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Article 42. GLOSSARY

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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 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 either attached or detached to the primary dwelling that is not associated with a second dwelling unit and is used for entertaining or hobby.

Accessory Structure. A subordinate structure detached from but located on the same lot as the primary structure. The use of an accessory structure is incidental to that of the primary structure. 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 or building, which does not alter the primary use of such parcel or building nor serve property other than the parcel of land on which the primary use is located.

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

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

Agriculture. The use of land for agricultural purposes, including farming, dairying, pasturage, aquaculture, 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. As used in this definition, “accessory use” means those supply, service, storage and processing areas and facilities for any other agricultural land. Excluded from this definition are stockyards, slaughterhouses, hog farms, fertilizer works or plants for the reduction of animal matter.

Agricultural Employee. Any person who is employed at least 32 hours per week for at least 16 weeks per year, or whose primary source of income is derived from any of the following occupations:

- (a) The preparation, care and treatment of farm land, pipelines or ditches, including leveling for agricultural purposes, plowing, discing and fertilizing the soil.
- (b) The sowing and planting of any agricultural or horticultural commodity.
- (c) The care of any agricultural or horticultural commodity. As used in this subdivision, “care” includes, but is not limited to, cultivation, irrigation, weed control, thinning, heating, pruning, or tying, fumigating, spraying and dusting.
- (d) The harvesting of any agricultural or horticultural commodity including, but not limited to, picking, cutting, threshing, mowing, knocking off, field chopping, bunching, baling, balling, field packing, and placing in field containers or in the vehicle in which the commodity will be hauled on the farm or to the place of first processing.
- (e) The assembly and storage of any agricultural or horticultural commodity including, but not limited to, loading, roadsiding, banking, stacking, binning and piling.
- (f) The raising, feeding and management of livestock, fur-bearing animals, fish, frogs and other aquatic animals, and bees including, but not limited to, herding, housing, hatching, milking, shearing, handling eggs and extracting honey.
- (g) The operation, conservation, improvement or maintenance of such farm and its tools and equipment.

Agricultural Processing. The cooking, dehydrating, refining, or other treatment of agricultural products which changes the naturally grown product for consumer use. Examples of Agricultural Processing uses include cold storage houses; hulling operations; fruit dehydrators; and the sorting, cleaning, packing, storing, and distribution of agricultural products prior to shipment or sale. 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, General uses include all Agricultural Processing uses as defined above; 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 sales rental and sales; the storage, warehousing, 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.

Agricultural Worker Housing Unit. A dwelling unit accommodating six or fewer agricultural employees.

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

Airport Land Use Compatibility Plan (ALUC). 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 unscheduled air carrier and facilities; 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; unscheduled air cargo carriers; 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. Uses classified as Airport-Related Uses, Restricted are excluded from this definition.

Airport-Related Uses, Restricted. Uses and activities associated with airports that may not be desirable in all locations and may result in adverse impacts to existing airport operations or surrounding areas. Examples of Airport-Related Uses, Restricted include aircraft development and research; bus terminals, ramps, shelters, and other buildings associated with transit and taxi service; baggage claim facilities, scheduled passenger and cargo air carrier facilities; and runway expansion. Uses classified as Airport-Related Uses are excluded from this definition.

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

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, or other similar animals on fields for the purpose of grazing and feeding. Uses classified as Intensive Animal Uses; Stables, Commercial; and Stables, Private are excluded from this definition.

Animal Processing. The slaughtering and processing of animals for commercial purposes, including rendering plants. Uses classified as Animal Processing, Custom are excluded from this definition.

Animal Processing, Custom. The slaughtering and processing of animals for non-commercial purposes. Meat products produced by an Animal Processing, Custom operation can be consumed only by the animal owner's household, non-paying guests, or non-paying employees. Products cannot be sold to the public. Included in this definition are mobile or itinerant slaughtering operations that provide on-farm slaughter service for persons who raise animals.

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 kennels and catteries, dog and cat grooming services, animal hospitals, and animal shelters.

Applicant. The party applying for permits or other approval required by 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 grown 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 in 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 six guest rooms, are excluded from this definition.

Board of Supervisors. The Board of Supervisors of Butte County as established by Article II of Chapter 2 of the Butte County Code.

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, chattels, or for use in commercial, industrial or other enterprises.

