SUTTER COUNTY

BOARD OF SUPERVISORS AGENDA ITEM
January 24, 2006

TO: Board of Supervisors

FROM: Danelle Stylos, Community Services Department For dh

SUBJECT: To initiate a Zoning Code amendment

It is recommended the Board of Supervisors initiate the following Zoning Code amendment:

To authorize additional uses (see attached list) in the Food Processing, Agricultural and Recreation Combining District (FPARC) for job creation as allowed by Sutter County Zoning Code Sections 1500-1720 (p) and 1500-1730 (j).

Food Processing, Agricultural and Recreation Combining District (FPARC)

Permitted and Conditional Uses

Permitted uses	**Conditional Uses**
	Automobile service and repair (general), auto body, transmissions, electrical, radiator, upholstery and similar specialized repair shops.
Building maintenance services such as janitorial, pest extermination, or grounds maintenance	Building materials and supplies sales that are strictly wholesale or cater to the building contractor
Bulk product storage (indoor)	Building, lumber, electrical, plumbing and welding material sales and service
Canneries	Bulk petroleum storage and wholesale
Cabinet shop	Caretaker or night watchman residence
Commercial agricultural processing plants	Construction and material yards (except gravel, rock and cement yards)
Commercial fruit dryers and dehydrators other than those incidental to an agricultural operations on the property	Contractor's equipment yard
Construction and material yards (except gravel, rock and cement material yards)	Distribution center
Crop and tree farming, grazing, animal husbandry, wholesale and commercial nurseries.	Gasoline Service Station
Electrical and electronic products and instrument manufacturing (3)	Gravel crushing or processing
Farm and ranch, and related supply sales	Heavy equipment, sales
Food processing operations	Liquefied petroleum and pressurized gas products storage and wholesale
Food storage lockers, ice making facilities	Lumber yards, mills – wholesale, pre-cut
Garment manufacturing, paper products manufacturing (3)	Outdoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that *create* significant noise, dust, odor, smoke, bright light, or otherwise creates offensive conditions at the property line
Indoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do *not* create noise, dust, odor, smoke, bright light, involve the handling of explosives or inflammable materials as a primary use, or otherwise creates offensive conditions at the property line and associated sales of these products.	Pottery kilns and ceramic works of heavy industrial types

Laboratory: medical, dental, optical, or biological for testing or classifying	Radio and television stations, communication services exclusive of transmission towers
Lumber yards, retail (2)	Recycling collection and materials processing facilities
Machine shop (2)	Sales lot and repair of commercial trucks and trailers and other heavy equipment
Meat cutting and packing, provided there is no slaughtering	Sales lot and repair of new and used: automobiles, boats, motorcycles, travel trailers, recreational vehicles, mobile homes
Nursery, garden and landscaping supply and services	Service establishments such as glass shop, sign shop and water softening business
Offices and other ancillary facilities that are part of and clearly subordinate to the principal use as listed herein and located on the same site	Storage warehouse
Outdoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do *not* create significant noise, dust, odor, smoke, bright light, or otherwise creates offensive conditions at the property line.	Support businesses for permitted uses, provided the hours of operation are similar to those permitted uses, including a coffee shop, delicatessen, cafeteria or office supply (1) (4)
Outdoor sales (temporary)	Tire recapping plant
Research and development laboratory	Trade school
Retail sales, limited (1)	Truck sales lot and service
Sheet metal shop (2)	Truck terminals (2)
Tree surgeon businesses	Truck/trailer rental
Veterinarian and veterinary hospitals (includes boarding, indoor and outdoor)	Wireless communication facilities
Welding shop (2)	Wood pulp processing

(1)Maximum retail sales area is limited to 15% of the square footage of all buildings with products limited to those created on-site or directly related to those created on-site.

(2)Uses must be conducted within a building or enclosed within a solid wall or fence of a type approved by the Planning Commission and not less than six (6) feet in height.

(3)Noise, smoke, dust, odors, and other such offensive features shall be confined to the premises of each use.

(4)Limit by density