

19.46.020 Manufacturing/industrial zone land uses and permit requirements.

Table 4-8 identifies the uses of land allowed by these Regulations in each industrial/manufacturing zoning district, and the land use entitlement required to establish the use. Where the last column of the table ("Subject to Standards in Section/Chapter") includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well.

(Ord. 2185; Ord. 2205; Ord. 2223, Ord. 2342, Ord. 2427 §25)

TABLE 4-8 - ALLOWED USES AND PERMIT REQUIREMENTS FOR MANUFACTURING & INDUSTRIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENTS BY ZONE			Subject to Standards in Section/Chapter:
	ML	MG	IOMU	
LAND USE (1)	PERMIT REQUIREMENTS BY ZONE			Subject to Standards in Section/Chapter:
	ML	MG	IOMU	
AGRICULTURAL, RESOURCE, & OPEN SPACE USES				
Agricultural processing uses	P	P	UP	
Animal keeping	UP	UP	UP	19.76.040
Greenhouses, commercial	P	P	P	
Community gardens	P	P	P	19.76.190
MANUFACTURING & PROCESSING USES				
Beverage production	P	P	P	
Cannabis distributor	P	P	P	19.75
Cannabis manufacturer	P(4)	P(4)	P(4)	19.75
Chemical products	UP	P		
Clothing products	P	P	P	
Concrete, gypsum, and plaster products		P		
Electrical and electronic equipment, instruments	P	P	UP	
Food products	P	P	P	
Furniture/fixtures manufacturing, cabinet shops	P	P	UP	
Glass products	P	P	UP	
Handicraft industries, small-scale manufacturing	P	P	P	

Lumber and wood products	P	P	UP	
Machinery manufacturing	P	P	P	
Manufacturer taproom	P(3)		P(3)	19.76.200
Metal fabrication, machine, and welding shops	P	P	P	
Motor vehicles and transportation equipment	P	P	P	
Paper products		P		
Paving materials		P		
Pharmaceuticals	P	P	P	
Plastics and rubber products	UP	P	UP	
Printing and publishing	P	P	P	
Recycling - Composting		P		19.60.060
Recycling - Large collection facility	P	P		19.60.060
Recycling - Reverse vending machines	P	P	P	19.60.060
Recycling - Scrap and dismantling yards	UP	P	UP	19.60.060
Recycling - Small collection facility	P	P	P	19.60.060
Slaughterhouses and rendering plants		UP		
Stone and cut stone products	P	P	P	
Structural clay and pottery products		P		
Textile and leather products	P	P	P	
Wholesaling and distribution	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Adult entertainment businesses	P	P		19.76.030
Community centers/pavilions	UP		UP	
Health/fitness clubs	UP		UP	
Indoor Amusement/Entertainment Centers (less than 5,000 sq. ft.)	P	P	P	
Indoor Amusement/Entertainment Centers (more than 5,000 sq. ft.)	UP	UP	UP	
Nightclubs			UP	19.76.200
Recreational vehicle (RV) parks	UP	UP		

Laundries and dry cleaning plants	P	P	UP	
Mortuary/funeral home	P		P	
Offices, business and professional			P	
Offices, industrial	P		P	
Offices, temporary	TU	TU	TU	19.22
Printing and publishing	P		P	
Printing and publishing - Computer/electronic	P		P	
Public safety and utility facilities	P	P	P	
Repair and maintenance - Vehicle	P	P	UP	
Research and development (R&D)	P	P	P	
Storage, accessory	P	P	P	
Storage, outdoor	P	P		19.60.060 19.76.120
Storage, personal storage facility	P	P	P	
Veterinary clinics/animal hospitals, outdoor uses	UP	UP		
Veterinary clinics/animal hospitals, within structures	P	P	P	
Warehousing	P	P		
TRANSPORTATION & COMMUNICATION USES				
Alternative fuel/recharging facilities	P	P	P	
Broadcast studios	P	P	UP	
Heliports	UP	UP		
Parking facilities/vehicle storage	P	P		
Pipelines and utility lines	P	P	UP	
Telecommunications facilities	P/UP	P/UP	P/UP	19.78
Transit stations and terminals	P	P	P	
Truck stops	P	P		
Vehicle and freight terminals	P	P		