Bungalow Court. A grouping of four or more detached homes arranged around a shared central courtyard.

Camping. The occupancy of any place 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, recreation vehicle, or tent trailer on a privately owned parcel; occupying a trailer coach, or recreation vehicle, connected pursuant to County permit to permanent sewage disposal and water supply systems; or occupying a trailer coach or a recreation 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 interment of human or animal remains or cremated remains owned and operated by a private entity. Burial parks, crematoriums, mausoleums and columbariums are included in this definition.

Cemeteries, Public. A place used for the interment 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. A facility providing daytime supervision and care for children located in the provider's own home. Child day care facilities may serve 1 to 14 children.

Child Day Care, Large. A child day care facility for 9 to 14 children, including children under the age of 10 years who reside in the home.

Child Day Care, Small. A child day care facility for eight or fewer children, including children under the age of 10 years who reside in 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.

Clustered Development. Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

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), Recreational 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 limited geographic area within the county. The Durham-Dsyton-Nelson Community 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 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 its applicable zone only with the approval of a Conditional Use Permit or Minor Use Permit.

Conservation Easement. A nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting 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 that is either open to the public or not operated for profit.

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 medical 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 includes historic areas, interpretative institutions, public theatres and auditoriums, libraries, museums, botanic gardens, and zoos.

Decibel. A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Deer Range. See Winter Range Area.

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 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.

Development Permit. The approval of the County authorizing the applicant to undertake a development 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. The Leq is equivalent to the same average acoustical energy as the time-varying sound that actually occurs during a specified period.

Exception. A discretionary permit approved by the Zoning Administrator that allows for limited adjustments to development standards for existing structures established prior to the effective date of the Zoning Ordinance.

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

Family. One or more persons sharing a dwelling unit in a living arrangement that includes the sharing of living expenses, such as rent or mortgage payments, food costs and utilities; the maintenance of a single lease or rental agreement for all persons sharing the dwelling unit; or other characteristics indicative of a single household.

Farm-Gate Sales. The sale of agricultural products directly to consumers on the site where the products were produced.

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

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. A fenced or enclosed area operated exclusively to fatten livestock for clients for a fee or other compensation, by being fed a concentrated ration.

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

Floor Area. The sum of the horizontal areas of each floor of a structure, measured from the interior faces.

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 24-304-1 (Floor Area Ratio).

Freight and Truck Terminals and Yards. 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.

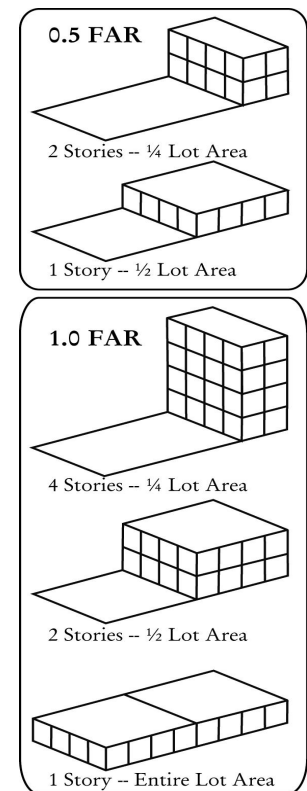
Garbage. The accumulation of animal or vegetable or other waste matter that attends or results from the preparation, consumption, decay, dealing in, or storage of meat, fish, fowl, fruits, vegetables, or other food products and shall include any food container in which there is putrescible material either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

FIGURE 24-304-1
FLOOR AREA RATIO



Examples of floor-area ratio (FAR).

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

Ground Cover. Plants, other than turf 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.

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

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

Hog Farm. Any premises used exclusively for the raising or keeping of three or more hogs when raised, fed, or fattened for the purposes of sale and consumption by other than the owner of the site.

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. A home occupation that does not meet the criteria for a minor home occupation in Section 24-156.A.1 (Minor Home Occupations). Examples of major home occupations include one-on-one instruction such as tutoring and music lessons, equipment repair, contractor's office involving the parking or of trucks and equipment, sale of agricultural products grown on-site, dog grooming, hairdressing, light assembly and shipping, catering, food processing, home professional office with one or two employees, and home professional office which regularly receive clients.

