



LAND USE



INTERIM ZONING ORDINANCE

Development Services Department | Planning Division | Adopted August 1, 2023





**CHAPTER 1 – GENERAL PROVISIONS OF THE CITY OF
SHASTA LAKE INTERIM ZONING ORDINANCE
Aug. 1 2023**

ABSTRACT

The purpose of this Interim Zoning Ordinance is to establish zoning standards consistent with the 2040 City of Shasta Lake General Plan, adopted by City Council Resolution on November 1, 2022, and to apply such interim standards until the City adopts a comprehensive and fully updated Zoning Ordinance.

Prepared by: City of Shasta Lake Development Services
Department- Planning Division

CITY OF SHASTA LAKE INTERIM ZONING ORDINANCE

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INTRODUCTION - INTERIM ZONING ORDINANCE ESTABLISHED ON NOVEMBER 15, 2022

Pursuant to Ordinance No. CC 2022-296, “Codification and Inclusion of the General Plan in the Municipal Code”, hereafter identified as the “Interim Zoning Ordinance” this ordinance shall be made part of the Shasta Lake Municipal Code, and that where the General Plan is referenced in this ordinance it shall be referencing the 2040 General Plan Update. Application of this Interim Zoning Ordinance shall be based on the following criteria:

- i. The purpose of the Interim Zoning Ordinance is to establish zoning standards consistent with the General Plan adopted by the City Council on November 15, 2022, and to apply such interim standards and processes until such time as the City Council adopts a new comprehensive Zoning Ordinance.
- ii. This Interim Zoning Ordinance establishes “land use zones” consistent with the intent and purposes of the Land Use designations of the General Plan which shall be applied to all properties within the city as reflected in the adopted General Plan Land Use Diagram.
- iii. The provision of this Interim Zoning Ordinance shall govern the City’s determinations of whether development applications conform to the 2040 General Plan until such time that the City Council adopts a comprehensively updated Zoning Ordinance.
- iv. All definitions in Title “17” of the Shasta Lake Municipal Code are hereby incorporated into this Interim Ordinance by reference.
- v. All new and existing development within the City of Shasta Lake, including changes in use of property, shall follow the procedures for review and permitting as specified in Title - 17 “Zoning” of the Municipal Code, except as may be modified herein.
- vi. The Development Services Director, or designee, shall have the authority to determine whether a development application conforms to the 2040 General Plan according to the criteria for General Plan conformity determinations established in this Interim Zoning Ordinance. The Director, or designee, shall issue a written decision when determined necessary. The Director’s decision may be appealed to the Planning Commission, consistent with the provisions for appeals contained in Title - 17 of the Municipal Code. The Commission shall act on any appeal at a duly noticed public hearing. The Commission’s decision may be appealed to the City Council. In considering an appeal, the appeal body shall determine whether the application conforms to the relevant provisions of the adopted 2040 General Plan and the Municipal Code. The Planning Commission, and/or City Council, may affirm, overturn, or modify the Director’s determination. The decision of the appeal body shall be made by resolution.
- vii. Any application for new development and/or use that does not conform to the General Plan shall not be accepted or approved, except that at the applicant’s option, the applicant may modify the project to conform to the adopted General Plan.
- viii. These regulations are enacted pursuant to the authority for adopting interim zoning regulations established in California Government Code Section 65858 (a).

[NOTE: The criteria provided in Ordinance No. CC 2022-296 (which expired on February 13, 2023), was utilized in preparation of this interim zoning ordinance.]

CHAPTER 1 - GENERAL PROVISIONS**1.01 Title.**

This ordinance shall be known and cited as the “Interim Zoning Ordinance” of the City of Shasta Lake.

1.02 Purpose and authority.

The purpose of this interim zoning ordinance is to establish zoning standards consistent with the 2040 Shasta Lake General Plan, adopted by City Council Resolution 2022-296 on November 15, 2022, and to apply such interim standards until such time as the City Council adopts a new comprehensive zoning ordinance that is consistent with the 2040 General Plan. This Interim Zoning Ordinance establishes “interim zoning overlay zones” and related regulations consistent with the direction of the General Plan Land Use Element with the purpose of ensuring conformity between the General Plan and Title - 17 “Zoning” of the Municipal Code.

This ordinance shall govern the City’s determinations of whether development applications conform to the General Plan until the City Council adopts a permanent and comprehensive Zoning Ordinance. The current Zoning Ordinance shall continue to apply to any property for which this Interim Zoning Ordinance does not apply. These regulations are enacted pursuant to the authority for adopting interim zoning regulations established in Government Code Section 65858 et seq.

Sections of this ordinance may be re-numbered or re-lettered, and this ordinance may be modified to reflect appropriate section, chapter, or other such appropriate term, word, or phrase to accomplish the purpose of the ordinance regardless of whether inclusion of such word or phrase in the Municipal Code is accomplished.

The purposes of this ordinance are:

- A. To promote and protect public health, safety, peace, comfort, convenience and general welfare by regulating the density of units per acre, location and use of: land; buildings for dwellings, trade, industry and other purposes; the density of population; and by regulating the size of buildings, the percentage of a site that may be occupied, and the size of yards and other open spaces. It is the intent of these regulations to establish a minimum and maximum density of units per acre as defined herein where density is listed. It is further the intent of these regulations to establish density-based zoning districts, where applicable.
- B. To implement the City of Shasta Lake General Plan in its entirety, and to facilitate and guide community growth in accordance with the General Plan; and
- C. To protect the social and economic stability of residential, commercial, industrial, natural resources, and recreational activities within the city through the orderly, planned use of the land consistent with the policies and goals of the Shasta Lake General Plan.

The provisions of this ordinance shall apply throughout the incorporated portions of the city and too lands owned, leased, or otherwise controlled by the state or local government, or any unit or agency of them, to the extent permitted by law, or by the consent of or agreement with the state or local government or unit or agency thereof, that is affected by this ordinance.

The provisions of this ordinance also apply to public lands as defined in the Federal Land Policy and Management Act (43 U.S.C. 1701 et seq.) to the extent permitted by that act or other federal law, or regulations adopted pursuant thereto or agreements made with the city. The provisions of this ordinance do not apply to federal reservations or to land owned, leased or otherwise controlled by the city. As used in this subsection, "local government" includes, but is not limited to school districts and special districts including the Shasta Lake Fire Protection District.

1.03 Definitions and terms of reference.

Definitions in Chapter 17.02 of Title - 17 of the Shasta Lake Municipal Code are incorporated herein by reference. Additional terms and definitions in Appendix A, Section 8.0 "Glossary" of the Housing Element of the General Plan are incorporated herein by reference. Additional terms and references as used in this ordinance are located in Appendix A to this interim zoning ordinance.

1.04 Permit applications and common procedures.

All development subject to this ordinance shall follow the procedures for review and obtaining permits, or other approvals, as specified in the Municipal Code and this ordinance. As reflected in Chapter 2 – "Interim Zones" this ordinance establishes residential density and floor area ratios (FARs) for all interim zoning overlay districts which are consistent with those established in the General Plan.

1.04.10 Applications required to conform to General Plan.

All applications for discretionary land use entitlements and permits shall comply with the following provisions.

- A. An application for any permit, license or approval submitted pursuant to this ordinance shall not be accepted as complete for processing unless it is consistent with the applicable General Plan land use designation and the applicable interim zoning district. However, the concurrent filing of an amendment to an interim zoning district and/or related General Plan land use district, as applicable, or too the provisions of this ordinance shall be allowed.
- B. Any permit, license, entitlement, approval, or other permission issued pursuant to this ordinance shall be consistent with the General Plan, any applicable specific plan or area plans, and the ordinances, codes, policies and regulations of the Municipal Code, except as may be modified by this interim zoning ordinance.

1.04.20 Standards for combining of uses.

More than one land use may be allowed on a project site as determined by the approving authority, subject to the following criteria:

- A. Each use individually, and all uses in total, shall not violate the applicable lot or area requirements of Title - 17 of the Municipal Code except as may be modified by this ordinance.
- B. Each use individually, and all uses in combination, shall not exceed the maximum density and/or floor area standards of the applicable General Plan land use district where the property or project is located.

- C. Where a permit has been previously approved for a property or project site, the uses shall be limited to those established as a condition of permit approval, and those as may be allowable by this ordinance.
- D. Where no restriction on allowable uses is established by a permit, any use allowed by the applicable interim zoning district shall be permissible, subject to the permitting and development standards of Title - 17 of the Municipal Code and the requirements of this ordinance.

1.04.30 Consideration of unlisted uses.

Where a land use is not specifically listed by the applicable interim zone district within which the property is located, the approving authority may determine that the use is an allowed use in the district when the following findings are made in the affirmative:

- A. The proposed use is similar in character and impact to a listed use.
- B. The proposed use will be treated in the same manner as a listed use in the district where the property is located including issuance of the applicable permits, and application of the standards that are necessary for its establishment and operation.
- C. The proposed use is consistent with the intent, purpose and direction of the interim zoning ordinance and the General Plan.

Where a disagreement exists between an applicant and the decision of the Development Services Director, or his or her designee, such a determination may be referred to the Planning Commission for a final determination.

1.05 General Plan conformity determinations.

This ordinance shall govern the City's determinations of whether applications conform to the General Plan until the City Council adopts an updated Title - 17 "Zoning" of the Municipal Code which reflects full conformity with the 2040 General Plan Update.

1.05.10 Applicability and exemptions. Compliance with this ordinance pursuant to this section does not apply to projects with approved land use entitlements including conditional use permits, approved administrative use permits, approved tentative subdivision maps, any other approved discretionary permit, any valid building permits, or similar entitlements which were in effect on the date of adoption of this ordinance. Title - 17 "Zoning" of the Municipal Code shall apply in any zoning and land use related matter that is not addressed in this ordinance, except where the approving authority determines the provisions to conflict with the General Plan.

1.05.20 Process for General Plan conformity determinations.

- A. **Applications.** The Development Services Director shall have the authority to determine whether a development application conforms to the General Plan according to the criteria for General Plan conformity determinations established in this ordinance. The Director, or designee, shall issue a written decision in any such matter which may be in question by an applicant or permittee.

- B. **Appeal of Director’s decision.** The Director’s decision may be appealed to the Planning Commission consistent with the provisions contained in Title - 17 of the Municipal Code, and as otherwise may be set forth in this ordinance. In considering an appeal, the appeal body shall determine whether the application conforms to the 2040 General Plan and may affirm, overturn, or modify the determination of the Director. The decision of the Planning Commission shall be made by resolution. The decision of the Planning Commission may be appealed to the City Council consistent with the provisions contained in Title - 17 of the Municipal Code for such appeal and as otherwise may be set forth in this ordinance.

1.05.30 Criteria for determining General Plan and interim zoning ordinance conformity.

This section in combination with Title -17 “Zoning” specifies the process and requirements for review of development applications to ensure such applications conform to the 2040 General Plan Update.

- A. General Plan conformity for all entitlement applications and uses of property is required. Any application for a permit or other entitlement that does not conform to the goals, policies, and/or implementation measures of the General Plan, shall not be approved. The following processes are established to provide direction in considering such determinations:
1. If allowed by the Interim Zoning Ordinance and/or Title - 17 (no “express conflict”). The permitting process for the application shall be consistent with the requirements and entitlement processes as set forth in this ordinance, and in Title - 17 – “Zoning” as determined applicable by the Director, or designee.
 2. If not allowed by the Interim Zoning Ordinance and/or Title 17 but conforms with the General Plan (no “express conflict”) – use permit. A project application that is determined to conform to the General Plan, and the use or activity is not otherwise permitted by the provisions of this ordinance or Title - 17 “Zoning” may be allowable upon the granting of a use permit if it is determined that the application conforms to the applicable use permit findings set forth in the Municipal Code, and to each of the following additional findings:
 - i. Approval of the project and/or use is consistent with the intent and purposes of both the relevant interim zoning classification, and the General Plan land use district in which the site is located.
 - ii. Approval of the project will not otherwise prevent the effective implementation of the General Plan, including its applicable goals, policies, and implementation measures.
 3. If not allowed by the Interim Zoning Ordinance and does not conform with the General Plan (“express conflict”) – General Plan amendment and rezoning. Any application for a use or activity that is not permitted in the General Plan interim zoning district overlay where the project is located, shall be denied. At the applicant’s option, the applicant may modify the proposed application to conform to the Interim Zoning. At the applicant’s option, the applicant may modify the project to conform to the General Plan or may apply for a General Plan Amendment and related Zoning Ordinance Amendment,

as set forth herein. A rezoning shall be to the “best fit” zoning district that is consistent with the General Plan land use classification in which the proposed use is located, and in each case the approval shall be based on the consistency findings provided in Section 1.05.30.A.2.

1.06 Applicability and general requirements – interim zoning ordinance.

- A. **Applicability.** In combination with the Municipal Code, this ordinance applies to and regulates all land uses and development of land within the City of Shasta Lake.
- B. **Compliance required.** No structure or use shall be altered, erected, or reconstructed in any manner, nor shall any structure or land be used for any purpose other than as allowed by this ordinance and the Municipal Code.
- C. **Conflicts with adopted plans and ordinances.** When there is a conflict between this ordinance and the General Plan or other zoning provisions, the General Plan shall prevail. If a conflict occurs between the requirements of this ordinance and any standard(s) or allowable uses of property allowed pursuant to a development agreement, specific plan or area plan, the requirements of the development agreement, specific plan, or area plan, shall apply.
- D. **Minimum requirements.** The requirements of this ordinance are minimum requirements for the promotion of public health, safety, and general welfare. Where a discretionary approval or permission is required, more stringent development standards or requirements may be imposed as determined necessary by the approving or review authority to promote land use and development compatibility, provide environmental protection, and/or to meet the purposes of this ordinance and the General Plan.
- E. **Private agreements.** The requirements of this ordinance are not intended to interfere with, abrogate, annul, or repeal any agreement, covenant (e.g., CC&Rs), easement, or restriction between private parties. However, if this ordinance conflicts with requirements imposed or required by other private agreements, covenants, or easements, the provisions of this ordinance shall control. The city shall not enforce, or take into consideration as part of any action, a private agreement, covenant, or restriction unless it is a party to such agreement, covenant, or restriction.
- F. **Other permits may be required.** Nothing in this ordinance eliminates the need for obtaining any other permit required by the city or other agency, and the following of the regulations of a county, special district or agency, or a state or federal agency.



**CHAPTER 2 - INTERIM ZONING DISTRICTS OF THE
CITY OF SHASTA LAKE INTERIM ZONING ORDINANCE
August 1, 2023**

ABSTRACT

Chapter 2 establishes interim overlay zoning districts consistent with the adopted General Plan Land Use Diagram. These districts and their development regulations work in tandem with the existing Title – 17 “Zoning” to govern development and land use activities citywide until a comprehensive update to Title-17 can be completed. Existing zoning districts remain in place and serve in combination with the Interim Zoning Ordinance overlay zones to regulate property use and development.

**Prepared by: City of Shasta Lake Development Services
Department- Planning Division**

CITY OF SHASTA LAKE INTERIM ZONING ORDINANCE

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CHAPTER 2 – INTERIM ZONES

2.01 Purpose of Chapter 2 – Interim Zoning Districts.

The purpose of Chapter 2 of the Interim Zoning Ordinance is to establish and define “interim zoning overlay” districts consistent with the land use designations of the adopted 2040 General Plan Land Use Diagram boundaries. Such zoning overlays shall be applicable to all property within the corporate limits of the city.

2.01. A Establishment of Interim Zoning Overlay Districts.

Interim zoning overlay districts, as reflected on the interim zoning overlay map, are hereby established to classify, regulate, designate, and distribute the use of land and buildings consistent with the land use designations as set forth in the 2040 General Plan Update; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces around buildings; and to regulate the intensity of development and the density of population within the city.

2.01. B Establishment of Interim Zoning Overlay Map.

A map, hereafter known as the "interim zoning overlay map," is hereby established and shall show the designations and boundaries of each interim zoning overlay district within the city limits. The map shall depict base data as deemed useful by the Development Services Director, the Planning Commission and City Council. The map shall be maintained by the Development Services Department.