KEY TO PERMIT REQUIREMENTS

Schools - Specialized education and training	P	P	P	
Temporary events	UP	UP	UP	19.22
RESIDENTIAL USES				
Caretaker housing	P	P	P	
Emergency shelters	UP		P	
Live/work	P		P	
Low barrier navigation center			P	19.76.080
Multi-family housing			P	19.46.030
Residential Care homes 7 or more clients	UP(2)			
Temporary emergency shelters	P	P	P	19.22
RETAIL TRADE USES				
Accessory retail sales	P	P	P	19.76.020
Building material stores	P			
Cannabis retailer - delivery only	P	P	P	19.75
Farm equipment and supplies	P	P		
Fuel dealers	P	P		
Gas stations	UP	UP	UP	19.76.090
Outdoor retails sales and activities	P			19.76.120
Outdoor retail sales, temporary	TU		TU	19.22
Restaurant occupying 5,000 sq. ft. or less	P	P	P	
Sales/rental yards	P	P		
Tasting rooms	p		UP	
SERVICES				
Business support services	P	P	P	
Cannabis testing laboratory	P	P	P	19.75
Catering services	P	P	P	
Construction or contractor's yard	P	P		
Day care facilities, child or adult day care center	UP		UP	
Kennels and animal boarding	UP	UP	UP	

Symbol	Permit Requirement	Procedure is in Section/chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required.	19.24
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

Notes:

- (1) See Chapter 19.04 for definitions of the listed land uses.
 - (2) A use permit may be issued for a residential care home with 7 or more clients in the ML district only when the facility also includes on-site vocational training or employment for the clients residing at the facility.
 - (3) Businesses within 300 feet of a residential district which operate between the hours of 10 p.m. to 6 a.m. or allow amplified music require use permit approval.
 - (4) Manufacturing involving non-volatile manufacturing techniques, and premises under 5,000 s.f. permitted; Manufacturing involving volatile manufacturing techniques, and/or premises of 5,000 s.f. or greater requires use permit approval.
- (Ord. 2427 §25, Ord. 2435 §24, Ord. 2440 §29, Ord. 2461 §4, Ord. 2494 §26, Ord. 2504 §5, Ord. 2553 §3, Ord. 2600; Ord. 2610)

19.52.010 Purpose, applicability.

A. Purpose. The overlay zoning districts established by this chapter regulate development and new land uses, in addition to the standards and regulations of the primary zoning districts, where important site, neighborhood, or area characteristics require particular attention for project planning.

B. Applicability. The applicability of any overlay zoning district to specific sites is shown by the overlay zoning map symbol established by Section 19.40.010 being appended as a suffix to the symbol for the primary zoning district on the Zoning Map (for example, R1 -PD). The provisions of this chapter apply to proposed land uses and development in addition to all other applicable requirements of these Regulations. In the event of any perceived conflict between the provisions of this chapter and any other provision of these Regulations, this chapter shall control.

(Ord. 2185, Ord. 2427 §36, Ord. 2440 §33)

19.52.030 Airport overflight (-AO) overlay zones.

A. Purpose. This section establishes five -AO overlay zones, which provide height limits for structures, use limitations, intensity limitations, and other development standards on and adjacent to the site of the Chico Municipal and Ranchero Airports, based upon specific zones or surfaces defined in the air space above each airport and its surroundings, in compliance with the Butte County ALUCP, State law, and the federal aviation regulations.

B. Findings. The Council hereby finds that a structure or other ground feature which obstructs air space near the Chico Municipal Airport or Ranchero Airport has the potential for endangering the lives and property of users of each airport, and property or occupants on land in each airport's vicinity, and that an obstruction may reduce the size of areas available for aircraft takeoff, landing, and maneuvers, thereby tending to impair the usability of each airport and the economic investment in each facility.

