

# Exhibit C

**Table 130.21.020 – Agricultural, Rural, and Resource Zone Districts Use Matrix**

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	P Allowed use A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional use permit required(130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone						
Guest House	P	P	P	P	P	—	130.40.150
Temporary Mobile Home	TMA	TMA	TMA	TMA	TMA	—	130.40.190
Kennel, private <sup>2</sup>	P	P	P	P	P	—	
Room Rental: One bedroom, only	P	P	P	P	P	—	
Secondary Dwelling	P	P	P	P	P	—	130.40.060, 130.40.300
<b>Commercial</b>							
Animal Sales and Service							
Kennel, commercial	CUP	CUP	CUP	CUP	CUP	—	
Pet Grooming and Pet Stores	CUP	CUP	CUP	CUP	CUP	—	
Veterinary Clinic	—	CUP	CUP	CUP	CUP	—	130.40.070
Breweries, Micro	CUP	CUP	CUP	CUP	CUP	—	
Contractor’s Office	TUP	TUP	TUP	TUP	TUP	—	130.40.190
Commercial Kitchen	CUP <sup>4</sup>	CUP <sup>4</sup>	CUP	CUP	CUP	—	130.40.260 130.40.400
Dining Facilities	CUP	CUP	CUP	CUP	CUP	—	
Distillery	CUP	CUP	CUP	CUP	CUP	—	
Feed and Farm Supply Store	CUP	CUP	CUP	CUP	CUP	—	
Fuel Sales	—	—	—	—	CUP <sup>5</sup>	CUP <sup>5</sup>	
Home Occupation	See Table 130.40.160.1 (Home Occupation Use Matrix)					—	130.40.160
Lodging Facilities: Agricultural Lodging	See Table 130.40.170.1 (Agricultural Lodging)						
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	—	130.40.170
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	CUP	
<del>Vacation Home Rental</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	—	<del>130.40.370</del>
Nursery, Plants: Commercial Retail	CUP	CUP	CUP	CUP	CUP	—	130.40.220

**Table 130.24.020 – Residential Zone Use Matrix**

<b>RM: Multi-unit Residential</b>	P	Allowed use					
<b>R1, R20K: Single-unit Residential</b>	PD	Planned Development Permit required (130.52.040)					
<b>R1A: One-acre Residential</b>	A	Administrative Permit required (130.52.010)					
<b>R2A: Two-acre Residential</b>	CUP	Conditional Use Permit (130.52.021)					
<b>R3A: Three-acre Residential</b>	MUP	Minor use Permit required (130.52.020)					
<b>RE: Residential Estate</b>	TMA	Temporary Mobile Home Permit required (130.52.050)					
	TUP	Temporary use permit required (130.52.060)					
	—	Use not allowed in zone					
USE TYPE							Specific Use Reg.
	RM	R1, R20K	R1A	R2A	R3A	RE	
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170
<del>Vacation Home Rental</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>130.40.370</del>
Mixed Use Development	p <sup>2</sup>	—	—	—	—	—	130.40.180
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	P	130.40.220
Seasonal Sales	—	—	—	—	—	A	
Temporary Real Estate Sales Office	A	A	A	A	A	A	130.40.330
Wineries	—	—	—	—	—	CUP <sup>3</sup>	130.40.400
<b>Industrial</b>							
Mineral Exploration	A	A	A	A	A	A/ CUP	Chapter 130.29
Mining	CUP	CUP	CUP	CUP	CUP	CUP	
Storage Yard: Equipment and Material Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
<b>Recreation and Open Space</b>							
Golf Course	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210
Hiking and Equestrian Trail	P	P	P	P	P	P	
Marina, Non-motorized Craft	—	—	—	—	—	CUP	
Off -highway or Off-road Vehicle Area	—	—	—	—	—	A	
Parks (Public): Day Use	P	P	P	P	P	P	
Nighttime Use	CUP	CUP	CUP	CUP	CUP	CUP	
Picnic Area	P	P	P	P	P	P	
Private Recreation Area	PD/ CUP	PD/CUP	PD/CUP	PD/ CUP	PD/ CUP	PD/ CUP	
Resource Protection and Restoration	P	P	P	P	P	P	
Swimming Pool, public	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210