2.02 Title 17- Zoning provisions superseded.

The provisions of this Interim Zoning Ordinance shall supersede and/or take precedence over Title-17 “Zoning” of the Shasta Lake Municipal Code, as follows:

- A. Except where specifically modified by this ordinance, or existing land use entitlement, all zoning districts described in Title-17 of the Municipal Code shall be considered “base” zoning districts and shall be considered sub-districts to the Interim General Plan Zoning Overlay Districts as set forth in Section 2.04 – Interim Zones. All new developments, and significant changes or expansion of uses within the City, shall comply with the purposes, standards, development regulations and requirements of the base zoning district, except as modified by this ordinance.
- B. The zoning designation, development standards, use provisions, and permitting standards of any planned development, area plan, or specific plan which may exist at the time of adoption of this Interim Zoning Ordinance shall remain in full force and effect. In cases where a land use entitlement, planned development, area plan, or specific plan is silent on a development standard, allowable use provision, or permitting requirement, the provisions of this ordinance shall govern.

2.03 Zone district boundary determinations and interpretations.

Where uncertainty exists as to the zoning or land use boundaries of any district shown on the base district zoning map or the Interim Zoning Overlay Map, the following rules of determination shall apply. Such determinations shall not constitute an amendment of the Overlay Map or the applicable base zoning map(s). In any case where uncertainty exists, the Director shall determine the boundary. The Director’s determinations may be appealed to the Planning Commission in accordance with Section 17.94.060 of the Municipal Code. In all cases compliance with the boundaries of the General Plan Interim Overlay Zoning Map shall govern.

- A. Use of the city’s geographic information system (GIS) shall be acceptable in making all boundary determinations, except in cases where it is determined by the Director that a property boundary survey prepared by a licensed professional is necessary to make such determination.

- B. Where district boundaries are indicated as approximately following street and alley lines, such lines shall be construed to follow the center of the street or alley.
- C. Where district boundaries are indicated as following a property or lot line(s), the lot line shall govern.
- D. Where a property is affected by two or more district boundaries of the General Plan Interim Land Use Overlay Zoning Map, the locations of such boundaries shall be determined by use of the adopted General Plan Land Use Diagram and these criteria.
- E. General Plan Interim Land Use Overlay Zoning Map district boundaries depicted as lying at the centerline of a stream, creek, or other body of water, shall be construed to follow the centerline of the stream or creek or water body. Alternately the adopted FEMA one-hundred-year floodplain boundary identified for a watercourse may be used where such boundaries exist.

2.04 Interim zoning overlay zones - described.

Exhibit 1 to this ordinance is titled "General Plan Interim Zoning Map." The map depicts interim land use overlay zones that are consistent with the land use boundaries as depicted in the adopted General Plan Land Use Diagram. Allowable uses, permitted uses, prohibited uses, as well as development regulations and design requirements are set forth in Chapter 3 – Zoning Regulations of this ordinance. Title-17 "Zoning" of the Municipal Code shall be referenced for applicable base zoning district development standards and design requirements, except where such provisions are modified by this ordinance. The purpose and description of each interim land use overlay zone follows:

- A. **Rural Residential-A (RR-A) Overlay Zone:** Rural Residential-A provides living environments receiving no or limited City services such as sewer, water, or electricity. Permissible uses include single-family dwellings and associated accessory uses on large lots, which are typically accessed via publicly maintained roads. Properties may be located within moderate-to-high sloped areas (10% and greater). Lots, access roads and other property improvements must comply with the City's hillside development standards where applicable. The maximum allowed density for the Rural Residential A (RR-A) zone is 1 dwelling unit (DU) per 2 Acres. Section 3.05.A of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.
- B. **Rural Residential-B (RR-B) Overlay Zone:** Rural Residential-B provides for rural living environments typically receiving no City services which are in areas characterized by one of more of the following conditions: septic system use, uncertain long-term availability of water service, proximity to lands categorized as public or timber, and inaccessibility due to a lack of publicly maintained roads. Low density residential uses and uses that support rural activities, such as limited agricultural operations, may be compatible with this development pattern. Many of these land uses are encumbered by steeped sloped areas. Development of parcels and access roads must meet the City's hillside development and grading standards. The maximum allowed density for the Rural Residential B overlay zone is 1 DU/5 Acres. Section 3.05.A of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.
- C. **Suburban Residential (SR) Overlay Zone:** The Suburban Residential overlay zone is applied in areas with accessibility to City infrastructure services for single-family homes and is characterized by low densities (3 or fewer residential units per acre). This classification permits single-family dwellings on larger lots accessed via public roads. This classification accommodates large parcels (14,520 square feet or more) and the feeling of open space integrated with a suburban lifestyle. At the upper end of the density range, subdivisions would include fully developed streets and sidewalks, and would be served by City sewer and water. At the lower end of the density range, particularly

in higher sloped areas, alternative designs for utility infrastructure and pedestrian facilities may be appropriate, subject to compliance with the policy direction of the Local Hazard Mitigation Plan and the General Plan Public Safety Element. The maximum allowed net density for Suburban Residential is 3 DU/Acre. Section 3.05.A of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.

- D. Urban Residential (UR) Overlay Zone:** Urban Residential provides living environments receiving a full range of urban services including public streets. Clustered development may occur with land set aside for public open space. This classification is intended to accommodate detached or attached single-family homes on a variety of lot sizes, generally not less than 5,000 square feet in area, or the clustering of lots separated by common open spaces to accommodate a range of residential housing types, including duplexes and accessory dwelling units, subject to compliance with quality design standards. This classification is not appropriate for higher sloped areas (exceeding 10 percent slope), except in larger subdivisions or master planned developments where slopes can be avoided, or the units are otherwise designed to be compatible with natural breaks in the hillside terrain. Allowable net densities for the Urban Residential Zone are 6-12 DUs/Acre. Section 3.05.B of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.
- E. Urban Residential – High A (UR-A) Overlay Zone:** Urban Residential - High A is the highest density multi-family residential classification, which provides a full range of urban services to residential development accessed via public roads. Acceptable uses may include multistory and mixed-use townhomes, condominiums, apartments, and live/work units, as well as limited retail and commercial service uses that support larger urban residential developments. This classification is not appropriate in sloped areas exceeding 10 percent, except in larger subdivisions or master planned developments where sloped areas can be avoided, or the units are otherwise designed to be compatible with natural breaks in the hillside terrain. Allowable net densities for Urban Residential - High A are 15-30 DU/Acre. Section 3.05.B of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.
- F. Urban Residential – High B (UR-B) Overlay Zone:** The Urban Residential - High B zone provides for high- density, multi-family development served by a full range of urban services and accessed via public roads. Types of acceptable residential housing products may include condominiums, townhomes, apartments, and live/work units, in addition to limited retail and commercial service uses that are compatible with and support residents. This classification is not appropriate in sloped areas exceeding 10 percent, except in larger subdivisions or master planned developments where sloped areas can be avoided, or the units are otherwise designed to be compatible with natural breaks in the hillside terrain. Allowable net densities for Urban Residential High B are 10-20 DU/Acre. Section 3.05.B of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.
- G. Commercial (C) Overlay Zone:** The Commercial zone comprises most of the retail and service business development within the city, which receives a full range of services and is accessed via public roads. This classification is generally automobile oriented; however, development should have interconnected parking lots and connected pedestrian walkways to minimize traffic congestion on adjacent streets, and development should maximize connectivity for all forms of transportation. Commercial land uses, defined specifically by the interim zoning ordinance, can include general retail, restaurants, personal services, offices, hotels, shopping centers, and other similar uses. This classification is not appropriate in higher sloped areas unless specifically designed to be compatible with natural breaks in the hillside terrain and to appropriately address drainage

and potential erosion impacts. The maximum allowed Floor Area Ratio (FAR) for the Commercial land use classification is 2.0. Title-17 "Zoning" of the Municipal Code shall be referenced for applicable base zoning development and use standards. Section 3.05.C of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.

- H. Mixed Use (MU) Overlay Zone:** The Mixed-Use zone provides for residential, commercial, limited light industrial, and recreation uses that are integrated into a comprehensively planned land use design, incorporating a range of residential uses, commercial services, public facilities, and utilities which are accessed by public roads. A major goal of this development pattern is to make it convenient for residents and employees to travel by transit, bicycle, foot, or automobile, to aid in reducing overall vehicle miles traveled. Publicly dedicated open space is encouraged within this district, and consistent with General Plan policies, may be a requirement for entitlement of large-scale projects.

Development projects in the MU overlay zone will result in the development of mixed-use neighborhoods typically 10 acres or larger in size. Access to transit should be integrated into developments, ideally providing a transit option within one-quarter mile of residences and/or commercial services. The design, configuration, and mix of uses should provide an alternative to traditional suburban development patterns by promoting development of pedestrian-oriented environments and support the provision of multimodal transportation options.

Mixed-use development includes a balanced blend of commercial use types that provide services to surrounding residential areas. This development type mixes residential housing products, as well as retail and commercial uses, office, open space, and appropriate light industrial uses by effectively addressing health, safety, and compatibility concerns for residential uses, and the provision of adequate public areas including parks and other amenities. This classification is not appropriate in higher sloped areas (10% and above) and all development proposals, including subdivision and residential developments, must be found to be consistent with the intent of the Mixed-Use classification as reflected in the General Plan. Approval of a Planned Development Plan for projects exceeding two (2) acres in size shall be required for significant development proposals. Although not all properties identified within the Mixed-Use zone will be part of an integrated development, proposed projects must demonstrate that the project can functionally relate to adjacent properties consistent with the intent of this designation.

Mixed-Use development is also encouraged in areas outside this overlay zoning classification when consistent with the General Plan land use designation. Approval of mixed-use developments in these areas requires that the concentration of uses be designed to effectively encourage pedestrian activity, on-site vehicle circulation, and compatibility of uses. Specific application and development requirements in this zone include those development standards and design requirements established in Chapter 3 of this ordinance for the Mixed-Use zoning overlay district.

The allowed residential density in the Mixed-Use zone is 1 to 30 DU/Acre, and the maximum allowed commercial FAR (floor-area ratio) is 1.0. Section 3.05.E of the Interim Zoning Ordinance shall be referenced for applicable design, development, permitting and use standards.

- I. Village Mixed Use (VMU) Overlay Zone:** Village Mixed-Use serves as primary nodes of both pedestrian and automobile activity that encourages a mix of commercial and residential uses with a full range of City services. This area has a traditional "Main Street" feel conducive to a high volume of street activity with street-oriented buildings and a range of street-level commercial retail and service uses. Accessed via public roads, mixed-use development in this district is pedestrian

oriented and can include a combination of residential, office, and commercial uses in the same building or within proximity to each other. The Village Mixed Use overlay zone supports opportunities for diverse housing, bicycle and pedestrian-friendly destinations. Public open space dedications are encouraged. This classification is not appropriate in areas with slopes exceeding 10%.

Allowed residential densities will range from 6-30 DU/Acre, and the maximum allowed FAR for the Village Mixed-Use District is 3.0. See Section 3.05.E, including § 3.05.E.50 “Mixed-Use development site design and development standards” of this ordinance, and Title -17 of the Municipal Code, for applicable design, development, permitting and use standards.

- J. Light Industrial (I-L) Overlay Zone:** This zone is equivalent to the “Industrial-Light” General Plan land use designation. The Light Industrial overlay zone provides opportunities for light industrial and heavy commercial uses, with access to city services and public roads, generally located in a planned industrial park setting. Light industrial uses, such as research and development, warehousing, wholesale distribution, minor manufacturing and assembling, may co-locate with office and supportive commercial uses in a campus-like setting. The zone provides areas for businesses that have limited potential to create significant adverse visual, noise, odor, or other negative impacts to adjoining public and residential properties.

The Light Industrial overlay zone is a district that may serve as a transitional land use zone from more intensive uses and/ or high-volume roadways with the intent of reducing negative impacts to residential property uses. Neighborhood serving retail and food service uses, which do not exceed 2,500 square feet in floor area, and which support surrounding employment centers, are allowed subject to appropriate site design and permitting. Uses characterized by primary outdoor processing and/or storage are not appropriate without effective screening. Activities in this zone typically occur within an enclosed building and do not generate significant external noise, odors, vibrations, glare, or dust. Section 3.05.D of the Interim Zoning Ordinance, and Title -17 of the Municipal Code, shall be referenced for applicable design, development, permitting and use standards. This classification is not appropriate in higher sloped areas exceeding 20% unless designed to be compatible with natural breaks in the hillside terrain, if designed to mitigate drainage and erosion impacts. The maximum allowed FAR for the Light Industrial zone is 1.0.

- K. Industrial (I) Overlay Zone:** The Industrial zone provides a full range of City services for industrial uses and is generally accessed via public roads. This classification includes uses such as light or heavy manufacturing, warehousing, production, logistics and distribution, materials processing, and agriculture, including cannabis businesses. Provides areas for the broadest range of industrial uses, including those needing significant outdoor processing or storage. These uses may require large areas for outdoor operations or storage and may generate impacts to surrounding parcels and uses from excess noise, vibrations, light glare, dust, and emissions. Local serving retail and food service uses, which typically do not exceed 2,500 square feet in floor area that provide support to surrounding employment centers are permissible.

This classification is not appropriate in sloped areas above 10% unless designed to be compatible with natural breaks in the hillside terrain, and to mitigate drainage and erosion impacts. The maximum allowed FAR for Industrial uses shall not exceed 1.0 FAR. Section 3.05.D of the Interim Zoning Ordinance, and applicable base districts of Title - 17 of the Municipal Code, shall be referenced for applicable design, development, permitting and use standards.

L. Public Facilities (PF) Overlay Zone: The Public Facilities zone district is intended for public and quasi-public facilities, including uses such as government services and facilities, fire stations, wastewater treatment facilities, electrical substations, domestic water treatment and storage, landfills, and similar public serving uses. It is also appropriate for institutional uses, such as schools and accredited secondary educational facilities, hospitals, and cemeteries, as well as lands controlled by philanthropic and nonprofit organizations providing community services. This classification may access the full range of City services, is generally accessed via publicly maintained roads, and is not appropriate in higher sloped areas (above 10%) unless developed for open space, dispersed recreation, or when designed to be compatible with natural breaks in the hillside terrain, incorporating mitigation for potential drainage and erosion impacts. Specific application and development requirements in this zone include the following:

- i. Public facility sites that occupy less than two (2) acres in area are permissible in all zoning districts, subject to the requirements of this ordinance.
- ii. A use permit is required for public facilities larger than 25,000 square feet in size, unless an alternative permit standard is established by the interim zoning district in which the property is located. Section 3.05.D of the Interim Zoning Ordinance, and Title-17 of the Municipal Code, shall be referenced for applicable design, development, permitting and use standards.
- iii. Site development standards shall be as specified by the required engineering, applicable permit, and this ordinance.
- iv. Public facilities shall be designated on the interim zoning overlay map as "PF." Facilities less than 2 acres in size need not be so designated.

Section 3.05.F of the Interim Zoning Ordinance and applicable base districts of Title - 17 of the Municipal Code shall be referenced for applicable design, development, permitting and use standards.

M. Community Park and Improved Open Space (P-IOS) Overlay Zone: The Parks and Improved Open Space zone provides community recreation facilities that may or may not receive full City services. This can include open space, play areas, ball fields, children's play equipment, community gardens, public golf courses, and other uses related to providing recreation opportunities for the public on publicly controlled lands. Existing parks in Shasta Lake include Clair Engle Park, Margaret Polk Park, Boomtown BMX, Bizz Johnson Ballpark, Wynne Price Park and Baseball Field, Akard Park, Shasta Park, and Blue Canyon Park. Section 3.05.F of the Interim Zoning Ordinance and applicable base districts of Title -17 of the Municipal Code shall be referenced for applicable design, development, permitting and use standards.

N. Open Space (OS) Overlay Zone: The Open Space zone is comprised of lands and natural areas that are important local resources and serve as places in which flora and fauna can exist in a natural state. City services are limited or nonexistent within this classification and direct access via public roadways is often constrained by topography or private ownership. These areas provide environmental relief from urbanization, buffer land use activities and transportation routes, are an important visual and recreational resource, and can become part of the City's urban trail system. Management of these areas in high-fire hazard zones, or in areas proximal to existing or planned development will include management for both resource values and fire fuels. Section 3.05.F of the Interim Zoning Ordinance and applicable base districts of Title -17 of the Municipal Code shall be referenced for applicable design, development, permitting and use standards.