Home Occupation, Minor. A home occupation that meets the criteria for a minor home occupation in Section 24-156.A.1 (Minor Home Occupations). Examples of minor home occupations include home offices for accountants, architects, computer programmers, engineers and other similar professions; art studios; telephone sales and surveys; and domestic services, including laundry, ironing, and sewing.

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 for a fee, and where no provision is made for cooking in any individual room or suite. 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. Duck clubs are included in the definition of a Hunting and Fishing Club.

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; and Animal Grazing are excluded from this definition.

Kennel. Any place used for the breeding, boarding or keeping of five or more 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 Butte County Animal Control due to a family member death 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, Glare. Intense or blinding light.

Livestock. Larger animals traditionally kept for use on a farm, including but not limited to pigs, sheep, goats, equine, and bovine animals such as horses and cows, 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 processes raw materials into finished machines or parts for machines; the manufacturing of motor vehicles and transportation equipment; establishments that cuts, shapes, and finishes marble, granite, slate, and other stone; and establishments that produce brick and structural clay products.

Manufacturing, Heavy. Manufacturing or processing operations that necessitates 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 catering operations and commercial 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 coats or glazes 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.

Medical Marijuana. Marijuana used for medical purposes where that medical use is deemed appropriate and has been recommended by a physician who has determined that the person's health would benefit from the use of marijuana in the treatment of cancer, anorexia, AIDS, chronic pain, spasticity,

glaucoma, arthritis, migraine, or any other serious medical conditions for which marijuana is deemed to provide relief.

Medical Marijuana Dispensary. A facility or location where medical marijuana is made available to a qualified patient a person with a County-issued identification card or a primary caregiver. *(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. Excludes offices with professionals providing exclusively verbal consultation.

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, and preparing of minerals removed from the earth. Oil and Gas Extraction uses are excluded from this definition.

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 does not require any form of discretionary review.

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.) and not older than ten years of age measured from the date of manufacture of the unit to the date of building permit application. 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 paragraph 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 Parcel. A parcel that does not conform to the development standards, including area and width regulations, of the zone in which it is located or that does not conform to subdivision regulations.

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 use that was lawfully established, but that no longer conforms with the development standards of the zone in which it is located.

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.

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

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

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

Parcel Depth. The average horizontal distance between the front and rear property lines measured in the mean direction of the side property lines.

Parcel Width. The average horizontal distance between the side property lines, measured at right angle to the parcel depth at a point midway between the front and rear property lines.

Parking Facilities. An area or structure used for the parking or storage of vehicles in exchange for compensation or as an accommodation for patrons, customers or clientele of a business, professional office or other commercial enterprise.

Parks and Recreational Facilities. A non-commercial public facility 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. Commercial amusement facilities such as water slides, go-carts and miniature golf courses are excluded from this definition.

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

Permitted Use. A land use that is allowed as-of-right in its applicable zone with no discretionary review and approval.

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

Performance Standards. Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings.

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 tattoo parlors, body piercing, fortune telling, massage establishments, and other similar uses.

Petting Farm. An assortment of docile domestic animals for children to pet and feed.

Photovoltaic Power Station. A power station using photovoltaic modules and inverters for utility scale electricity generation.

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.

Planning Commission. The Planning Commission of Butte County as established by Article X of Chapter 2 of the Butte County Code.

Property Line, Front. The property line separating the parcel from the street; or in the case of a corner lot, the property line separating the narrowest street frontage of the parcel from the street. If the street fronting property lines of a corner lot are equal in length, the front property line shall be determined by the Zoning Administrator. See Figure 24-304-2 (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 24-304-2 (Property Lines).

Property Line, Street Side. Any property line other than the front or rear property line that abuts a public street. See Figure 24-303-2 (Property Lines).

Property Line, Street Side. Any property line other than the front or rear property line that abuts an adjoining parcel. See Figure 24-304-2 (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/Mini Storage. A building or group of buildings with controlled access that contains individual and compartmentalized stalls or lockers for storage of customers' goods.