**ARTICLE 4 – SPECIFIC USE REGULATIONS****CHAPTER 130.40 – SPECIFIC USE REGULATIONS****Sections:**

- 130.40.010 Content of Chapter
- 130.40.020 Applicability
- 130.40.030 Accessory Structures and Uses
- 130.40.040 Adult Business Establishments
- 130.40.050 *Reserved*
- 130.40.060 Agricultural Preserves and Zones: Contracts, Criteria, and Regulations
- 130.40.070 Agricultural Support Services
- 130.40.080 Animal Raising and Keeping
- 130.40.090 *Reserved*
- 130.40.100 Campgrounds and Recreational Vehicle Parks
- 130.40.110 Child Day Care Facilities
- 130.40.120 Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing
- 130.40.130 Communication Facilities
- 130.40.140 *Reserved*
- 130.40.150 Guest House
- 130.40.160 Home Occupations
- 130.40.170 Lodging Facilities
- 130.40.180 Mixed Use Development
- 130.40.190 Mobile/Manufactured Homes
- 130.40.200 *Reserved*
- 130.40.210 Outdoor Recreational Facilities
- 130.40.220 Outdoor Retail Sales
- 130.40.230 Private Schools in Light Manufacturing Facilities
- 130.40.240 Produce Sales
- 130.40.250 Public Utility Infrastructure
- 130.40.260 Ranch Marketing
- 130.40.270 *Reserved*
- 130.40.280 Recycling Facilities
- 130.40.290 Right to Farm
- 130.40.300 Secondary Dwellings
- 130.40.310 Solar Collection Systems
- 130.40.320 Storage Facilities
- 130.40.330 Temporary Real Estate Sales Offices
- 130.40.340 *Reserved*
- 130.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements
- 130.40.360 Transitional Housing
- 130.40.370 ~~Vacation Home Rental~~ *Reserved*
- 130.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use
- 130.40.390 Wind Energy Conversion Systems
- 130.40.400 Wineries (Adopted)

be required in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

### **130.40.170 Lodging Facilities**

- A. **Applicability.** This Section applies to lodging facilities, as defined in Article 8 (Glossary) of this Title, that are located outside of commercial zones where allowed under the use matrices for the zones. This Section does not apply to Vacation Home Rentals (see [Ordinance Code Chapter 5.56: Section 130.40.370: Vacation Home Rentals, below in this Chapter](#)).
- B. **General Standards.** Lodging facilities shall be subject to the general standards below in this Section. In addition, the specific use standards under Subsections C-E (Agricultural Lodging, Bed and Breakfast Inns, Health Resort and Retreat Center, respectively) below in this Section shall apply.
1. Lodging facilities proposed within Agricultural Districts, as identified on the General Plan land use maps, on or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Ag Commission for compatibility with surrounding agricultural land uses or on agriculturally zoned lands prior to action by the review authority.
  2. The applicant must demonstrate to the satisfaction of the Environmental Management Department that the facilities meet all applicable health standards including, but not limited to, kitchen facility, water, and sewage disposal permit requirements.
  3. Unless superseded by the regulations under this Section, guest accommodations shall be allowed in compliance with the development standards of the respective zone and Article 3 (Site Planning and Project Design Standards) in this Title.
  4. Signs: See Chapter 130.36 (Signs) in Article 3 (Site Planning and Project Design Standards) in this Title.
  5. Lodging facilities shall have direct access to a maintained road in conformance with Department of Transportation standards. The entrance, parking area, and walkways shall be kept free of obstructions or hazards of any type. With the exception of Agricultural Homestays, Guest Ranches, and Agricultural and Timber Resource Lodging, the entrance, parking and walkways shall be illuminated in compliance with Chapter 130.34 (Outdoor Lighting) in Article 3 (Site Planning and Project Design Standards) in this Title.

**130.40.370** ~~Vacation Home Rental~~ *Reserved***130.40.380** **Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use**

- A. **General Standards.** The maintenance, repair, and storage of motor vehicles on lots allowing residential uses by right shall be prohibited unless:
1. All vehicles being stored or repaired are registered to an occupant of the lot; or
  2. Vehicle maintenance, repair, retail sale or storage of vehicle parts are in compliance with Section 130.40.160 (Home Occupations) above in this Chapter; and
  3. Vehicle storage shall not be allowed in any setback area other than the front setback on an access driveway.