O. Natural Resources (NR) Overlay Zone: The Natural Resource Overlay zone provides for the protection of significant wildlife habitat resources within the city limits. These areas can be

important for maintaining natural ecosystems, such as floodplains, riparian areas, and sensitive habitats. Vegetation management within the Natural Resource Overlay zone is also important for fire fuel reduction, fire safety protection, and invasive species management, which are addressed in detail in the Safety, Conservation, and Open Space Elements of the General Plan. The Natural Resource Overlay zone incorporates areas of FEMA's 100-year floodplain, data from U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI), the state designated Very High Fire Hazard Severity Zone, and areas of high and extreme slope (slopes exceeding 20 percent).

This overlay district may be combined with any interim zoning overlay or base zoning district. Limited transfer of development rights from areas encumbered by environmental constraints or natural hazards may be allowed to protect private property rights. The minimum lot size is twenty (20) acres in this district. If applied as a greenbelt or buffer, the lot size shall be as shown on a recorded parcel or final map, use permit development plan, specific plan, planned development plan.

Natural Resource Overlay zoning does not restrict all property development. Rather, it reflects the presence of federal and state development regulations set forth by FEMA, USFWS, and CDF to protect property owners from hazards such as flood damage and high wildland fire risks, and to protect natural habitats. It indicates the presence of applicable City limitations to development in natural resource and wildland areas. The limits of development on any property within this overlay must be determined by a qualified, licensed professional. In addition, these areas may provide protection to property from slope failure and erosion, therefore reducing siltation in local tributaries from excessive grading. Management of these areas in high-fire hazard zones, or in areas near planned developments, will include management for both resource values and fire fuels.

The Development Services Director, as the floodplain administrator for the City, determines if new construction must meet FEMA flood zone construction criteria and performs Flood Zone determinations. Transfer of development potential from identified hazardous areas may be accomplished with the approval of the Planning Commission or City Council, when considered as part of a subdivision or planned development entitlement. Section 3.05.F of the Interim Zoning Ordinance and applicable base districts of Title -17 of the Municipal Code shall be referenced for design requirements, development standards, and permitting and use standards.

- P. Planned Development Zone (PD):** The purpose of the Planned Development (PD) district overlay is to provide for developments that, because of a mix of building types, land uses or residential lot sizes, may not fit within the parameter of the underlying zone district. Planned developments are under unified control, comprehensively designed and planned, and may provide for a mix of uses that could otherwise create land use conflicts. Planned developments often provide common areas and other amenities not normally found in standard types of development. This district is consistent with all General Plan land use designations that provide for substantial residential, commercial or industrial development, consistent with the General Plan designation(s) within which the project is located. Section 3.05.F of the Interim Zoning Ordinance, and the applicable base districts of Title - 17 of the Municipal Code shall be referenced for applicable design, development, permitting and use standards.

2.05 Interim Zoning Overlay Map and Base Zoning District – Relationship.

Exhibit 1 to this ordinance is titled the "Interim Zoning Overlay Map" (Map). The Map identifies the adopted boundaries of the interim zoning districts as described in this Chapter (Section 2.03). All land in the city is subject to an interim zoning designation as reflected on the interim zoning overlay map. All land in the city

shall also continue to be subject to the provisions of Title - 17 Zoning. Where a properties base zoning district conflicts with a properties land use designation as reflected on the 2040 General Plan Land Use Diagram, the General Plan Land Use Diagram and related interim zoning designation shall govern.

2.06 Interim Zoning District and Base Zoning District - Compatibility.

Any base zoning district established in Title-17 of the Municipal Code which complies with the purposes, allowable uses, and the intensity and/or density limits of the applicable interim zoning overlay district shall be considered a compatible base district.

- A. All land subject to an interim zone designation as reflected on the Interim Zoning Overlay Map (Exhibit 1), also remains subject to Title-17 Zoning standards and the requirements of the base zoning district, except where the standards, requirements, and density or intensity of development are modified by the applicable Interim Zoning Overlay District.
- B. Where the boundaries of a base (Title-17) zoning district have been modified by the adopted Land Use Diagram of the General Plan, the applicable General Plan Interim Zoning Overlay District standards, allowable uses and permitting requirements shall modify the base zoning district requirements applicable to the property.



**CHAPTER 3 – INTERIM ZONING AND DEVELOPMENT
REGULATIONS OF THE CITY OF SHASTA LAKE
August 1, 2023**

ABSTRACT

Chapter 3 establishes basic land use, development standards, permitting and design regulations applicable to Interim Zoning Districts. It modifies the provisions of Title – 17 “Zoning” of the Municipal Code where necessary to obtain consistency with the policy direction of the 2040 General Plan Update. It also commences the implementation of changes in state law relative to residential development standards and permitting, which significantly affect local zoning rules.

**Prepared by: City of Shasta Lake Development Services
Department - Planning Division**

CITY OF SHASTA LAKE INTERIM ZONING ORDINANCE

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CHAPTER 3 – INTERIM ZONING AND DEVELOPMENT REGULATIONS

3.01 Purpose of Chapter 3

Chapter 3 establishes land use, development and design regulations for the General Plan Land Use Districts Overlay Zones and identifies the provisions of Title – 17 “Zoning” of the Municipal Code which have been modified where necessary to be consistent with the direction in the General Plan and recent changes in state law until such time as a new comprehensive Zoning Ordinance is adopted. If not documented in this ordinance, there are no modifications of the base zoning district development standards or permitting provisions of Title – 17 “Zoning” of the Municipal Code, and the existing provisions of Title – 17 shall apply in the manner as set forth in Title-17.

3.02 Applicability of Title-17 “Zoning” of the Shasta Lake Municipal Code.

Unless specifically modified by this ordinance or existing land use entitlement, all Title-17 zoning districts shall be considered “base” zoning districts and shall be subordinate to the Interim Zoning Districts reflected in Section 3.05. A through F of this ordinance. Where the contents of this ordinance conflict with the provisions of Title-17 “Zoning” of the Shasta Lake Municipal Code, the provisions of this ordinance shall govern. Zoning regulations and special use provisions of the base zoning districts which exist at the time of adoption of the Interim Zoning Ordinance, and which are not modified by the provisions of the Interim Zoning Ordinance shall remain applicable to project review and approval.

3.03 Uses permitted, conditionally permitted, and prohibited.

The following use and permitting provisions shall govern the review and approval of all projects which are subject to this ordinance:

- A. Permitting requirements for all uses are established in the “schedules of permitted and conditionally permitted uses” in each interim zoning overlay district (see Section 3.05). The permitting requirements and limitations of a use as reflected in the applicable schedules are described below:
 - i. Permitted uses are indicated by a “P” in the schedules of permitted and conditionally permitted uses. Permitted uses are allowable uses that may be commenced following issuance of a “zoning clearance” by the Director. A zoning clearance assures a property owner that the use of a site or structure is allowed land use within the applicable interim zoning district. In the case of new construction, the zoning clearance also ensures that the development complies with the development standards, performance criteria, and any guidelines applicable to the land use or the zoning district of the site.
 - ii. Uses which require minor discretionary review and approval by the Development Services Director are indicated by an “A” in the schedules of permitted and conditionally permitted uses. Administrative permits are intended to expedite permit processing for certain activities, development types, or uses which have been determined to have a limited potential for negative impacts to surrounding uses or properties; and which because of their nature or scale may have a potential to create land use conflicts or environmental impacts. Administrative permits are typically subject to environmental review pursuant to the California Environmental Quality Act. Administrative approvals shall be reviewed and granted pursuant to Section 17.92.050 of the Municipal Code. If an administrative permit is approved, conditions may be placed on the permit to ensure that the intent of the approval is achieved, and as may be necessary to mitigate or eliminate adverse impacts of the use or project on surrounding properties, residents, businesses, or the public.

- iii. Conditionally permitted uses are uses which are conditional and must be approved by the Planning Commission. Such uses are indicated by a “U” in the schedule of uses for a zoning district. Use permits are typically subject to environmental review pursuant to the California Environmental Quality Act and shall be reviewed and permitted pursuant to Section 17.92.020 of the Municipal Code. If a use permit is approved, conditions may be placed on the permit to ensure that the intent of the approval is achieved and/or as may be necessary to mitigate or eliminate adverse impacts of the use or project on surrounding properties, residents, businesses, or the public.
 - iv. Site development permits are indicated by an “S” in the schedule of uses for a zoning district. Site development permits (SDP) are processed and approved by the Director. An SDP is a ministerial approval that requires only review for compliance with the objective design and development standards of the Municipal Code and the Interim Zoning Ordinance. The review process involves limited personal or subjective judgment by the approving authority and does not require public notice. Design and development standards are "objective" if they are measurable, verifiable, and knowable to all parties prior to project submittal. Site development permits are typically exempt from environmental review pursuant to the California Environmental Quality Act. The Director shall make available to the public the application forms and other materials necessary to allow for the submittal and review of site development permits. The Director shall act on site development permits within 30 days of receipt of a complete application. When necessary to complete the project review and issuance of a site development permit, the Director may approve the permit with the requirement to comply with specific objective design and development requirements of the municipal code and this ordinance at the time of building permit submittal.
 - v. “Prohibited” uses are not permitted in a district and are indicated by an “-” in the applicable schedule of uses.
 - vi. An “L” designation in the schedule of uses for a zoning district identifies a specific development limitation. An “L” designation is sometimes followed by a number which refers to a numbered list of criteria or permit requirements listed in the applicable schedule of allowable uses table.
- B. Any use requiring a permit shall be reviewed and any necessary permits granted, pursuant to the requirements of **Chapter 17.92 - Applications and Procedures** of the Shasta Lake Municipal Code, and Section 3.04 of this ordinance. Where a use is not specifically defined, the Director shall determine the most appropriate use classification as set forth in §17.94.030 of the Municipal Code. At the discretion of the Director use determinations may be forwarded to the Planning Commission for consideration and action. Alternately, the determination of the Director may be appealed to the Planning Commission as set forth in subsection C of §17.94.060 of the Municipal Code.
 - C. Permitted uses requiring a zoning clearance pursuant to the requirements of Section 3.03.A.i of this ordinance shall obtain such zoning clearance prior to the commencement of the use.
 - D. Any project requesting approval of a Minor Exception or Variance shall be reviewed pursuant to the provisions of Chapter 17.92 of Title -17 “Zoning”.
 - E. Permit processing and project review processes shall proceed as set forth in this ordinance. When this ordinance is silent on any processing requirements or project related development standards, the provisions of the base zoning district of Title -17 “Zoning” of the Municipal Code shall apply.

3.04 Application Processing, Permitting Standards, and Required Findings

- A. **Application Processing.** All permits and entitlements as may be required by this Interim Zoning Ordinance and Title – 17 of the Shasta Lake Municipal Code including but not limited to Use Permits, Administrative Permits, Site Development Permits, Variances, Minor Exceptions, and Design Review approvals, are subject to the following findings, except in those circumstances where such findings are inapplicable given the type of project (example: sign permits and similar approvals). The approving authority for the entitlement shall determine the following findings to be in the affirmative prior to issuance of the permit or other entitlement(s).
1. Consistency with Zoning. The proposed use is permissible within the applicable interim zoning district, and complies with the applicable provisions of the Interim Zoning Ordinance and the Municipal Code.
 2. Consistency with General Plan. The proposed use is consistent with the 2040 General Plan, and its approval will not preclude successful implementation of the Plan.
 3. Surrounding Uses. The project design, location, and operating characteristics, as conditioned, will be compatible with the existing and planned land uses in the vicinity.
 4. Appropriate Scale. The project, as conditioned, will be physically suitable for the type, density and intensity of use being proposed.
 5. Health and Safety. Granting the permit will not be injurious or detrimental to the public health, safety, convenience, or general welfare, or materially injurious to persons, property, or improvements in the vicinity or in the zoning district in which the property is located.

3.05 Development and use regulations applying in some, or all districts.

The development and use regulations of this ordinance are set forth in the interim zoning districts as noted below and attached to this ordinance:

- 3.05.A Land Use Regulations in the Rural Residential A and B (RR-A and RR-B) and Suburban Residential (SR) General Plan Land Use Interim Zoning Overlay Districts.** (See Appendix B)
- 3.05. B Land Use Regulations in the Urban Residential High A and B (UR-A and UR-B) and Urban Residential (UR) General Plan Land Use Interim Zoning Overlay Districts.** (See Appendix C)
- 3.05.C Land Use Regulations in the Commercial General Plan Interim Zoning Overlay.** (See Appendix D)
- 3.05. D Land Use Regulations in the Light Industrial (I-L) and Industrial (I) General Plan Land Use Interim Zoning Overlay Districts.** (See Appendix E)
- 3.05. E Land Use Regulations in the Village Mixed Use (VMU) and Mixed-Use (MU) General Plan Interim Zoning Overlays.** (See Appendix F)
- 3.05.F Public Facility, Open Space, Flood Hazard, Community Park, Natural Resources, and Planned Development Overlay Zones.** (See Appendix G)

The Natural Resources, Public Facility, Open Space, Flood Hazard (F-1 and F-2 base zones), Community Park, Mineral Resources, and Planned Development Overlay Zones of the Interim Zoning Ordinance incorporate by reference the applicable provisions of Title-17 of the Municipal Code. These districts are compatible with and

may be combined with any Interim Zoning District or base zoning district, subject to completion of the required Planning Commission and City Council actions.

3.06 Cannabis Business Land Use

Except where modified by this ordinance, the provisions of Chapter 17.10 of Title -17 “Zoning” shall apply in all respects. Cannabis business as a land use may only be located within an identified base zoning district(s) as called out in the land use table in [Section 17.10.020](#) of Chapter 17.10.

3.07 Wireless Telecommunications Facilities

Except where modified by this ordinance, the provisions of Chapter 17.80 of Title -17 “Zoning” shall apply in all respects to wireless communications facilities.

3.08 Affordable Housing

Except where modified by this ordinance, the provisions of Chapter 17.81 of Title -17 “Zoning” shall apply in all respects to affordable housing projects as defined by local ordinance or state law. In any case where this ordinance or the Municipal Code are determined by the approving authority to be in conflict with the laws of the State of California relative to the siting, permitting, or development of affordable or mixed-use housing, the provisions of state law shall govern.

3.09 General Development Standards

Except where modified by this ordinance, the provisions of Chapter 17.84 of Title -17 “Zoning” shall apply in all respects to new commercial, industrial, residential, and public development projects.

3.10 Off-Street Parking and Loading Regulations

Except where modified by this ordinance, the provisions of Chapter 17.86 of Title -17 “Zoning” shall apply in all respects to new commercial, industrial, residential, and public development projects.

3.11 Special Uses

Except where modified by this ordinance, the provisions of Chapter 17.88 of Title -17 “Zoning” shall apply in all respects to Special Uses in the interim zoning districts.

3.12 Nonconforming Uses, Structures, Sites And Parcels

Except where modified by this ordinance, the provisions of Chapter 17.90 of Title -17 “Zoning” shall apply in all respects to new or existing commercial, industrial, residential, and public development.

3.13 Applications and Procedures

Except where modified by this ordinance, the applications and procedures established in Chapter 17.92 of Title -17 “Zoning” shall apply to the review and permitting of commercial, industrial, residential, and public development projects.

3.13. A. Appeals

An applicant or other party who disagrees with the Director's decision to issue, issue with conditions, or to deny a permit, time extension, or other discretionary entitlement may appeal such decision to the Shasta Lake Planning Commission by submitting a written appeal within five calendar days of the decision pursuant to the requirements of SLMC [Section 17.92.050](#)(G). A decision of the Planning Commission may be appealed to the City Council if the appeal is submitted in writing to the city clerk within five calendar days following the Planning Commission's action.

3.14 Administration and Enforcement

Except where modified by this ordinance, the administrative and enforcement procedures and provisions of Chapter 17.94 “Administration and Enforcement” of the Municipal Code shall apply in all respects to new or existing uses, and development of property.