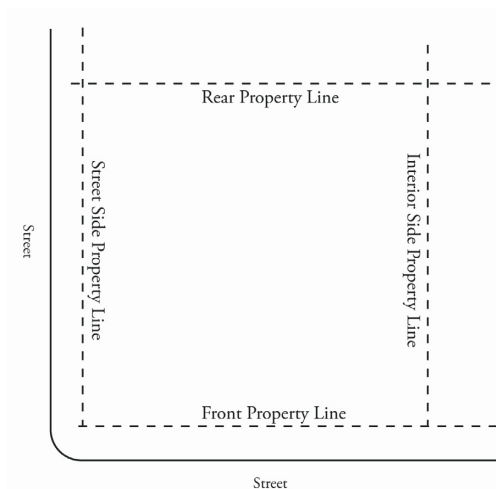
Public Right-of-Way. An area of land not on a parcel that is dedicated for public use to accommodate a transportation system or necessary public utility infrastructure (including, but not limited to, water lines, sewer lines, power lines, and gas lines).

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 with or without motive power, designed for human habitation for recreation or emergency occupancy, which, when transported upon a public roadway, measures eight feet or less in width and

FIGURE 24-304-2 PROPERTY LINES



less than forty feet in length and which is either self-propelled, truck-mounted or permanently towable on the highways without a permit.

Recreational Vehicle Parks. 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 5 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 occupy 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.

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 2 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 Processing Facility. Any processing facility other than a light processing facility.

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.

Religious Facilities. A site or building used by a religious group for regular organized workshop. 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 commercial products or services in 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 less than seven persons.

Restaurant. Any retail business that sells cooked or hot 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.

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

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 pawn shops, thrift stores, and other similar uses.

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. A habitat that is strongly influenced by water and that occurs adjacent to streams, shorelines, and wetlands.

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), Rural Residential (RR), and Foothill Residential (FR) 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 accessory 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.

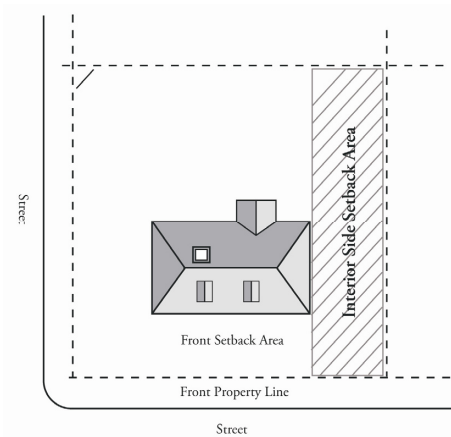
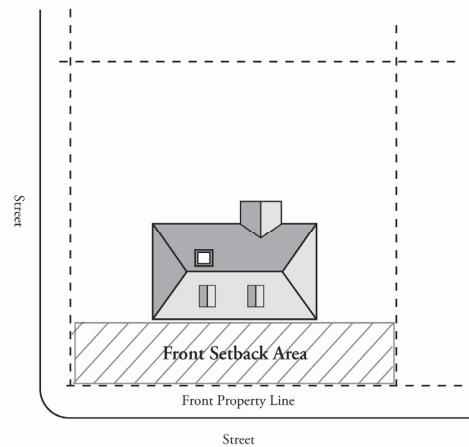
Setback, Street Side. The minimum distance by which a structure must be separated from the street side property line.

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 24-304-3 (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 24-304-4 (Interior Side Setback Area).

FIGURE 24-303-3 FRONT SETBACK AREA

FIGURE 24-303-4 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 24-304-5 (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 24-304-6 (Street Side Setback Area).

FIGURE 24-303-5 REAR SETBACK AREA

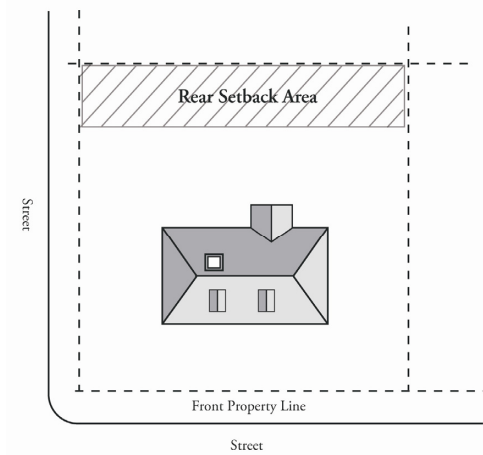
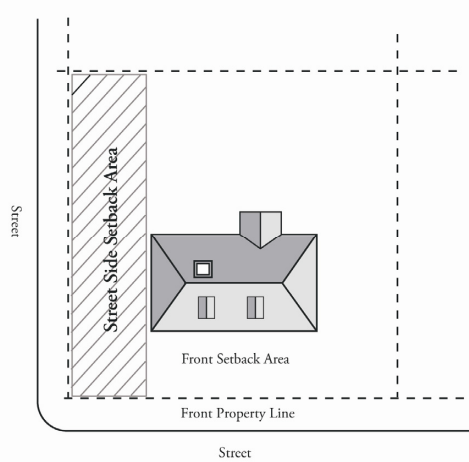