C. Applicability. The -AO overlay zones may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 19.40.010. Unless otherwise noted, the -AO overlay zones are intended to implement the land use restrictions and development standards contained in the Butte County ALUCP. The -AO overlay zones are established, and shall be applied and shown on the Airport Zoning Map within 50,000 feet of the landing area of the airport, as follows.

1. -AOA, Runway Protection Zone. Includes airport runways and immediately adjacent areas wherein uses are restricted to aeronautical functions in accordance with Federal Aviation Administration standards. Encompasses the area of highest risk and noise levels. Implements Compatibility Zone A of the ALUCP.

2. -AOB1, Approach/Departure Zone and Sideline Zone. Generally surrounds zone -AOA, including areas both immediately beyond the runway protection zones and lateral to the runways. Noise levels and risks are both high. Implements Compatibility Zone B1 of the ALUCP.

3. -AOB2, Extended Approach/Departure Zone. The extended approach/departure zone for each airport also may include some land lateral to the runways. The area encompasses areas with moderate degrees of both noise and risk. Implements Compatibility Zone B2 of the ALUCP.

4. -AOC, Traffic Pattern. The area commonly overflowed by aircraft at an altitude of 1,000 feet or less above ground level, including locations beneath the traffic pattern and pattern entry points. Annoyance associated with aircraft overflights is the major concern. Implements Compatibility Zone C of the ALUCP.

5. -AO, Other Airport Environs. Other areas within the airport vicinity which are overflowed less frequently or at a higher altitude by aircraft arriving and departing the airport. The outer edge of this

zone mostly coincides with the outer boundary of the FAR Part 77 conical zone. Implements Compatibility Zone D of the ALUCP.

D. Allowed Land Uses. Any land use normally allowed in the primary zoning district by this division may be allowed within the -AO overlay zone, except as set forth in Table 4-14 below.

TABLE 4-14

ALLOWED AND PROHIBITED LAND USES IN -AO OVERLAY ZONES

Zone	Permitted Residential density	Other uses - maximum people/acre	Prohibited uses
-AOA	0 - residential use not allowed	0	All structures except aeronautical facilities Assemblages of people Objects exceeding FAR Part 77 height limits Aboveground bulk storage of hazardous materials Hazards to flight Other uses identified by the Airport Land Use Compatibility Plan
-AOB1	0.1 average site width (units/acre) 4.0 max single-acre (units/acre)	40 avg. 80 max. on a single acre	Children's schools, day care centers, libraries Hospitals, nursing homes Highly noise sensitive uses (e.g. outdoor theaters) Aboveground bulk storage of hazardous materials Hazards to flight Other uses identified by the Airport Land Use Compatibility Plan
-AOB2	0.2 average site wide max (units/acre) 4.0 single-acre max (units/acre)	100 avg. 300 max. on a single acre	Children's schools, day care centers, libraries Hospitals, nursing homes Highly noise sensitive uses (e.g. outdoor theaters) Hazards to flight Other uses identified by the Airport Land Use Compatibility Plan
-AOC	Less than or equal to 0.2 units/acre or greater than or equal to 4.0 units/acre	200 avg. 600 max. on a single acre	Children's schools, day care centers, libraries Hospitals, nursing homes Hazards to flight Other uses identified by the Airport Land Use Compatibility Plan
-AOD	Limit set by primary zoning district	No limit	Hazards to flight Other uses identified by the Airport Land Use Compatibility Plan

Notwithstanding the above, designated infill properties in the -AOB2 overlay zone may develop at densities no greater than surrounding residential development, as set forth in the ALUCP and the

accompanying map and list of parcels.

In addition, no use shall be allowed under or within any -AO overlay zone that may:

1. Create electrical interference with aircraft communications;
2. Make it difficult for pilots to distinguish between airport lights and other lights;
3. Result in glare in the eyes of the pilots using the airport;
4. Impair visibility in the vicinity of the airport; or
5. Otherwise endanger the landing, takeoff, or maneuvering of aircraft.