3.15 Environmental Review – 2040 General Plan Programmatic Environmental Impact Report (EIR)

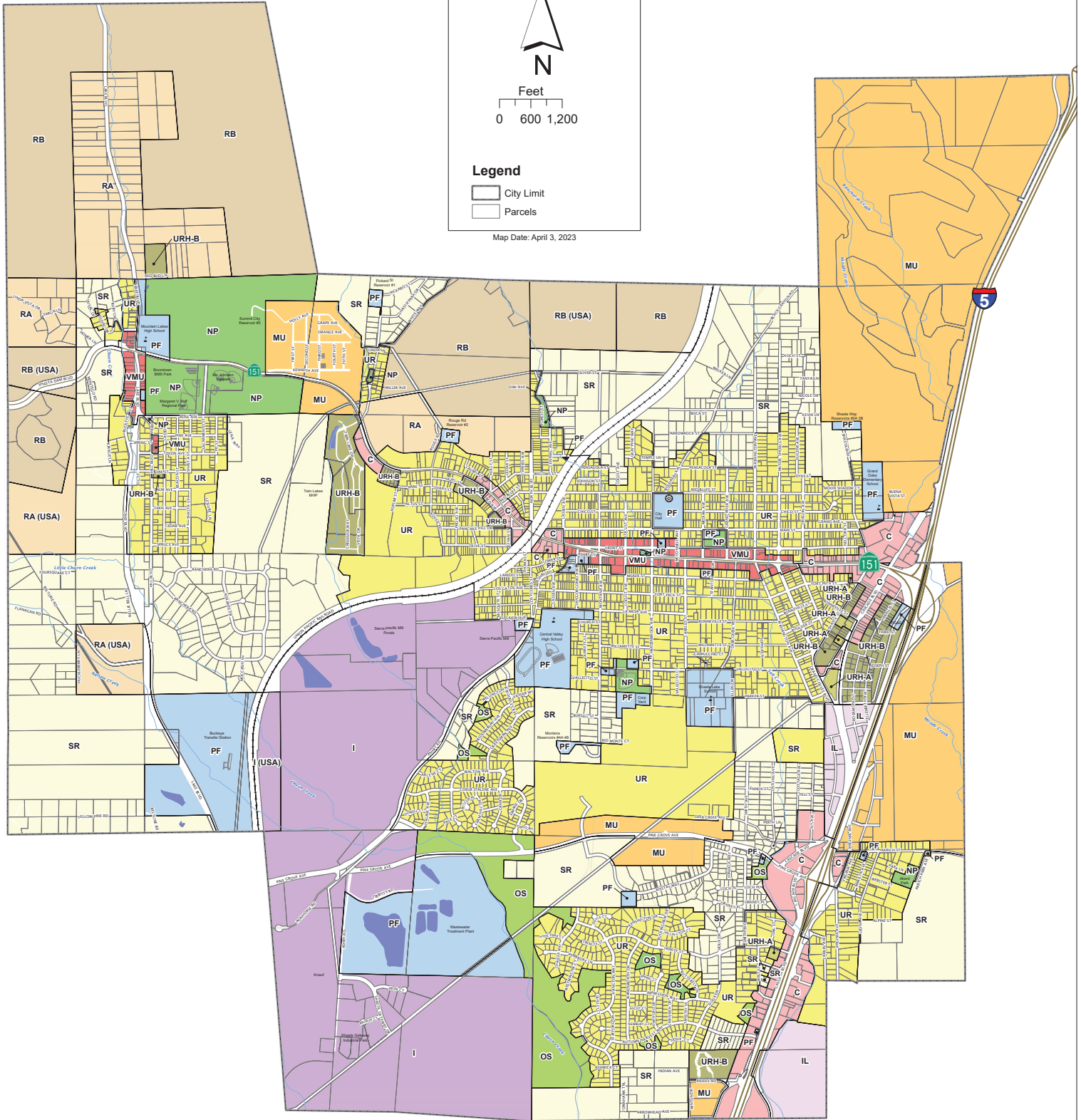
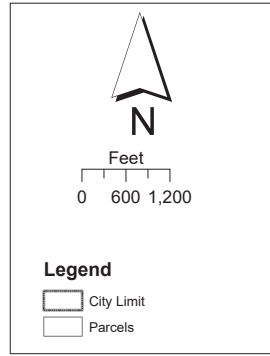
All applications for development entitlement shall be reviewed for conformity with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The certified environmental impact report (EIR) for the General Plan shall serve as the base environmental document for all entitlement approvals within the corporate limits of the city. The Director shall determine the appropriate level of environmental review for all projects following submittal of a complete development application. In addition, the approving authority shall consider whether there are previously identified significant effects which because of substantial new information which was not known at the time the General Plan EIR was certified, are determined to have a more severe impact than discussed in the General Plan EIR or other applicable environmental analysis.

The rules governing the extent of any future environmental review are set forth in Sections 15183 and 15183.5 of the State CEQA Guidelines. Under this section of the State CEQA Guidelines, projects that are consistent with the development density or intensity established by existing zoning, community plan or General Plan policies for which an EIR was certified shall not require additional environmental review, except where necessary to examine whether there are project-specific potentially significant environmental effects which are particular to the proposed project or development site.

Environmental review shall consider a project’s potentially significant environmental effects that were not analyzed in the General Plan EIR. If there are potentially significant on- or off-site impacts and/or cumulative impacts which were not analyzed in the General Plan EIR, they shall be analyzed in the environmental document for the project.

GENERAL PLAN INTERIM ZONING

CITY OF SHASTA LAKE



Land-Use Designations							
RB	RURAL RESIDENTIAL B (5 acres/unit)	URH-B	URBAN RESIDENTIAL HIGH B (10-20 units/acre)	MU	MIXED-USE	PF	PUBLIC FACILITIES
RA	RURAL RESIDENTIAL A (2 acres/unit)	URH-A	URBAN RESIDENTIAL HIGH A (15-30 units/acre)	I	INDUSTRIAL	OS	OPEN SPACE
SR	SUBURBAN RESIDENTIAL (3 units/acre)	C	COMMERCIAL	IL	INDUSTRIAL LIGHT		
UR	URBAN RESIDENTIAL (6-12 units/acre)	VMU	VILLAGE MIXED-USE	NP	COMMUNITY PARK		

Source: City of Shasta Lake. Land-use designations are subject to change.

EXHIBIT 1

INTERIM ZONING NATURAL RESOURCE OVERLAY

CITY OF SHASTA LAKE



N

Feet
0 600 1,200

Legend

- City Limit
- Natural Resource Overlay
- Parcels

Map Date: April 3, 2023

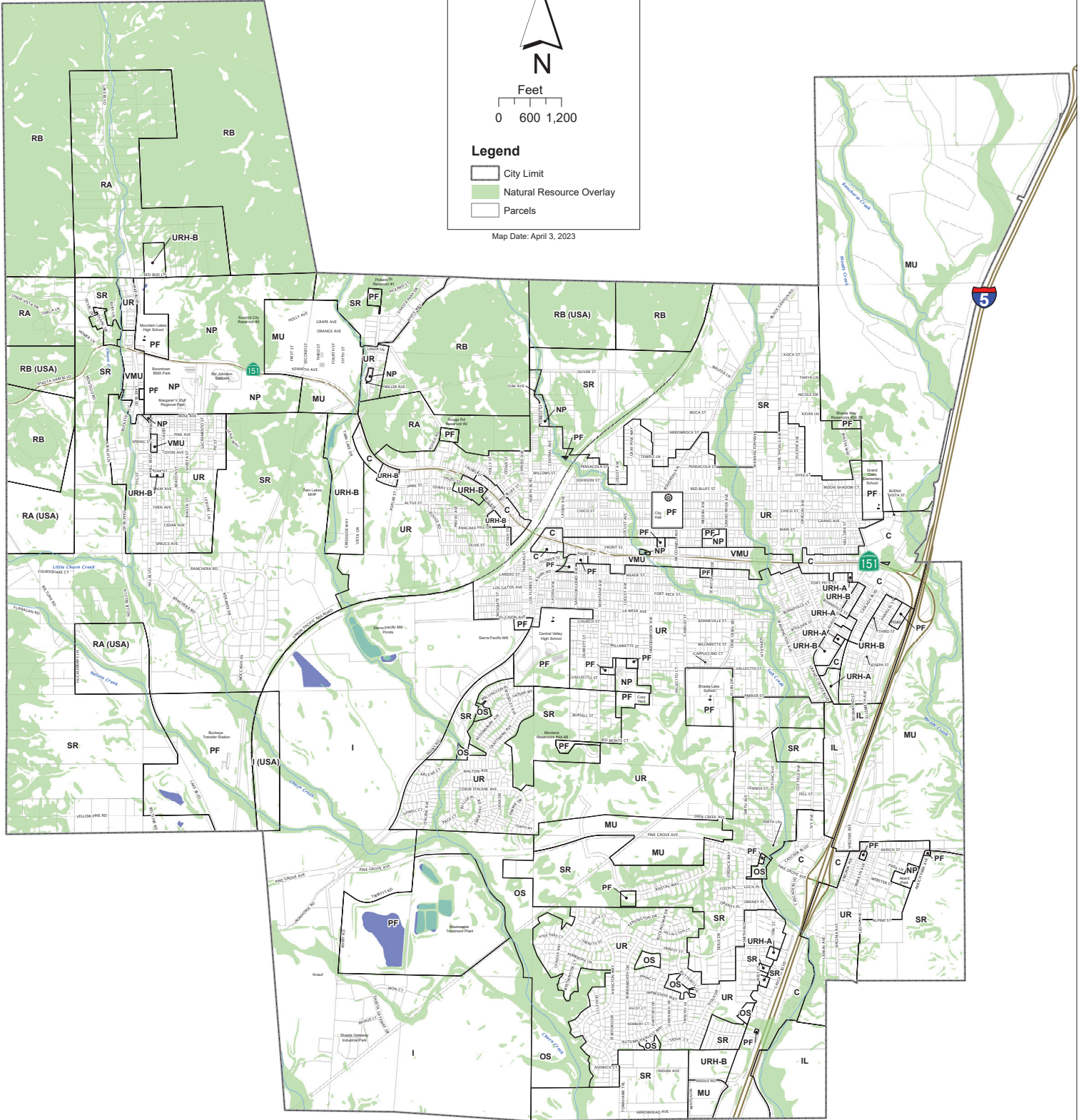


EXHIBIT 2

SECTION 1.03 “DEFINITIONS AND TERMS OF REFERENCE.”

Accessory use or activity: An accessory use or activity is a use that is clearly incidental to, and customarily found in connection with, the principal use. An accessory use must be conducted on the same zoning lot as the principal use to which it is related, unless the district regulations permit another location for the accessory use (example: Off-site accessory parking facilities, for example, are permitted in certain zoning districts).

Allowable (Permissible) Use: A use of land or activity which is permitted within a zoning district subject to specified permitting, property development, design and performance standards.

Approving Authority: Means the individual, agency, board, department, or official that is authorized by law to administer and enforce specified requirements of this ordinance and the Municipal Code.

Base Zone(s) (or sub-area): Refers to the zoning districts established in Title-17 “Zoning” of the Shasta Lake Municipal Code. These zoning districts are also depicted on the City of Shasta Lake Zoning Map, as identified in Title – 17 of the Municipal Code.

Cluster development: Residential or commercial cluster development is a form of land development in which principal buildings and structures are grouped together on a site, with the purpose of saving the remaining land area for open space, conservation, habitat protection, recreation, or public and semipublic uses. Clustering of development may involve the transfer of development rights from one location to another within the same property.

Citations: Beginning with “17” refer to Title-17 “Zoning” of the Shasta Lake Municipal Code, including any amendments which may be made thereto following adoption of this ordinance.

Development right: Development rights generally refer to the maximum amount of floor area or number of residential dwelling units permissible on a lot. When the actual built floor area is less than the maximum permitted floor area, the difference is referred to as “unused development rights.”

Density: Density refers to the maximum number of residential dwelling units permitted on a lot. Special density regulations may apply to mixed use buildings that contain both residential and commercial uses.

Director: Refers to the Director of Development Services, or their appointed designee, unless otherwise identified in the Interim Zoning Ordinance.

Environmental review: Pursuant to state law, the environmental review process identifies and assesses the potential environmental impacts of discretionary actions that are proposed by public or private applicants. A discretionary action or entitlement, such as a use permit, cannot begin public review until the applicable environmental review process as may be required by the California Environmental Quality Act (CEQA) has been completed.

“Express Conflict”: Refers to a use, permit, entitlement, authorization, or other action or determination which conflicts with the 2040 General Plan purpose, vision statement, goals, policies, programs, implementation measures, and appendices and attachments.

General Plan: Refers to the 2040 City of Shasta Lake General Plan Update, and includes any amendments made thereto.

Appendix A – Interim Zoning Ordinance.

Interim Zoning Ordinance: Refers to this ordinance, and any amendments thereto, which may be made following its adoption.

Interim Zone(s): Refers to the interim zoning districts described in and established by this ordinance. These zones reflect the boundaries of the General Plan Land Use Districts as reflected on the General Plan Land Use Diagram.

Municipal Code: Refers to the City of Shasta Lake Municipal Code in its entirety, and as may be amended from time to time.

Numerical References: Numerical references beginning with “1” through “3” in the Interim Zoning Ordinance refer to the chapters and sections of this ordinance, unless otherwise noted.

Permitted-by-right development: A permitted-by-right development complies with all applicable zoning regulations and does not require any discretionary action by the Director, Planning Commission or City Council. By-right development is determined by the director based on the provisions of the Interim Zoning Ordinance and/or Title-17 “Zoning” of the municipal code, and is documented via a “zoning clearance.”

Objective design standards (ODS): Objective design (and development) standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. Objective design standards may include requirements of the General Plan, specific plans, Title-17 Zoning, standards from an applicable overlay zone district, subdivision requirements, and landscaping and other land development regulations.

Shasta Lake Fire Protection District (SLFPD): A special district providing fire protection and other services to the residents and properties within the city limits, and to adjacent property. Fire protection districts follow [Health and Safety Code sections 13800-13970](#). Their boards of directors are elected by vote of district residents at regular biennial general elections unless the district has chosen to be appointed, per the process outlined in [HSC section 13848](#).

Transfer of Development Right A transfer of development rights (*TDR*) allows for the transfer of development rights in limited circumstances within the same property or project area, usually to promote the preservation or protection of environmentally sensitive areas.

Zoning Clearance: A zoning clearance assures a property owner that the use of a site or structure is an allowed land use within the applicable zoning district. In the case of new construction, the zoning clearance also ensures that the development complies with the development standards, performance criteria, and any guidelines applicable to the land use or the zoning district(s) of the site.

Zoning Ordinance: Refers to Title-17 “Zoning” of the Shasta Lake Municipal Code as it existed on the date of adoption of this ordinance, and including any amendments made to Title-17 prior to, and following, adoption of this ordinance.

3.05.A - LAND USE REGULATIONS IN THE RURAL RESIDENTIAL A AND B (RR-A AND RR-B) AND SUBURBAN RESIDENTIAL (SR) GENERAL PLAN LAND USE INTERIM ZONING OVERLAY DISTRICTS.

3.05.A.10 Application of ordinance provisions.

1. Schedule 3.05.A-1 identifies allowable uses in the District, including uses permitted outright subject to a zoning clearance, and uses permitted pursuant to a discretionary approval. Base Zoning districts are those referenced in Title - 17 – Zoning of the Municipal Code, as reflected on the City of Shasta Lake Zoning Map.
2. Housing types may vary in residential zone districts, subject to applicable density and allowable use limits. Maximum floor area ratios for non-residential uses shall be as established in the Interim Zoning Ordinance. Density and/or floor area will be determined at the time of submittal of parcel map or tentative subdivision map, conditional use permit application, or another permit, as applicable.
3. Public uses (governmental, utility uses, etc.) may occur in all General Plan land use districts. Such uses shall be reviewed and approved as set forth in Schedule 3.05.A-1.

3.05.A.20 - Permit Requirements for new development, expansions of existing development, and changes of use.

In addition to the permitting standards for uses found in Schedule 3.05.A-1, the scale of a new or expanded building or development site for commercial, industrial, or public use identifies if uses that are otherwise permitted outright will require a site development permit, administrative permit, or a use permit. Table 3.05.A-1 establishes the permit process requirements for new development, or additions/expansions to existing development within the Rural Residential – A, Rural Residential -B, and Suburban Residential (RR-A and -B, and the SR) General Plan Interim Zoning Overlay Districts. **NOTE** - Not applicable to residential uses.

All changes or expansions in use, and all new uses are also subject to compliance with Title - 17 – Zoning, including Chapter 17.84 – General Development Standards; Chapter 17.90 – Nonconforming Uses, Structures, Sites and Parcels; Chapter 17.86 – Off-Street Parking and Loading; and Chapter 17.88- Special Uses. Affordable housing projects meeting the definition and requirements of state law are subject to the project review and permitting standards set forth in state law as well.

Table 3.05.A-1: Permit Process – New and/or Expansion of Development in General Plan Interim Zoning Overlay District: Rural Residential (RR-A AND B) and Suburban Residential (SR) Districts

Building/Development Size	Permit Required
Up to 2,500 square feet	Per Use Schedule 3.05.A.1
2,501 to 5,000 square feet	Administrative Permit (A)
5,001 square feet and larger	Use Permit (U)

3.05.A.30. Use regulations - permitted and conditionally permitted uses.

