittent. Streams that typically carry water part of the year and are dry the other part.

Stream Bank. The usual boundaries of a stream channel.

Structural Alteration. Any change in the supporting members of a building or structure, including bearing walls, columns, beams or girders, floor joists, ceiling joists or roof rafters.

Structure. Anything constructed or erected that requires attachment to the ground or attachment to something located on the ground.

Subdivision. The division, by any subdivider, of any unit or portion of land shown on the latest equalized Butte County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. The definition of subdivision includes condominium projects, community apartment projects, and the conversion of five or more existing dwelling units to a stock cooperative, as defined in Civil Code Section 2015.

Sub-Zones. A subset of a base zone, with each individual subzone subject to its own minimum parcel size. All other development standards and land use regulations are identical for each subzone.

Tasting Room. A part of a winery, olive oil, or fruit and nut production facility at which guests and customers may sample products produced on-site.

Temporary Use. A short-term activity that may or may not meet the normal development or use standards of the applicable zone, but that occurs for a limited period of time and does not permanently alter the character or physical facilities of a property.

Temporary Structure. A structure that is erected for a limited period of time, typically no longer than 180 days, and that does not permanently alter the character or physical facilities of a property.

Timber Processing. Facilities for forest product processing including sawmills, pulp mills, veneer mills, other timber processing plants, log decks, by-product storage sites, and related operating areas.

Transient Mobile Home. A mobile home within a mobile home park that occupies a site for less than 180 days and whose permanent address for legal purposes is not the mobile home park site occupied.

Unique Agricultural Products. Specialty agricultural products including but not limited to fruits and nuts, meats, flowers, wine, oils, jams, gourmet items and handmade gift baskets. Establishments producing unique agricultural products are typically family owned and operated facilities. Unique agricultural producers often offer consumer education opportunities such as product labels that tell the history of the farm and tasting rooms where customers can visit and experience the farm property, learn about farming practices, and purchase goods directly from farmers.

Urban Zones. All zones in Butte County not classified as a Rural Zone.

Utilities, Minor. Utility facilities that are necessary to support on-site development on the same parcel that involves only minor structures. Examples of Utilities, Minor include Tier 1 Solar Energy Facilities, Auxiliary Rooftop and Micro Wind Energy Systems, power lines, water and sewer lines, water transmission lines, storm drainage facilities, transformers, and water and sewer pump stations. Utilities, Minor includes uses are permitted by right with a building permit in all zones.

Utilities, Accessory. Utility facilities that are accessory to a permitted use including Tier 2 Solar Energy Systems and Agricultural Wind Energy Systems. Utilities, Accessory includes uses that are permitted by an Administrative Permit in most zones, refer to the Use Regulation Table for each zone.

Utilities, Intermediate. Utility facilities at a level between Utility, Accessory and Utility, Major including Tier 3 Solar Energy Systems and Small Wind Energy Systems. Utilities, Intermediate includes uses that are permitted by a Minor Use Permit in most zones, refer to the Use Regulation Tables for each zone.

Utilities, Major. Large-scale facilities of a regional nature including Tier 4 Solar Energy Systems, Large Wind Energy Systems, power plants, hydro-electric facilities, electricity transmission substations, water storage tanks, community wastewater treatment plants, commercial and industrial composting operations, and similar facilities. Utilities, Major includes uses that are permitted by a Conditional Use Permit in most zones, refer to the Use Regulation Tables for each zone.

Variance Major. A discretionary permit approved by the Planning Commission that allows for deviation from development standards contained in the Zoning Ordinance by more than 10 percent.

Variance, Minor. A discretionary permit approved by the Zoning Administrator that allows for deviation from development standards contained in the Zoning Ordinance by 10 percent or less.

Vegetation, Native. Any plant species with a geographic distribution indigenous to all or part of Butte County. Plant species that have been introduced by humans are not native vegetation.

Vegetative Buffer. An area adjacent to a sensitive natural feature within which development restrictions apply.

Vehicle. A device by which any person or property may be propelled, moved or drawn, except a device moved by human power or used exclusively upon stationary rails or tracks.

Vehicle Repair and Maintenance. An establishment for the repair, alteration, restoration or finishing of any vehicle, including body repair, collision repair, painting, tire and battery sales and installation, and towing. Repair shops that are part of a vehicle sales or rental establishment on the same site are excluded from this definition.

Vehicle Sales and Rental. An establishment for the retail sales or rental of new or used vehicles. May include parts sales and vehicle repair, provided that these activities are incidental to the sale of vehicles.

Vehicle Service and Maintenance. An establishment providing limited vehicle repair and maintenance services. Examples of Vehicle service and maintenance uses include self-service car washes, detailing services, quick-lube services, tire and battery sales and installation (not including recapping), vehicle repossession and towing services. Major vehicle repair such as painting and body work and vehicle impound yards are excluded from this definition.

Warehousing, Wholesaling, and Distribution. An establishment used primarily for the storage, selling or distributing of goods to retailers, contractors, commercial purchasers or other wholesalers, or to the branch or local offices of a company or organization. Examples of Warehousing, Wholesaling, and Distribution uses includes vehicle storage, moving services, general delivery services, minor waste tire storage facilities, fuel yards and house boat storage yards where no maintenance of house boats occurs. The storage of flammables, explosives, or materials that create dust, odors, or fumes is excluded from this definition.

Watershed. The entire region drained by a waterway or watercourse that drains into a lake or reservoir.

Water Ski Lake. A lake where recreational water skiing is the primary permitted use.

Winery Production Facility, retail. A facility that grows and harvests grapes for the on-site production of wine where retail sales and public wine tasting is permitted (pursuant to Section 24-175).

Winery Production Facility, limited. A facility that grows and harvests grapes for the on-site production of wine where on-site retail sales and public wine tasting is not permitted but off-site retail (e.g. internet and phone sales) and wholesale sales are permitted.

Wireless Telecommunication Facility. The equipment and associated structures needed to transmit or receive electromagnetic signals. A wireless communication facility typically includes antennas, supporting structures, enclosures or cabinets housing associated equipment, cable, access roads and other accessory development. Receive-only radio and television antennas, as well as receive-only satellite dishes or antennas, are excluded from this definition.

Zone. Any of the agriculture, natural resource, residential, commercial and mixed use, industrial, and special purpose zones established by Part 2 (Zoning Districts, Land Uses, and Development Standards) within which certain land uses are allowed or prohibited, and uniform development standards apply.

Zoning Administrator. The Director of Development Services, or his or her authorized representative, as established in Section 24-256 (Zoning Administrator) of the Zoning Ordinance.

Zoning Clearance. A ministerial procedure used by the County to verify that a proposed use or structure complies with the Zoning Ordinance.

Zoning Map. The official map and its underlying Geographic Information System (GIS) data, adopted by Butte County, that serves to delineate the boundaries of each base and overlay zone as established in the Zoning Ordinance. The official Zoning Map resides at, and is maintained by, the Butte County Department of Development Services.

Zoning Ordinance. The Zoning Ordinance is adopted to implement the Butte County General Plan and to protect and promote the health, safety, and welfare of Butte County residents. See Butte County Code Section 24-2.