**130.40.390** **Wind Energy Conversion Systems**

- A. **Applicability.** This Section complies with California Government Code Section 65893, applicable to wind energy conversion system (WECS), used for electrical energy generation based on the State Energy Commission's *Wind Resource Potential Maps*. Microturbines and Small WECS shall be regulated as accessory structures in all zones while large and utility-scale systems shall be regulated as a primary use in non-residential zones, subject to permitting requirements under Subsection E (Development Standards) below in this Section.

- B. **Definitions.** The following definitions shall apply to this Section:

“WECS”, or “system”, means a machine which can convert the kinetic energy in wind into a usable form of electrical or mechanical energy, such as a wind turbine or windmill. As used within this Section, a WECS includes all parts of the turbine and the tower upon which it is installed, but does not include power transmission equipment. Turbines are classified as being either on a horizontal or a vertical axis configuration, as shown below:

**Hotels and Motels.** Commercial lodging facilities that do not otherwise qualify as a Bed and Breakfast Inn.

**Vacation Home Rentals.** Lodging provided to the general public in a private dwelling unit, where the unit is rented as a whole on a transient basis (30 days or less). (See also Ordinance Code Chapter 5.56 Section 130.40.370: Vacation Home Rentals, in Article 4: Specific Use Regulations, of this Title).

**Lot.** An individual, legal parcel of land intended to be separately owned, developed, and otherwise used as a unit and does not include an administrative parcel used by the Assessor for tax purposes.

### **Lot Configurations.**

**Corner.** A lot abutting on and at the intersection of two or more road easements or rights-of-way.

**Flag.** Lots that are approved with less frontage on a road easement or right-of-way than is normally required under the development standards for the zone and where the “flag pole” portion of the lot is used as an access corridor.

**Through.** A lot having its front and rear yards each adjoining a road easement or right-of-way.

**Lot Coverage.** A calculation of the area covered by all structures on a lot divided by the lot area. All coverage calculations shall include the area of a site covered by buildings or roofed areas, excluding projecting eaves, balconies, and similar allowed features.

### **Lot Dimensions.**

**Area.** The measurement of the area formed within all property lines of a lot.

**Depth.** The average horizontal distance between the front and rear property lines.

**Width.** The horizontal distance measured between the side lot lines as described in Subsection 130.30.020.B (Measurement of Lot Width), in Article 3 (Site Planning and Project Design Standards), of this Title.

### **Lot Lines.**

**Front.** The property line adjoining a road easement or right-of-way or that forms the centerline of such roadways.

**Corner Lot.** All property lines adjoining intersecting road easements or rights-of-way or forming the centerlines of such intersecting roadways are front lot lines.

may include logging camps and sawmills (except for mills producing finished lumber, which are allowed under industrial uses).

**Tower, Communications.** A free-standing lattice work structure, pole, monopole, or guyed tower used to support antennae. (See also Section 130.40.130: Communication Facilities, in Article 4: Specific Use Regulations, of this Title).

**Trade Schools (Use Type).** Private establishments providing vocational training or education programs of an industrial nature where activities can be carried on inside or outside of a building. Typical uses include, but are not limited to training in auto repair, welding, or truck driving.

**Trail Head Parking or Staging Area (Use Type).** Parking lots, restrooms, and similar non-commercial facilities for the convenience of hikers, equestrians, cyclists, and skiers at a trail head or intersection of a trail and road easement or right-of-way.

**Trails, Non-motorized (Use Type).** A path or track linking other paths and points of interest for the use of non-motorized vehicle traffic, such as hiking or horseback riding.

**Traditional Neighborhood Design.** A compact development pattern that promotes an efficient use of land, including residential and non-residential uses. The design addresses walking distances, heights of buildings, design of street lights and signs, landscaping, sidewalks and other features. Design may include a mix of uses including commercial, civic buildings, open space and residential uses within close proximity to one another. The mix of uses may be vertical or horizontal and may include small lot detached single family, attached single family, multi-family and specialty housing for seniors.

**Transitional Housing (Use Type).** Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. (U.S. Department of Housing and Urban Development, *Health and Safety Code Section 50801*).

**Trellis.** See "Structure"

**Use, Accessory.** See "Accessory Structures and Uses"

**Vacation Home Rentals** (Use Type). See "Lodging Facilities"

**Value-Added.** See "Agriculture, Value-Added Product"