Schedule 3.05.A-1 identifies permitting requirements for uses in the applicable General Plan Interim Land Use Overlay District(s). Schedule 3.05.A-2 identifies development standards or regulations that will apply to some, or all uses. Use types and classifications are defined within the Shasta Lake Municipal Code, the General Plan Housing Element, and this Interim Zoning Ordinance.

In cases where a specific use or activity is not identified in the Schedule, the Director shall assign the land use or activity to a use classification that is substantially similar in character and environmental impact. Uses not listed or not substantially similar to the uses in Schedule 3.05.A-1 or within the applicable Title-17 base zoning district are prohibited.

**Schedule 3.05.A-1
PERMITTED AND CONDITIONALLY PERMITTED USES**

P	Uses permitted outright subject to a zoning clearance. May require discretionary approvals per Section 3.05.A.020
S	Uses permitted after review and approval of a Site Development Permit by the Director or designee.
A	Uses permitted after review and approval of an administrative permit by the Director or designee.
U	Uses permitted after review and approval of a use permit by the Planning Commission
—	Use not permitted.

GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Rural Residential RR-A	Rural Residential RR-B	Suburban Residential SR	Special Instructions
TITLE - 17 – APPLICABLE ZONING DISTRICTS and USE TYPES				1) See Tables 3.05.A-1 for New Development Permitting Thresholds. 2) See also Table “Notes and Special Limitations”
RESIDENTIAL	RR-A	RR-B	SR	
Single-Family, including mobile homes.	P	P	P	See Note L-1, L-2, and L-3, and accessory dwelling units per Chapter 17.81 .
Two-Family	A	A	A	See Note L-1, L-2 and L-3. Accessory dwelling units which meet the requirements of Chapter 17.81 .

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Rural Residential RR-A	Rural Residential RR-B	Suburban Residential SR	Special Instructions
RESIDENTIAL	RR-A	RR-B	SR	
Multiple-Family development including townhomes, apartments, and mobile home parks.	—	—	—	
Caretaker or night-watchman quarters.	A	A	—	
Cluster Development	U ¹	U ¹	U ¹	¹ Zero lot-line or cluster development permitting per Title - 17 – Zoning, and Title 16 – Subdivisions,
Employee housing (per CGS 17021.5.) - 6 or fewer employees.	P	P	P	See Note L-1 and L-2
Employee housing per CGC Sec. 17021.6	U	U	—	
Home occupation business per SLMC 17.88.155.				See SLMC 17.88.155.
Small Family Daycare Home (six or fewer people).	P	P	P	
Large Family Daycare Home (seven or more people).	A	A	A	Not to exceed 14 children or adults.
Transitional and Supportive Housing (6 or fewer residents)	P	P	P	See Note L-2 See also Chapter 17.81 Affordable Housing
Transitional and Supportive Housing (7 - 14 residents)	U	U	A	See Note L-2 See also Chapter 17.81 Affordable Housing
Accessory Agriculture	p ¹	p ¹	p ¹	¹ Accessory agricultural activity per Chapter 17.88
COMMERCIAL	RR-A	RR-B	SR	
Agriculture	U1	U1	—	¹ Permitted when accessory to a residential use. Commercial scale agriculture (over 1 acre) requires approval of a use permit.
Bed and Breakfast Guest Facility.	U	U	U	
Cannabis related land use.	*	*	*	* See L-4 and Chapter 17.10 – Cannabis Business Land Use.

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Rural Residential RR-A	Rural Residential RR-B	Suburban Residential SR	Special Instructions
COMMERCIAL				
Commercial nurseries and greenhouses	U	U	—	
Commercial Recreation: Campgrounds, recreational vehicle parks, riding stables, and similar uses.	U	U	U	Recreational facilities incidental to a planned residential development (PD), including a swimming pool, tennis courts, clubhouse, etc., are subject to Site Development Permit.
Handicraft/Custom Manufacturing; artisanal products and similar for resale.	—	—	—	Does not include “Cottage food” production per AB-1616, or home business activity per SLMC 17.88.155.
Temporary Uses and Events - examples: farmer's markets; sales trailer; produce sales; carnivals; Christmas tree or pumpkin sales; food trucks, and similar.	A	A	A	Also see Chapter 17.88 - Special Uses
Veterinarian/Animal Services	U	U	—	
PUBLIC and SEMI-PUBLIC	RR-A	RR-B	SR	
Cemetery	U	U	U	
Clubs and Lodges.	U	U	U	Excludes recreational facilities incidental to an approved residential use.
College or Trade School, public or private.	—	—	—	
Commuter or public parking lot.	S	S	S	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	—	—	—	
Electric Charging Station.	S	S	S	Maximum of 6 stations
Fire Station.	A	A	A	
Homeless Shelter.	—	—	—	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Rural Residential RR-A	Rural Residential RR-B	Suburban Residential SR	Special Instructions
PUBLIC and SEMI-PUBLIC				
Government Offices.	—	—	—	
Law Enforcement Substation (no jail).	A	A	A	
Nursery School, Pre-School (licensed or certified by the state).	U	U	U	
Outdoor Amphitheater/Performance Center.	—	—	—	
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A	A	A	
Public utility substations, structures, facilities, water tanks, and similar uses.	A	A	A	Utility installations serving individual lots or uses are permitted by right.
Religious Facilities (church, temple, synagogue, shrine, mosque, etc.) used exclusively for religious worship. Includes incidental accessory uses or activities.	U	U	U	
Schools, K-12, public or private.	U	U	U	
NOTES and SPECIAL LIMITATIONS				
L-1	All uses may be subject to additional base zoning district or planned development district permitting and development standards. This limitation is also applicable to accessory structures and activities appurtenant to a primary use. The most restrictive requirement shall govern in the application of permitting standards, except where specifically modified by the Interim Zoning Ordinance.			

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Rural Residential RR-A	Rural Residential RR-B	Suburban Residential SR	Special Instructions
L-2	Affordable housing meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law. State housing regulations in most cases will supersede local permitting standards.			
L-3	A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued.			
L-4	Cannabis business as a land use can be located within the identified base zoning districts as called out in the land use table in Section 17.10.020 of the Municipal Code. For zoning districts not called out in the table it shall be presumed that the business is expressly not permitted or allowed within that zoning district.			
L-5	Accessory dwelling units (second units): Allowed pursuant to SLMC Title - 17 (Base Zoning District) and Chapter 17.81 – Affordable Housing .			

3.05.A.40 Site Development Regulations and Performance Standards

Schedule 3.05.A-2 below, establishes the development regulations for low density residential districts. Projects that require discretionary approval must also demonstrate conformance with the design guidelines that are adopted pursuant to Municipal Code Chapter 17.84 – General Development Standards, and the regulations of the Interim Zoning Ordinance, Article 3 – Interim Zoning Regulations.

- A. Where a property is zoned "PD," development standards provided in the approved development plan or document shall supersede the development regulations of this ordinance. If a standard is not addressed by the approved development plan or the ordinance classifying the property as "PD," the provisions of this ordinance or the Municipal Code shall prevail. The Planning Commission may approve a plan that deviates from the density, floor area ratio, lot coverage, lot size, setback, height, parking, signage, and other physical development standards or limitations defined in the base district or other sections of this code, provided it makes the findings required under Article 3, Section 3.04 of this ordinance.

**Schedule 3.05.A-2: Development Regulations
"Rural Residential" (RR-A and RR-B) and "Suburban Residential" (SR) Districts**

Standards	"RR-A and RR- B"	"SR"	Additional Information and Standards
Minimum Lot Size (square feet)	Per base zoning district standard	Per base zoning district standard	<i>See Title - 17 (Base Zoning District); also see Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; Chapter 17.84 – General Development Standards; and Title 16 - Subdivisions.</i>
Minimum Lot Frontage/Width	Per base zoning district standard	Per base zoning district standard	<i>See Title - 17 (Base Zoning District); See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; Chapter 17.84 – General Development Standards; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i>
Minimum Building Site Area (acres)	Per base zoning district standard	Per base zoning district standard	<i><u>Minimum Building Site Area</u> not applicable to pads or lots that are approved in conjunction with a comprehensive development plan that has been approved by use permit or planned development approval. See also Title - 17 (Base Zoning District); See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; Chapter 17.84 – General Development Standards; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i>
Maximum lot coverage	Per base zoning district standard	Per base zoning district standard	<i>Exceeding base zoning district standards requires approval of an overall development plan via use permit or planned development provisions of this ordinance and Title 17-Zoning of the Shasta Lake Municipal Code.</i>
Maximum Building Height (feet)	Per base zoning district standard	Per base zoning district standard	<i><u>Transitional building and structure height.</u> Additional height may be allowed with approval of a use permit. Projections above the maximum height limit are allowed for chimneys, towers, spires, and antennas as set forth in Section 17.84.030. B, Height Limits - Exceptions.</i>

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Standards	"RR-A and RR- B"	"SR"	Additional Information and Standards
Minimum Yards (feet)			
Front	Per base zoning district standard	Per base zoning district standard	
Side and Rear	Per base zoning district standard	Per base zoning district standard	
Corner Side	Per base zoning district standard	Per base zoning district standard	
Standards Applicable In All Districts.			
<p>Accessory Uses and Structures <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; 17.84 General Development Standards and Schedule 3.05.A-1 Permitted And Conditionally Permitted Uses</i></p>			
<p>Design Criteria <i>See Title - 17 (Base Zoning Districts); Chapter 17.84 - General Development Standards; Chapter 15.08 – Grading, Erosion Control and Hillside Development</i></p>			
<p>Landscape <i>See Section 17.84.040, Chapter 15.10 - Water Efficient Landscaping; 12.36.070 - Tree-planting and replacement standards.</i></p>			
<p>Nonconforming Uses, Structures, and Sights <i>See Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels</i></p>			
<p>Off-Street Parking and Loading <i>See Chapter 17.86 - Off-Street Parking and Loading Regulations</i></p>			
<p>Outdoor Sales, Display, and Storage <i>See Title - 17 (Base Zoning District) and Chapter 17.88 – Special Uses.</i></p>			

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Standards	"RR-A and RR- B"	"SR"	Additional Information and Standards
Standards Applicable In All Districts.			
Screening of Equipment and Waste Storage <i>See Title 17, (Base Zoning District); Section 17.84 – General Development Standards</i>			
Temporary Uses <i>See Title 17- Zoning (Base Zoning District) and Chapter 17.88 – Special Uses.</i>			
Tree Preservation <i>See Chapter 12.36 - Tree Conservation</i>			

3.05.B - LAND USE REGULATIONS IN THE URBAN RESIDENTIAL HIGH A AND B (UR-A AND UR-B) AND URBAN RESIDENTIAL (UR) GENERAL PLAN LAND USE INTERIM ZONING OVERLAY DISTRICTS.

3.05.B.010 Application of ordinance provisions.

A. Schedule 3.05.B-1 identifies allowable uses in the General Plan Commercial Interim Zoning Overlay District by base zoning district, including uses permitted outright subject to a zoning clearance, and uses permitted pursuant to a discretionary approval. Base zoning districts are those referenced in Title - 17 “Zoning” of the municipal code, and as reflected on the City of Shasta Lake Zoning Map.

B. Housing types may vary in residential zone districts, subject to applicable density limits. Maximum floor area ratios shall be as established in the Interim Zoning Ordinance. Density and/or floor area will be determined at the time of submittal of parcel map or tentative subdivision map, conditional use permit application, or building permit, as applicable.

C. Public uses (governmental, utility uses, etc.) may occur in all General Plan land use districts. Such uses shall be reviewed as specifically required pursuant to Schedule 3.05.B-1, below.

3.05.B.20 - Permit Requirements for new development, expansions of existing development, and changes of use.

In addition to the permitting standards for the listed uses in Schedule 3.05.B-1, the scale of a new or expanded building or use establishes if such expansion may require a discretionary entitlement. Table 3.05.B-1 establishes the permit process requirements for new development, or additions/expansions to existing uses and development within the UR, UR-A and UR-B, General Plan Interim Zoning Overlay Districts. **NOTE** – Permitting threshold triggers per Table 3.05.B-1 are not applicable to residential uses.

All changes or expansions in use, and all new uses are also subject to compliance with Title - 17 – Zoning, including but not limited to Chapter 17.84 – General Development Standards; Chapter 15.08 – Grading, Erosion Control and Hillside Development; Chapter 17.90 – Nonconforming Uses, Structures, Sites and Parcels; Chapter 17.86 – Off-Street Parking and Loading; and Chapter 17.88 - Special Uses. Affordable housing projects meeting the definition and requirements of state law are subject to the project review and permitting standards set forth in state law as well.

Table 3.05.B-1: Permit Process – New and/or Expansion of Development in General Plan Interim Zoning Overlay District: Urban Residential (UR-A and B) and Urban Residential (UR) Districts

Building/Development Size	Permit Required
Up to 2,500 square feet	Per Use Schedule 3.05.B-1
2,501 to 10,000 square feet	Administrative Permit (A)
10,001 square feet and larger	Use Permit (U)

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3.05.B.020. Use regulations - permitted and conditionally permitted uses.

Schedule 3.05.B-1 identifies permitting requirements for uses in the applicable General Plan Interim Land Use Overlay District(s). Schedule 3.05.B-2 identifies development regulations that may apply to some, or all uses. Use types and classifications are defined within the Shasta Lake Municipal Code, the General Plan Housing Element, state law and this Interim Zoning Ordinance.

In cases where a specific use or activity is not identified in the Schedule, the Director shall assign the land use or activity to a use classification that is substantially similar in character and environmental impact. Uses not listed or not substantially similar to the uses in Schedule 3.05.B-1, or within the applicable Title-17 base zoning district, are prohibited.

**Schedule 3.05.B-1
PERMITTED AND CONDITIONALLY PERMITTED USES**

P	Uses permitted outright subject to a zoning clearance. May require discretionary approvals per Section 3.05.B.020
S	Uses permitted after review and approval of a Site Development Permit by the Director or designee.
A	Uses permitted after review and approval of an administrative permit by the Director or designee.
U	Uses permitted after review and approval of a use permit by the Planning Commission
—	Use not permitted.

GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Urban Residential (UR-A)	Urban Residential (UR-B)	Urban Residential (UR)	Special Instructions
Use Types and Permitting Requirements				1) See Table 3.05.B-1 Permitting Thresholds. 2) See Table “Notes and Special Limitations.”
RESIDENTIAL				
Single-Family, including mobile homes.	A ¹	A ¹	P	See Note L-1, L-2, and L-3. ¹ Project must meet minimum density standards of district.
Two-Family	P	P	A	See Note L-1, L-2 and L-3.
Mobile Home Park	U	U	U	Subject to development requirements of Chapter 17.38 (MHP Dist.)