E. Permit Requirements. Development and new land uses within the -AO overlay zones shall obtain the land use entitlements as required by this division in the primary zoning district. New development or land uses that are inconsistent with the standards contained in this chapter shall nonetheless be deemed consistent if the proposal is found by the Butte County Airport Land Use Commission to be consistent with the ALUCP.

F. Development Standards. Development and new land uses within the -AO overlay zones shall comply with all applicable requirements of the primary zoning district, and the following requirements.

TABLE 4-15

DEVELOPMENT STANDARDS IN -AO OVERLAY ZONES

Zone	Required Open Land	Development Standards and Conditions
-AOA	All remaining	Avigation easement dedication required
-AOB1	30% cumulative in zone	Locate structures maximum distance from extended runway centerline Minimum Noise Level Reduction of 25 dB in residences and buildings with noise-sensitive uses Airspace review required for objects over 35 feet tall Avigation easement dedication required
-AOB2	20% cumulative in zone	Minimum Noise Level Reduction of 20 dB in residences and buildings with noise-sensitive uses Airspace review required for objects over 70 feet tall Recorded notice of airport operations required
-AOC	10% cumulative in zone	Airspace review required for objects over 100 feet tall Recorded notice of airport operations required
-AOD	No requirement	Airspace review required for objects over 100 feet tall

1. Height Limits. No structure or tree shall be erected, altered, allowed to grow, encroach, protrude, extend into, or be maintained in any -AO overlay zone in excess of the height limits established in Table 4-15 above. The measurement of tree and structure height shall be based upon the United States Geodetic Survey (U.S.G.S.) mean sea level datum.

2. Nonconformities. Before any nonconforming use, structure, or tree may be replaced, substantially altered, or repaired, rebuilt, allowed to become higher, or replanted, a use permit shall be obtained in compliance with Chapter 19.24 (Use Permits). No use permit shall be granted that would allow the creation of an airport hazard or permit a nonconforming use, structure, or tree to be higher or become a greater hazard to air navigation than it was when the applicable regulation was adopted or

when the use permit application was filed. No use permit shall be required for repairs or the replacement of parts of existing structures which do not enlarge or increase the height of the existing structure.

3. Hazard Marking and Lighting. Where determined to be necessary by the Airport Commission and where required by FAA regulations, any use permit or variance granted within an -AO overlay zone may be conditioned to require the owner of the use, structure, or tree:

a. At their expense, to install on the structure or tree and operate and maintain markers and lights as necessary to alert pilots to the presence of an airport hazard; or

b. To allow the City, at its expense, to install, operate, and maintain markers and lights as necessary to alert pilots to the presence of an airport hazard.

(Ord. 2185, Ord. 2427 §38, Ord. 2494 §30, Ord. 2519 §20)

19.52.050 Planned development (-PD) overlay zone.

A. Purpose. The purpose of the -PD overlay zone shall be as set forth in Section 19.28.010 of this Code.

B. Applicability. The -PD overlay zone may be combined with any residential, commercial, or manufacturing/industrial zoning district established by Section 19.40.010.

C. Allowed Land Uses. Any land use normally allowed in the primary zoning district may be allowed within the -PD overlay zone, except when the ordinance rezoning a site to the -PD overlay zone includes specific limitations on allowable land uses, or a planned development permit issued in compliance with Chapter 19.28 and Subsection D below includes specific limitations on allowable land uses.

D. Permit Requirements. The first development of a vacant site in the PD overlay zone or any new construction on a developed site in the PD overlay zone shall require planned development permit approval for any allowed use. Thereafter, changes in the use of existing structures shall require land use entitlement approval in compliance with the primary zoning district, except where an approved planned development permit establishes different permit requirements for changes in land use.

E. Development Standards. Standards for development of properties in the -PD overlay zone shall be as set forth in Section 19.28.040 of this Code.

(Ord. 2185; 2382 §8. Ord. 2427 §40)