FIGURE 24-304-6 STREET SIDE SETBACK AREA



Sign. Any device, structure or fixture designed or used to attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Types of signs include the following:

1. *Awning Sign.* A sign incorporated into, attached to or painted on an awning.
2. *Banner Sign.* A sign made of fabric, cloth or any other non-rigid material.
3. *Community Identification Sign.* A sign that identifies or announces entry into a city, neighborhood, or unincorporated community within Butte County.
4. *Farm Trail Sign.* A sign identifying an agricultural use or farm trail, including wineries and tasting rooms, olive oil manufacturing and tasting, and other agritourism destinations, which offer on-site product sales, educational programs, and other services in order to promote and market local agricultural operations in Butte County.
5. *Freestanding Sign.* A sign fixed in an upright position on the ground not attached to a structure other than a framework, pole or device that is erected primarily to support the sign. Excludes Monument signs.
6. *Monument Sign.* An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.
7. *Off-Site Sign.* A sign identifying a use, facility, service, or product which is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the

principal item for sale or manufactured on the premise. Billboards are included in the definition of off-site signs.

8. *Projecting Sign.* A sign attached to a building wall and extending away from the wall more than 12 inches, generally at a right angle to the building wall.
9. *Wall Sign.* A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.
10. *Window Sign.* A sign posted, painted, placed, or affixed in or on a window exposed to public view. Wall signs include any interior sign which faces a window exposed to public view and is located within five feet of the window.
11. *Temporary Sign.* A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area or neighboring property.

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 Development Permit. A discretionary permit approved by the Zoning Administrator to ensure that new development is well designed a compatible with its surroundings.

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

Stables, Commercial. The keeping of horses or similar hooved animals for sale, hire, or other form of compensation by a paying customer.

Stable, Private. The keeping of horses or similar hooved animals for the use of the property occupant and their guests, and which are not kept for sale, hire, or other form of compensation by a paying customer.

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

Stream, Perennial. Streams that carry water year round.

Stream Intermittent. Streams that 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 and are identical for each subzone.

Tasting Room, Public. A part of a winery or olive oil production operation 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 60 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 Homes. 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 agriculture products that are not commonly found in mainstream grocery stores, including but not limited to fruits and nuts, meats, flowers, wine, oils,

jams, and handmade gift baskets. Establishments producing unique agricultural products are typically family owned and operated facilities. Unique agriculture producers often offer consumer education opportunities such as product labels that tell the history of the farm and tasting rooms where customers can visit the farm property to learn about farming practices and purchase goods directly from farmers.

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

Utilities, Major. Large-scale facilities of a regional nature including power plants, electricity transmission substations, water storage tanks, community wastewater treatment plants, commercial and industrial composting operations, and similar facilities. Photovoltaic Power station and Large Wind Turbines as defined in this article are included in this definition.

Utilities, Minor. Utility facilities that are necessary to support development within the immediate vicinity and that involve only minor structures. Examples of Utilities, Minor include power lines, water and sewer lines, water transmission lines, storm drainage facilities, transformers, and water and sewer pump stations.

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

Vegetation, Native. Any plant species with a geographic distribution indigenous to all or part of the Butte County. Plant species that have been introduced by man 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 Repair 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 feed storehouses, 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.

Wind Turbines, Large. Any wind energy conversion system that is not classified as a Small Wind Turbine.

Wind Turbines, Small. Wind turbines rated 50 kW or less that that will be used primarily to reduce onsite consumption of utility power.

Winter Range Area. Areas of Butte County typically occupied by migratory deer herds during winter months.

Winter Range Area, Critical. Winter range areas identified as being most suitable and having the highest value for migratory deer herds.

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. A specifically delineated area of the county as shown on the Zoning Map within which uniform regulations apply.

Zoning Administrator. The Director of Development Services, or his or her authorized representative, as established in Section 24-260 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. Chapter 24 of the Butte County Code.