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Urban Residential (UR-A)	Urban Residential (UR-B)	Urban Residential (UR)	Special Instructions
RESIDENTIAL				
Multiple-Family development including townhomes, apartments.	A	A	A ¹	See also L-2, L-3 and Chapter 17.81 Affordable Housing. ¹ requires compliance with Objective Design Standards and other standards, or a use permit is required.
Home occupation business per SLMC 17.88.155	P	P	P	See SLMC 17.88.155.
Group Quarters – Single Room Occupancy	A	A	-	See Note L-1 and L-2
Small Family Daycare Home (six or fewer people).	P	P	P	See Note L-1 and L-2
Large Family Daycare Home (seven to 14 people).	S	S	S	See Note L-1 and L-2
Live-Work Units and employee housing (per CGS 17021.5.).	A	A	A	Only when attached to the main building in which a commercial use exists, and the residence will be inhabited by the owner or operator(s) of the commercial use.
Low Barrier Navigation Center (per CGC 65560 et.seq)	-	-	-	See Note L-1 and L-2
Skilled and congregate nursing, or senior housing (up to 14 residents)	A	A	-	See Note L-1 and L-2
Transitional and Supportive Housing (6 or fewer residents).	P	P	P	See Note L1, L-2, and Chapter 17.81 Affordable Housing
Transitional and Supportive Housing (7 to 14 residents).	A	A	--	See Note L-1, L-2 and Chapter 17.81 Affordable Housing
COMMERCIAL	UR-A	UR-B	UR	
Bed and breakfast guest facility	—	—	U	Subject to the provisions of Section 17.88.270 of Title – 17.
Retail Sales – Small Neighborhood Serving (2,500 square feet or under): Grocery/ food/ beverage market, convenience store, variety store and similar uses.	A	A	A	Not permitted if undeveloped commercial land is located within 900 feet of the project site boundary.
Skilled nursing (intermediate care) senior residential housing (15+ residents).	U	U	--	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Urban Residential (UR-A)	Urban Residential (UR-B)	Urban Residential (UR)	Special Instructions
COMMERCIAL				
Parking for commercial uses if abutting or opposite an alley from a commercial district.	U	U	U	
Temporary Uses and Events - examples: farmer's markets; sales trailer; produce sales; carnivals; Christmas tree or pumpkin sales; food trucks, and similar.	A	A	A	Also see Chapter 17.88 - Special Uses
PUBLIC and SEMI-PUBLIC USES				
Cemetery	U	U	U	
Clubs and Lodges (primary use).	U	U	U	Excludes facilities which are permitted as part of an approved development plan.
College or Trade School, public or private.	U	U	U	
Commuter or public parking lot.	U	U	U	
Community Center, Youth Center, Senior Center, Conference Center, and meeting halls.	U	U	U	
Cultural Institution: Library, museum, art gallery, performance art center, amphitheater, or similar use.	U	U	U	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	U	U	U	
Electric Charging Station.	S	S	S	Accessory to an allowable use
Fire Station.	A	A	A	
Homeless or Emergency Shelters	—	—	—	See also Section 17.81.060 – Emergency Homeless Shelters.
Government Offices.	—	—	—	
Law Enforcement Substation (no jail).	A	A	A	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Urban Residential (UR-A)	Urban Residential (UR-B)	Urban Residential (UR)	Special Instructions
PUBLIC and SEMI-PUBLIC USES	UR-A	UR-B	UR	
Nursery School, Pre-School (licensed or certified by the state).	A	A	A	
Outdoor Amphitheater/Performance Center.	—	—	—	
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A	A	A	Recreational facilities incidental to a residential development (PD), including a swimming pool, tennis courts, clubhouse, etc..
Public utility substations, structures, facilities, water tanks, and similar uses.	A	A	A	Utility installations serving individual lots or uses are permitted by right.
Religious Facilities (church, temple, synagogue, shrine, mosque, etc.) used exclusively for religious worship. Includes incidental accessory uses or activities.	U	U	U	
Schools, K-12, public or private.	U	U	U	
NOTES and SPECIAL LIMITATIONS				
L-1	All uses may be subject to additional base zoning district or planned development district permitting and development standards. This limitation is also applicable to accessory structures and activities appurtenant to a primary use. The most restrictive requirement shall govern in the application of permitting standards, except as specifically modified by the Interim Zoning Ordinance.			
L-2	Affordable housing meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law. State housing regulations in most cases will supersede local permitting standards.			
L-3	A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued.			

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Urban Residential (UR-A)	Urban Residential (UR-B)	Urban Residential (UR)	Special Instructions
Accessory dwelling units: As allowed pursuant to SLMC Title - 17 (Base Zoning District) and Chapter 17.81, Affordable Housing.				

3.05.B.030 Site Development Regulations and Performance Standards

Schedule 3.05.B-2 establishes the development regulations for multiple-family residential districts. Projects that require discretionary approval, such as an administrative permit or use permit, or subdivision, must also demonstrate conformance with the design guidelines that are adopted pursuant to Municipal Code Title 17, including Chapter 17.84 – General Development Standards; and the regulations of the Interim Zoning Ordinance, Article 3 – Interim Zoning Regulations.

- A. Where a property is zoned "PD," development standards provided in the approved development plan or document shall supersede the development regulations of this ordinance. If a development standard is not addressed by the approved development plan or the ordinance classifying the property as "PD," the provisions of this ordinance or the municipal code shall prevail. The Planning Commission may approve a plan that deviates from the density, floor area ratio, lot coverage, lot size, setback, height, parking, signage, and other physical development standards or limitations defined in the base district or other sections of this code, provided it makes the findings required under Article 3, Section 3.04 of this ordinance.

**Schedule 3.05.B-2: Development Regulations
"Urban Residential" (RR-A and RR-B) and "Suburban Residential" (SR) Districts**

Standards	"UR-A and UR- B"	"UR"	Additional Information and Standards
Minimum Lot Size (square feet).	Per base zoning district standard	Per base zoning district standard	<i>See Title - 17 (Base Zoning District); also see Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; and Title 16 - Subdivisions.</i>
Minimum Lot Frontage/Width	Per base zoning district standard	Per base zoning district standard	<i>See Title - 17 (Base Zoning District); See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i>

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Standards	"UR-A and UR- B"	"UR"	Additional Information and Standards
Minimum Building Site Area (acres)	Per base zoning district standard	Per base zoning district standard	<p><u>Minimum Building Site Area</u> not applicable to pads or lots that are approved in conjunction with a comprehensive development plan that has been approved by use permit or planned development approval.</p> <p>See Title - 17 (Base Zoning District); See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; Chapter 17.84 – General Development Standards; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</p>
Maximum lot coverage	Per base zoning district standard	Per base zoning district standard	Exceeding base zoning district standards requires approval of an overall development plan via use permit or planned development provisions of this ordinance and Title-17 “Zoning” of the Shasta Lake Municipal Code.
Maximum Density	Per General Plan District	Per General Plan District	See also Interim Zoning District - Chapter 2 of the Interim Zoning Ordinance.
Maximum Building Height (feet)	Per base zoning district standard	Per base zoning district standard	Transitional building and structure height - additional height may be allowed with approval of a use permit. Projections above the maximum height limit are allowed for chimneys, towers, spires, and antennas as set forth in Section 17.84.030. B, Height Limits - Exceptions.
Minimum Yards (feet)			
Front	Per base zoning district standard	Per base zoning district standard	
Side and Rear	Per base zoning district standard	Per base zoning district standard	Affordable housing projects: 4 feet minimum

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Standards	"UR-A and UR- B"	"UR"	Additional Information and Standards
Corner and Street Side	Per base zoning district standard	Per base zoning district standard	
Standards Applicable In All Districts.			
<p>Accessory Uses and Structures <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.B-1 Permitted and Conditionally Permitted Uses.</i></p>			
<p>Design Criteria <i>See Title - 17 (Base Zoning Districts) and Chapter 17.84 - General Development Standards See also Chapter 17.81 - Affordable Housing Projects; Chapter 15.08 – Grading, Erosion Control and Hillside Development.</i></p>			
<p>Landscape <i>See Section 17.84.040 and Chapter 15.10 - Water Efficient Landscaping.</i></p>			
<p>Nonconforming Uses, Structures, and Sights <i>See Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels.</i></p>			
<p>Off-Street Parking and Loading <i>See Chapter 17.86 - Off-Street Parking And Loading Regulations. See also Chapter 17.81 - Affordable Housing Projects.</i></p>			
<p>Outdoor Sales, Display, and Storage <i>See Title - 17 (Base Zoning District) and Chapter 17.88 – Special Uses.</i></p>			
<p>Residential Uses <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.D-1 Permitted and Conditionally Permitted Uses; See also Chapter 17.81 - Affordable Housing Projects.</i></p>			
<p>Screening of Equipment and Waste Storage <i>See Title 17, (Base Zoning District); Section 17.84 – General Development Standards.</i></p>			
<p>Temporary Uses <i>See Title 17- Zoning (Base Zoning District) and Chapter 17.88 – Special Uses.</i></p>			
<p>Tree Preservation <i>See Chapter 12.36 - Tree Conservation.</i></p>			

3.05.C LAND USE REGULATIONS IN THE COMMERCIAL GENERAL PLAN INTERIM ZONING OVERLAY.

3.05.C.10 Application of ordinance provisions.

- A. Schedule 3.05.C-1 identifies allowable uses in the General Plan Commercial Interim Zoning Overlay District, including uses permitted outright subject to a zoning clearance, and uses permitted pursuant to a discretionary approval. Base zoning districts are those referenced in Title 17 – Zoning of the Municipal Code, as reflected on the City of Shasta Lake Zoning Map.
- B. Housing types may vary in any zone where residential uses are permitted, subject to applicable density and allowable use limits. Maximum floor area ratios shall be as established in the Interim Zoning Ordinance. Density and/or floor area will be determined at the time of submittal of parcel map or tentative subdivision map, conditional use permit, or other permit application, as applicable.
- C. Public uses (governmental, utility uses, etc.) may occur in all General Plan land use districts. Such uses shall be reviewed as required pursuant to Schedule 3.05.C-1, below.

3.05.C.20 Permit requirements for new development, expansions of existing development, and changes of use.

In addition to the permitting standards for the listed uses in Schedule 3.05.C-1, the scale of a new or expanded building, development site or commercial, industrial, or public use establishes if such expansion may require a discretionary entitlement. Table 3.05.C-1 establishes the permitting process for new development, and additions/expansions to existing development or uses within the Commercial (C) General Plan Interim Zoning Overlay District(s). **NOTE** - Not applicable to residential uses.

All changes or expansions in use, and all new uses are also subject to compliance with Title 17 – Zoning, including but not limited to Chapter 17.84 – General Development Standards; Chapter 17.90 – Nonconforming Uses, Structures, Sites and Parcels; Chapter 17.86 – Off-Street Parking and Loading; and Chapter 17.88- Special Uses. Affordable housing projects meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law.

Table 3.05.C-1: Permit Process – New and/or Expansion of Development in the General Plan Interim Zoning Overlay District: All Commercial Districts per Schedule 3.05.C-1 (excluding City Center Commercial and Village Commercial)

Building/Development Size	Permit Required
Up to 5,000 square feet	Per Use Schedule 3.05. C.1
5,001 to 10,000 square feet	Administrative Permit (A)
10,001 square feet and larger	Use Permit (U)

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3.05.C.30. Use regulations - permitted and conditionally permitted uses.

Schedule 3.05.C-1 identifies permitting requirements for uses in the applicable General Plan Interim Zoning Overlay District(s). Schedule 3.05.C-2 identifies development standards or regulations that will apply to some, or all uses. Use types and classifications are defined within the Shasta Lake Municipal Code, the General Plan Housing Element, and this Interim Zoning Ordinance.

In cases where a specific use or activity is not identified in the Schedule, the Director shall assign the land use or activity to a use classification that is substantially similar in character and environmental impact. Uses not listed or not substantially like the uses in Schedule 3.05.C.1, or within the applicable Title-17 base zoning district, are prohibited.

Schedule 3.05.C-1 PERMITTED AND CONDITIONALLY PERMITTED USES

P	Uses permitted outright subject to a zoning clearance. May require discretionary approvals per Section 3.05.C.20
S	Uses permitted after review and approval of a Site Development Permit by the Director or designee.
A	Uses permitted after review and approval of an administrative permit by the Director or designee.
U	Uses permitted after review and approval of a use permit by the Planning Commission
—	Use not permitted.

GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
	C-1	C-2	C-0	C-H	C-R	C-M	
Title 17 – Applicable Base Zoning Districts, Use Types and Permitting Requirements							1) See Tables 3.05.C-1 for New Development Permitting Thresholds. 2) See “Special Notes and Limitations” (below).
RESIDENTIAL							
Single-Family, including manufactured homes.	—	—	—	—	—	—	See Note L-1 and L-2
Two-Family attached.	—	—	—	—	—	—	See also SLMC §17.81.170
Multiple-Family development including townhomes, apartments, and mobile home parks.	—	—	—	—	—	—	See Note L-1 and L-2
Caretaker or night-watchman quarters.	A	A	A	A	A	A	
Home occupation business per SLMC 17.88.155.	P	P	P	P	P	P	See SLMC 17.88.155.

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GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
RESIDENTIAL							
Small Family Daycare Home (six or fewer).	U	U	—	—	—	—	
Large Family Daycare Home (seven or more).	U	U	—	—	—	—	
Live-Work Units, and employee housing (per CGS 17021.5.).	A ¹	A ¹	A ¹	A	A ¹	A ¹	See Note L-1 ¹ Permissible only when attached to the main building in which a commercial use exists, and the residence will be inhabited by the owner or operator(s) of the commercial use.
Low Barrier Navigation Center (per CGC 65560 et seq.)	—	—	—	—	—	—	See Note L-1 and L-2
Group Quarters	—	—	—	—	—	—	See Note L-1 and L-2
Single-Room Occupancy	—	A ¹	—	—	—	—	¹ 2 nd floor and above only. See also SLMC §17.81.120
Transitional and Supportive Housing (6 or fewer residents)	U	U	—	—	—	—	See Note L-2 See also Chapter 17.81 Affordable Housing
Transitional and Supportive Housing (7 - 14 residents)	U	U	—	—	—	—	See Note L-2 See also Chapter 17.81 Affordable Housing
COMMERCIAL	C-1	C-2	C-O	C-H	C-R	C-M	
Agricultural Uses (excluding cannabis cultivation).	—	—	—	—	—	—	
Automobile/Vehicle Service and Repair (Major) including major engine repairs and auto-body repair, vehicle painting, towing, and major repair of heavy vehicles, trucks or construction vehicles.	—	U	—	U	—	A	
Automobile/Vehicle Service and Repair (Minor) including oil, tune-up, brake and muffler shops, tire sales and installation, and similar primary uses.	—	A ¹	—	A ¹	—	A	¹ Outdoor storage and/or display requires approval of a use permit.
Auto Wash - Self-serve or non-self-serve wash.	U	A	—	A	—	A	

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GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
	C-1	C-2	C-O	C-H	C-R	C-M	
COMMERCIAL							
Bars, nightclubs, dance clubs, card rooms, and uses involving live performances or amplified music.	—	U	U	U	—	U	
Bed and Breakfast Guest Facility.	U	U	U	U	U	--	
Cannabis related land use.	*	*	*	*	*	*	* See L-4 and Chapter 17.10 – Cannabis Business Land Use.
Financial services such as banks, check-cashing services, freestanding ATMs, and similar or related services.	P	P	P	P	—	A	
Funeral Home, mortuary, and similar or related services.	—	A	U	A	—	U	
Gasoline, diesel, propane, butane, fuel oil wholesale dealers and storage. Excludes accessory propane retail sales intended for home use.	—	—	—	—	—	U	
Gasoline station with/without convenience mini marts.	U	A	U	A	—	A	
Handicraft/Custom Manufacturing; artisanal products and similar.	A ¹	A ¹	A ¹	P ¹	P ¹	P	¹ Requires on-site retail sales.
Hotel/Motel.	--	U	U	U	—	U	
Instructional services or facilities: Health/fitness club, dance or music studio, driving school, photography, arts and crafts.	A	P	P	P	A	U	
Massage therapy office (not associated with a medical provider).	A	A	A	A	—	A	CMT - certified therapists required.
Nursery or garden supply.	—	A	—	P	—	P	

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GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
	C-1	C-2	C-O	C-H	C-R	C-M	
Offices: Administrative, executive, insurance, legal, medical, professional, real estate, travel agency, and similar uses.	A	P	P	P	—	U	
Outdoor dining, including food truck courts.	A	A	A ¹	A	S ¹	A	¹ Uses involving on-site alcohol consumption require an administrative use permit.
Outdoor storage or display.	A ¹	A	U ¹	S ¹	U ¹	S	¹ See Note L-3
Personal Services: Barber, beauty salon, day spa (not including massage), tattoo shop, locksmith, shoe repair, computer repair, print shop, laundromat (no on-site dry cleaning) and similar uses.	P	P	P	P	—	A	
Recreation/Entertainment: Movie theater, miniature golf, bowling alley, ice/roller skating rink, tennis/racquetball courts, pinball arcades/electronic games centers, pool/card rooms.	—	A	U	A	U	U	Uses involving on-site alcohol sales require a use permit.
Restaurant (no drive-thru).	P	P	P	P	P	A	Uses involving on-site alcohol consumption require an administrative use permit.
Restaurant (with drive-thru).	U	A	A	A	—	A	Uses involving on-site alcohol consumption require a use permit.
Retail Sales: Grocery/ food/ beverage market, convenience store, florist, bookstore, drug store, pet store, hardware store, electronics, variety store and similar uses.	P	P	P	P	P	U	Use permit (U) required for retail sales engaged in sale of tobacco, and alcohol products, within 900 feet of a school, day care, recreational center, youth center, library, or public park.
Skilled nursing (intermediate care) or senior residential housing facility. (15 residents or more).	—	U	U	U	—	—	
Small engine repair (such as lawnmowers, landscaping equipment, and similar).	A ¹	P	P	P	—	P	¹ Outdoor storage requires approval of a use permit.

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GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
	C-1	C-2	C-O	C-H	C-R	C-M	
COMMERCIAL							
Small collection recycling facility (no processing involved);	A	A	A	A	A	A	
Temporary Uses and Events - examples: farmer's markets; produce sales; carnivals; Christmas tree or pumpkin sales; food trucks, and similar.	A	A	A	A	A	A	Also see Chapter 17.88 - Special Uses
Transportation terminal including buses, light rail, and cargo.	-	U	U	U	-	U	
Warehouse, ministorage or other storage buildings or wholesale distribution facilities, except those storing flammable or explosive material.	-		-	-	-	P	Storage of flammable or explosive material requires approval of a Use Permit.
Wine tasting, micro-breweries, and micro-distilleries.	U	U	U	U	U	U	
Vehicle sales and leasing including automobiles, recreational vehicles, light-duty trucks, and motorcycles.	-	U ¹	-	A	-	A	¹ Outdoor storage and display requires approval of a Use Permit. ¹ Heavy vehicle and equipment or recreational vehicle repair prohibited.
Veterinarian/Animal Hospital (no outdoor kennels).	A ¹	p ¹	p ¹	p ¹	-	p ¹	¹ On-site large animal services or outdoor kennels/animal enclosures require approval of a use permit.
PUBLIC and SEMI-PUBLIC USES	C-1	C-2	C-O	C-H	C-R	C-M	
Cemetery	-	-	-	-	-	-	
Clubs and Lodges.	A	A	A	A	U	A	
College and Trade School, public or private.	-	A	A	A	-	A	
Commuter or Public Parking Lot.	S	S	S	S	S	S	
Community Center, Youth Center, Senior Center, Conference Center, and meeting halls.	U	A	U	A	A	U	

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GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
	C-1	C-2	C-O	C-H	C-R	C-M	
PUBLIC and SEMI-PUBLIC USES							
Cultural Institution: Library, museum, art gallery, amphitheater, or similar use.	U	A	A	A	A	U	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	U	A	A	U	—	—	
Electric Charging Station.	S	S	S	S	S	S	
Fire Station.	P	P	P	P	P	P	
Homeless or Emergency Shelters	-	P	-	-	-	-	See also Section 17.81.060 – Emergency Homeless Shelters.
Government Offices.	P	P	P	P	P	P	
Law Enforcement Substation (no jail).	P	P	P	P	P	P	
Nursery School, Pre-School (licensed or certified by the state for 14 or more).	U	A	A	U	-	U	
Outdoor Amphitheater/Performance Center.	-	U	U	U	U	-	
Park and Recreation Facilities: Public Park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, including related food concessions.	S	S	S	S	S	S	
Public utility substations, structures, facilities, water tanks, and similar uses.	S	S	S	S	S	S	Small scale utility installations serving individual lots, sites, or uses are permitted by right in all districts.
Religious Facilities (church, temple, synagogue, shrine, mosque, etc.) used exclusively for religious worship. Includes incidental accessory uses or activities.	U	A	A	A	A	U	

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GENERAL PLAN LAND USE INTERIM COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS						Special Instructions
	C-1	C-2	C-O	C-H	C-R	C-M	
PUBLIC and SEMI-PUBLIC USES							
Schools, K-12, public or private.	-	U	U	U	-	-	
SPECIAL NOTES and LIMITATIONS							
L-1	Uses may be subject to additional base zoning district or planned development district permitting and development standards. This limitation is also applicable to accessory structures and activities appurtenant to a primary use. The most restrictive requirement shall govern in the application of permitting standards, except as specifically modified by the Interim Zoning Ordinance.						
L-2	Affordable housing meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law. State housing regulations in most cases will supersede local permitting standards.						
L-3	Only when accessory and incidental to an otherwise permitted use.						
L-4	Cannabis business as a land use can be located within the identified base zoning districts as called out in the land use table in Section 17.10.020 of the Municipal Code. For zoning districts not referenced in the use schedule it shall be presumed that the business is expressly not permitted or allowed within that zoning district.						

3.05.C.40 - Site development regulations and performance standards.

Schedule 3.05.C-2 below, identifies the development regulations for commercial zoning districts. Projects must also demonstrate conformance with applicable development standards pursuant to Municipal Code Title 17, including Chapter 17.84 – General Development Standards, and the regulations of the Interim Zoning Ordinance Chapter, Article 3 – Interim Zoning Regulations.

- A. Where a property is zoned "PD," the development and performance standards provided in the approved development plan may supersede the development regulations of this ordinance. If a standard is not addressed by the approved development plan, the provisions of this ordinance and the Municipal Code shall prevail. The Planning Commission may approve a plan that deviates from the density, floor area ratio, lot size, setback, height, parking, signage, and other physical development standards or limitations defined in the base district or other sections of this code, provided it makes the findings required under Article 3, Section 3.04 of this ordinance.

**Schedule 3.05.C-2: Development Regulations
"Commercial" Districts**

Standards	All "C" Districts <i>Additional Information and Standards</i>	
Minimum Lot Size (square feet)	Per base zoning district standard	<i>See Title 17 (Base Zoning District); also see Chapter 17.84 General Development Standards; 17.90 - Nonconforming Uses, Structures, Sites and Parcels; and Title 16 - Subdivisions.</i>
Minimum Lot Frontage/Width	Per base zoning district standard	<i>See also Chapter 17.84 General Development Standards; Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i>
Minimum Building Site Area (acres)	Per base zoning district standard	<u>Minimum Building Site Area</u> not applicable to pads or lots that are approved in conjunction with a comprehensive development plan that has been approved by use permit or planned development approval. <i>See Title 17 (Base Zoning District); See also Chapter 17.84 General Development Standards; Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i>
Maximum Floor Area Ratio (FAR)	Per GP Land Use district standard	Exceeding base zoning district standards requires approval of an overall development plan via use permit or planned development provisions of this ordinance and <i>Title 17-Zoning</i> of the Shasta Lake Municipal Code.
Maximum Single Building Size (sq. ft.)	10,000	Maximum (single use) building size. This limit applies to the main tenant in a multi-tenant center, or to a separate stand-alone structure, when located in the C-1, C-2, and C-O Districts or when located immediately adjacent to a residential district. A use permit may be granted in any district to exceed this limit upon a finding that a larger building or structure would be compatible in scale with adjacent uses, and that adequate buffering and height transitions are provided.
Maximum Building Height (feet)	Per base zoning district standard	Transitional building and structure height. No building shall exceed base zoning district standards Buildings located within 25 feet of a residential district boundary shall not exceed the maximum structural height on of the residential district. Additional height may be allowed with approval of a use permit. Projections above the maximum height limit are allowed for

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		chimneys, towers, spires, and antennas as set forth in <i>Section 17.84.030.B, Height Limits - Exceptions.</i>
Minimum Yards (feet)		
Front	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Side and Rear	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Corner Side	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Standards Applicable in All Districts.		
Accessory Uses and Structures <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.C-1 Permitted and Conditionally Permitted Use.</i>		
Design Criteria <i>See Title 17 (Base Zoning Districts) and Chapter 17.84 - General Development Standards; Chapter 15.08 – Grading, Erosion Control and Hillside Development. See also §3.05. E.50.B-2 “Clear Site Triangle.”</i>		
Landscape <i>See Section 17.84.040 and Chapter 15.10 - Water Efficient Landscaping; See 12.36.070 - Tree-planting and replacement standards.</i>		
Nonconforming Uses, Structures, and Sites <i>See Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels.</i>		
Off-Street Parking and Loading <i>See Chapter 17.86 - Off-Street Parking and Loading Regulations</i>		
Outdoor Sales, Display, and Storage <i>See Title 17 (Base Zoning District) and Chapter 17.88 – Special Uses; and Schedule 3.05.C-1 Permitted and Conditionally Permitted Use</i>		
Residential Uses <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.C-1 Permitted and Conditionally Permitted Uses.</i>		
Screening of Equipment and Waste Storage <i>See Title 17, (Base Zoning District); Section 17.84 – General Development Standards</i>		

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Standards Applicable in All Districts.

Temporary Uses See Title 17- Zoning (Base Zoning District) and Chapter 17.88 – Special Uses.

Tree Preservation See Chapter 12.36 - Tree Conservation

3.05.D - LAND USE REGULATIONS IN THE LIGHT INDUSTRIAL (I-L) AND INDUSTRIAL (I) GENERAL PLAN LAND USE INTERIM ZONING OVERLAY DISTRICTS.

3.05.D.10 Application of ordinance provisions.

- A. Schedule 3.05.D-1 identifies allowable uses in the General Plan Commercial Interim Zoning Overlay District, including uses permitted outright subject to a zoning clearance, and uses permitted pursuant to discretionary approval. Base zoning districts are those referenced in Title - 17 “Zoning” of the Municipal Code, as reflected on the City of Shasta Lake Zoning Map.
- B. Housing types may vary in any zone where residential uses are permitted, subject to applicable density and allowable use limits. Maximum floor area ratios shall be as established in the Interim Zoning Ordinance. Density and/or floor area will be determined at the time of submittal of parcel map or tentative subdivision map, conditional use permit, or other permit application, as applicable.
- C. Public uses (governmental, utility uses, etc.) may occur in all General Plan land use districts. Such uses shall be reviewed as required pursuant to Schedule 3.05.D-1, below.

3.05.D.20 - Permit requirements for new development, expansions of existing development, and changes of use.

In addition to the permitting standards for the listed uses in 3.05.D-1 and -2, the scale of a new or expanded building or development site or use for commercial, industrial, or public use identifies if such expansion may require a discretionary entitlement. Table 3.05.D-1 and -2 establish the permit process requirements for new development, or additions/expansions to existing development within the Light Industrial (I-L) and Industrial (I) General Plan Interim Zoning Overlay Districts. **NOTE** - Not applicable to residential uses.

All changes or expansions in use, and all new uses are also subject to compliance with Title - 17 “Zoning,” including Chapter 17.84 – General Development Standards; Chapter 17.90 – Nonconforming Uses, Structures, Sites and Parcels; Chapter 17.86 – Off-Street Parking and Loading; and Chapter 17.88- Special Uses. Affordable housing projects meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law.

Table 3.05.D-1: Permit Process – New and/or Expansion of Development in General Plan Interim Zoning Overlay District: Light Industrial (I-L) District

Building/Development Size	Permit Required
Up to 5,000 square feet	Per Use Schedule 3.05. D.1
5,001 to 10,000 square feet	Administrative Permit (A)
10,001 square feet and larger	Use Permit (U)

Table 3.05.D-2: Permit Process – New and/or Expansion of Development in General Plan Interim Zoning Overlay District: Industrial (I) District

Building/Development Size	Permit Required
Up to 10,000 square feet	Per Use Schedule 3.05. D.1
10,001 to 25,000 square feet	Administrative Permit (A)
25,001 square feet and larger	Use Permit (U)

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3.05.D.30. Use regulations - permitted and conditionally permitted uses.

Schedule 3.05.D-1 identifies permitting requirements for uses in the Industrial-Light and Industrial General Plan Interim Zoning Overlay District(s). Schedule 3.05.D-2 identifies development regulations that will apply to some, or all uses. Use types and classifications are defined within the Shasta Lake Municipal Code, the General Plan Housing Element, and this Interim Zoning Ordinance.

In cases where a specific use or activity is not identified in the schedule, the Director shall assign the land use or activity to a use classification that is substantially similar in character and environmental impact. Uses not listed or not substantially similar to the uses in Schedule 3.05.D.1, or within the applicable Title-17 base zoning district are prohibited.

Schedule 3.05.D-1 PERMITTED AND CONDITIONALLY PERMITTED USES

P	Uses permitted outright subject to a zoning clearance. May require discretionary approvals per Section 3.05.D.020
S	Uses permitted after review and approval of a site development permit by the Director or designee.
A	Uses permitted after review and approval of an administrative permit by the Director or designee.
U	Uses permitted after review and approval of a use permit by the Planning Commission
—	Use not permitted.

GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
TITLE - 17 – APPLICABLE BASE ZONING DISTRICTS and USE TYPES			<ol style="list-style-type: none"> 1) See also Table 3.05.D-1 and D-2 for New Development Permitting Thresholds. 2) See also “Notes and Limitations” in Schedule 3.05.D-1
RESIDENTIAL			
Single-Family, including mobile homes.	—	—	See Chapter 17.90 – Nonconforming Uses, Structures, Sites and Parcels
Two-Family - attached.	—	—	
Multiple-Family development including townhomes, apartments, and mobile home parks.	—	—	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
RESIDENTIAL			
Caretaker's or night watchman's quarters.	A	A	
Live-Work Units, and employee housing (per CGS 17021.5.).	A	A	
COMMERCIAL and INDUSTRIAL			
Agricultural uses (excluding cannabis cultivation).	A	P	
Animal keeping or processing, including kennels, stock yards, animal slaughter facilities, dead animal reduction, tannery or curing of raw hides, or bone distillation.	—	U	
Auto/Truck Wash - Self-serve or non-self-serve wash.	A	A	
Businesses that provide support services to allowed industrial uses.	P	P	Permitted if accessory to the primary use on a property and contained within the same plant site, such as a cafeteria, blueprinting or printing. This does not include uses open to the general public as the primary users.
Cannabis related land use.	*	*	*L-3. See <i>Chapter 17.10 – Cannabis Business Land Use</i> .
Combining, assembly or packaging of pharmaceuticals, drugs, toiletries, and cosmetics.	P ¹	P	¹ Excluding those activities that may create obnoxious odors, excessive noise, significant scenic impacts, or smoke, as determined by the development services Director. Such use shall require approval of a use permit.
Combining, assembly or packaging of small equipment, instruments, or appliances such as medical, dental and optical equipment; electronics; and other consumer goods.	P	P	
Combining, assembly or packaging of food products for wholesale or retail sales.	P ¹	P	¹ Excluding those that may create obnoxious odors or smoke as determined by the development services Director. Such uses may be approved subject to the issuance of a use permit.
Nurseries and greenhouses (excluding cannabis).	P ¹	P ¹	L-3 ¹ Retail sales not exceeding 10% of the floor area or 2,500 square feet (whichever is smaller), and which are clearly incidental to the primary use may be approved subject to issuance of an administrative permit.

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
COMMERCIAL and INDUSTRIAL			
Communication facilities Antennae/Transmission Towers	P ¹	P ¹	¹ See <i>Chapter 17.80 - Wireless Telecommunications Facilities</i>
Combining, assembly or packaging of products from previously prepared materials - general.	P ^{1,2}	P	L-2 ¹ ² excludes those activities that may create obnoxious odors, excessive noise, significant scenic impacts, or smoke as determined by the Director. Such use shall require approval of a use permit.
Combining, assembly or packaging of products from previously prepared materials which may generate obnoxious odors, noise, excessive waste, or smoke.	U ¹	U	L-2 ¹
Commercial and industrial cleaning and dyeing plants, tire recapping.	—	U	
Contractor's yards (primary use).	U ¹	A	¹ Outdoor storage permissible when accessory to a permitted use that meets the criteria established in Section 17.56.020.E of Title - 17 – Zoning.
Data processing or computer services (not including retail sales or repair).	P	P	
Gasoline, diesel, propane, butane, fuel oil retail or wholesale dealers and storage.	U	U	
Large scale (10,000 SF and over) processing plants, including large scale breweries, distillers, wineries; food processing plants and canneries; painting, sandblasting, incinerators, textile bleaching or dyeing; wood processing, including sawmills, pulp mills; metal smelting, alloying, foundries, drop forges, rolling or other types of ore reduction; rubber processing, power generation plants, petroleum refining, concrete or asphalt batch plants.	U	U	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
COMMERCIAL and INDUSTRIAL			
Logging, mining, and similar, including accessory activities (logging yards, temporary storage, and similar).	U ¹	U ¹	See Chapter 17.88 – Special Uses. ¹ Mineral resource extraction requires rezoning too Mineral Resources (MR) District.
Machine shop, welding shop, plating business or cabinet and woodworking shops that are not included as part of the routine and customary operation of an approved industrial use.	P	P	
Outdoor advertising signs and structures (other than those appurtenant to any permitted use).	U	U	Such signs and structures shall be at least one thousand (1,000) feet apart when on the same side of a public road and at least five hundred (500) feet apart when on the opposite side of a public road.
Outdoor storage – primary use.	U	A	
Outdoor storage or display (accessory use).	S ¹	P ¹	¹ If storage is located on the rear portion of the lot and is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six feet in height, unless the storage area abuts a residential district, in which case the screening shall meet the criteria established in Section 17.56.050.I. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.
Small (10,000 SF and under) scale processing and manufacturing including: breweries, distillers, wineries, food, clothing, crafts, and similar.	A	P	
Professional offices, research and development, and administrative offices (as a primary use).	P	U	
Printing, engraving, lithographing, and publishing (no retail sales or services).	P	P	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
COMMERCIAL and INDUSTRIAL			
Racetracks for motorized vehicles, including motorcycles, automobiles, or similar vehicles.	U	U	
Recycling businesses, including collection and distribution (and excluding wrecking yards, metal salvage or storage yards and wet paper recycling activities).	U ¹	U	¹ L-2
Retail Sales/Services – Small, local serving (2,500 square feet or under): Grocery/ food/ beverage market, convenience store, cafeteria, restaurant, food trucks and similar services.	A	A	
Sales, rental and repair of truck tractors and trailers, or other heavy equipment.	A	A	
Self-Storage Warehouses	P	U	
Storage or manufacturing of hazardous or noxious materials including, but not limited to acids, alcohol, ammonia explosives, fireworks, fuel, gas, manure, flammable liquids and gases, garbage, trash dumps and piles, solid waste recycling and disposal facilities.	U	U	
Television or radio stations.	A	U	
Temporary Uses and Events - examples: farmer's markets; sales trailer; produce sales; carnivals; Christmas tree or pumpkin sales; food trucks, and similar.	A	A	Also see Chapter 17.88 - Special Uses

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
COMMERCIAL and INDUSTRIAL			
Transportation terminal including buses, light rail, and cargo.	U	U	
Warehouse, industrial storage buildings or wholesale distribution facilities. (Excludes those storing or distributing flammable or explosive materials.)	P	P	
Wrecking yards, metal salvage or storage yards and wet material recycling activities.	—	U	
PUBLIC and SEMI-PUBLIC USES			
Cemetery	U	U	
Clubs and Lodges.	U	—	
Trade School, public or private.	A ¹	U	L-2 ¹
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	— ¹	— ¹	L-3 ¹ Accessory on-site day care services for employees is permissible, subject to issuance of an administrative permit.
Commuter or public parking lot.	S	S	
Electric Charging Station.	P	P	
Fire Station.	P	P	
Homeless and Emergency Shelters.	U	—	
Government Offices.	U	U	
Law Enforcement Substation (no jail).	p	P	
Nursery School, Pre-School (licensed or certified by the state).	— ¹	— ¹	L-3 ¹ Accessory on-site day care services for employees is permissible, subject to issuance of an administrative use permit.
Outdoor Amphitheater/Performance Center.	—	—	

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICTS	Light Industrial (I-L)	Industrial (I)	Special Instructions
PUBLIC and SEMI-PUBLIC USES			
Park and Recreation Facilities: Public Park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A	U	
Public utility substations, structures, facilities, water tanks, and similar uses.	A	P	Utility installations serving individual lots or uses are permitted by right.
Religious Facilities (church, temple, synagogue, shrine, mosque, etc.) used exclusively for religious worship. Includes incidental accessory uses or activities.	U	—	
Schools, K-12, public or private.	—	—	
NOTES and SPECIAL LIMITATIONS			
L-1	All uses may be subject to additional base zoning district or planned development district permitting and development standards. This limitation is also applicable to accessory structures and activities appurtenant to a primary use. The most restrictive requirement shall govern in the application of permitting standards, except where specifically modified by the Interim Zoning Ordinance.		
L-2	If conducted primarily within a fully enclosed building.		
L-3	Only when accessory and incidental to an otherwise permitted use. Uses which are clearly accessory to a primary use, are not open to the general public and are contained within the same site, including cafeteria, childcare, gyms, and similar activities and uses, are permitted by right.		
L-4	Cannabis business as a land use can be located within the identified zoning districts as called out in the land use table in Section 17.10.020 of the Municipal Code. For zoning districts not referenced in the table it shall be presumed that the business is expressly not permitted or allowed within that zoning district.		

3.05.D.40 Site development regulations and performance standards.

Schedule 3.05.D-2 below, identifies the development regulations for industrial zoning districts. Projects must also demonstrate conformance with applicable development standards pursuant to Municipal Code Title - 17, including Chapter 17.84 – General Development Standards, and the regulations of the Interim Zoning Ordinance Chapter, Article 3 – Interim Zoning Regulations.

- A. Where a property is zoned "PD," the development and performance standards provided in the approved development plan may supersede the development regulations of this ordinance. If a standard is not addressed by the approved development plan, the provisions of this ordinance and the Municipal Code shall prevail. The Planning Commission may approve a plan that deviates from the density, floor area ratio, lot size, setback, height, parking, signage, and other physical development standards or limitations defined in the base district or other sections of this code, provided it makes the findings required under Article 3, Section 3.04 of this ordinance.

**Schedule 3.05.D-2: Development Regulations
"Industrial-Light" (I-L) and "Industrial" (I) Districts**

Standards	"I-L"	"I"	Additional Information and Standards
Minimum Lot Size (square feet)	Per base zoning district standard	Per base zoning district standard	<i>See Title - 17 (Base Zoning District); also see Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; Chapter 17.84 – General Development Standards; and Title 16 - Subdivisions.</i>
Minimum Lot Frontage/Width	Per base zoning district standard	Per base zoning district standard	<i>See Title - 17 (Base Zoning District); See also Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels; Chapter 17.84 – General Development Standards; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i>
Minimum Building Site Area (acres)	Per base zoning district standard	Per base zoning district standard	<p><u>Minimum Building Site Area</u> not applicable to pads or lots that are approved in conjunction with a comprehensive development plan that has been approved by use permit or planned development approval.</p> <p><i>See Title - 17 (Base Zoning District); See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels Chapter 17.84 – General Development Standards; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i></p>

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Standards	"I-L"	"I"	Additional Information and Standards
Maximum Building Height (feet)	Per base zoning district standard	Per base zoning district standard	Transitional building and structure height. No building shall exceed base zoning district standards within 25 feet of a residential district boundary. Projections above the maximum height limit are allowed for chimneys, towers, spires, and antennas as set forth in <i>Section 17.84.030.B, Height Limits - Exceptions</i> . Additional height above the base zoning district standard may be allowed with approval of a use permit.
Maximum Floor Area Ratio (FAR)	1.0	1.0	Exceeding base zoning district standards requires approval of an overall development plan via use permit or planned development provisions of this ordinance and <i>Title - 17-Zoning</i> of the Shasta Lake Municipal Code.
Minimum Yards (feet)			
Front	Per base zoning district standard	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Side and Rear	Per base zoning district standard	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Corner Side	Per base zoning district standard	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.

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Standards	"I-L"	"I"	Additional Information and Standards
Standards Applicable in All Districts.			
Accessory Uses and Structures <i>See Title - 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.D-1 Permitted and Conditionally Permitted Uses</i>			
Design Criteria <i>See Title - 17 (Base Zoning Districts) and Chapter 17.84 - General Development Standards; Chapter 15.08 – Grading, Erosion Control and Hillside Development. See also §3.05. E.50.B-2 “Clear Sight Triangle.”</i>			
Landscape <i>See Section 17.84.040 and Chapter 15.10 - Water Efficient Landscaping; See 12.36.070 - Tree-planting and replacement standards.</i>			
Nonconforming Uses, Structures, and Sites <i>See Chapter 17.90 - Nonconforming Uses, Structures, Sites and Parcels</i>			
Off-Street Parking and Loading <i>See Chapter 17.86 - Off-Street Parking and Loading Regulations</i>			
Outdoor Sales, Display, and Storage <i>See Title - 17 (Base Zoning District) and Chapter 17.88 – Special Uses</i>			
Residential Uses <i>See Title - 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.D-1 Permitted and Conditionally Permitted Uses</i>			
Screening of Equipment and Waste Storage <i>See Title - 17, (Base Zoning District); Section 17.84 – General Development Standards</i>			
Temporary Uses <i>See Title - 17 Zoning (Base Zoning District) and Chapter 17.88 – Special Uses.</i>			
Tree Preservation <i>See Chapter 12.36 - Tree Conservation</i>			

3.05.E LAND USE REGULATIONS IN THE VILLAGE MIXED USE (VMU) AND MIXED-USE (MU) GENERAL PLAN INTERIM ZONING OVERLAYS.

3.05.E.10 Application of ordinance provisions.

- A. Schedule 3.05.E-1 identifies allowable uses in the General Plan Mixed-Use and Village Mixed Use Interim Zoning Overlay District, including uses permitted outright subject to a zoning clearance, and uses permitted pursuant to a discretionary approval. Base Zoning districts are those referenced in Title - 17 – Zoning of the Municipal Code.
- B. Housing types may vary in any zone where residential uses are permitted, subject to applicable density and allowable use limits. Maximum floor area ratios shall be as established in the Interim Zoning Ordinance. Density and/or floor area will be determined at the time of submittal of parcel map or tentative subdivision map, conditional use permit application, or building permit, as applicable.
- C. Public uses (governmental, utility uses, etc.) may occur in all General Plan land use districts. Such uses shall be reviewed as required pursuant to Schedule 3.05.E-1, below.

3.05.E.20 - Permit requirements for new development, expansions of existing development, and changes of use.

In addition to the permitting standards for uses found in Schedule 3.05.E-1, the scale of a new or expanded building or development site identifies if uses that are otherwise permitted outright will require a zoning clearance or a site development permit, administrative permit, or a use permit. Table 3.05.E-1 and -2 establish the permit process requirements for new development, or additions/expansions to existing development or uses within the VMU and MU General Plan Interim Zoning Overlay Districts. **NOTE** - Not applicable to residential uses. Affordable housing projects meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law.

Specific application and development requirements in the Mixed-Use zone include those development standards and design requirements established in this ordinance for the Mixed-Use Zoning Overlay District, and the following provisions:

- i. Applications. The Director shall prepare and make available application submittal and processing materials for mixed use projects.
- ii. Applicant-Initiated requests. When a mixed-use development project is initiated by an applicant, the application shall include submittal of an application for approval of a planned development plan and rezoning or use permits for any projects exceeding 2-acres in size.
- iii. City-Initiated. The Planning Commission may recommend the City Council initiate a rezoning of any property designated “mixed use” to Planned Development District (PD), in accordance with the procedures established in Title - 17 of the Municipal Code. The Planning Commission shall provide a recommendation on proposed project development plans and rezoning prior to final City Council action.
- iv. Subdivision of property is limited to a 10-acre minimum lot-size if not accompanied by concurrent comprehensive project development plans, which will be effectuated either

through approval of a use permit, or approval of a planned development and related rezoning.

- v. Preapplication procedure. Prior to submitting an application for a planned development or mixed-use project exceeding 2-acres in size, the applicant shall schedule a preapplication review conference with the Director of Development Services to discuss the proposal, issues that may be encountered, and the need for any interagency or interdepartmental coordination. Such preliminary consultations shall be based on a conceptual development plan submitted by the applicant. The Director may refer a conceptual development plan to the Planning Commission for review and comment. Planning Commission comments shall be considered advisory in nature and shall not constitute a recommendation for approval or denial.
- vi. Projects shall comply with § 3.05.E.50 “Mixed-Use development site design and development standards” of this ordinance. Deviations from established development regulations of the base zoning district are permitted in the Mixed-Use Interim Zoning Overlay District where such deviations will result in effective implementation of General Plan policies, including those related to providing a mix of residential development, commercial services, or the development of residential units that will be available for very low, low- and moderate-income residents. The residential density and commercial intensity of the project may not exceed the combined maximum density and/or commercial intensity allowed by the Mixed-Use Interim Zoning Overlay District.

Table 3.05.E-1: Permit Process – New and/or Expansion of Development in General Plan Interim Zoning Overlay District: Village Mixed Use District (VMU)

Building/Development Size	Permit Required
Up to 2,500 square feet	Per Use Schedule 3.05.E.1
2,501 to 10,000 square feet	Administrative Permit (A)
10,001 square feet and larger	Use Permit (U)

Table 3.05.E-2: Permit Process – New and/or Expansion of Development in General Plan Interim Zoning Overlay District: Mixed Use (MU)

Building/Development Size	Permit Required
Up to 5,000 square feet	Per Use Schedule 3.05.E.1
5,001 to 10,000 square feet	Administrative Permit (A)
10,001 square feet and larger	Use Permit (U)

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3.05.E.30. Use regulations - permitted and conditionally permitted uses.

Schedule 3.05.E-1 identifies permitting requirements for uses in the applicable General Plan Interim Land Use Overlay District(s). Schedule 3.05.E-2 identifies additional regulations that may apply to some, or all uses. Use types and classifications are defined within the Shasta Lake Municipal Code, the General Plan Housing Element, and this Interim Zoning Ordinance.

In cases where a specific use or activity is not identified in the Schedule, the Director shall assign the land use or activity to a use classification that is substantially similar in character and environmental impact. Uses not listed or not substantially similar to the uses in Schedule 3.05.E.1 or within the applicable Title-17 base zoning district are prohibited.

**Schedule 3.05.E-1
PERMITTED AND CONDITIONALLY PERMITTED USES**

P	Uses permitted outright subject to a zoning clearance. May require discretionary approvals per Section 3.05.E.010
S	Uses permitted after review and approval of a Site Development Permit by the Director or designee.
A	Uses permitted after review and approval of an administrative permit by the Director or designee.
U	Uses permitted after review and approval of a use permit by the Planning Commission
—	Use not permitted.

GENERAL PLAN LAND USE INTERIM ZONING DISTRICT(S)	Village Mixed Use	Mixed Use	Special Instructions
Title - 17 – Applicable Base Zoning Districts, Use Types and Permitting Requirements			1) See Tables 3.05.E-1 and -2 for New Development Permitting Thresholds. 2) See also “Special Notes and Limitations” in Schedule 3.05.E-1
RESIDENTIAL USES			
Single-Family, including manufactured homes.	A	A	See Note L-1 and L-2
Two-Family - attached.	S	S	See Note L-1 and L-2
Multiple-Family development including townhomes, apartments, and mobile home parks.	A	A	See Note L-1 and L-2

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICT(S)	Village Mixed Use	Mixed Use	Special Instructions
RESIDENTIAL USES			
Caretaker or night-watchman quarters.	A	A	See SLMC 17.88.155
Condominiums.	U	U	See also Title 16 - Subdivisions
Home occupation business per SLMC 17.88.155.	P	P	See SLMC 17.88.155.
Live-Work Units and employee housing (per CGS 17021.5.).	A ¹	A	See Note L-1 and L-2 ¹ Only when attached to the main building in which a commercial use exists, and the residence will be inhabited by the owner or operator(s) of the commercial use.
Small Family Daycare Home (6 or fewer).	P	P	
Large Family Daycare Home (7 - 14).	A	A	
Low Barrier Navigation Center (per CGC 65560 et. seq)	A	A	See Note L-1 and L-2
Single-Room Occupancy	A ¹	A	¹ 2 nd floor and above only. See also SLMC §17.81.120
Transitional and Supportive Housing (6 or fewer residents).	A	A	See Note L1, L-2, and Chapter 17.81 Affordable Housing
Transitional and Supportive Housing (7 -14 residents).	A	A	See Note L-1, L-2 and Chapter 17.81 Affordable Housing
COMMERCIAL USES			
Agricultural Uses (primary use)	—	—	
Automobile/Vehicle Service and Repair (Major): including major engine repairs and auto-body repair, vehicle painting, towing, or repair of vehicles, heavy trucks or construction vehicles.	—	A	Outdoor storage require approval of a use permit.
Automobile/Vehicle Service and Repair (Minor) including oil, tune-up, brake and muffler shops, tire sales and installation, and similar primary uses.	A ¹	A	Outdoor storage requires approval of a use permit. ¹ Outdoor storage not permitted.

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICT(S)	Village Mixed Use	Mixed Use	Special Instructions
COMMERCIAL USES			
Auto wash, self-serve and non-self-serve.	U	A	
Bars, nightclubs, dance clubs, card rooms, and uses involving live performances or amplified music.	U	U	—
Bed and Breakfast Guest Facility.	A	A	
Cannabis related land use.	*	*	* See L-4 and <i>Chapter 17.10 – Cannabis Business Land Use.</i>
Financial services such as banks, check-cashing services, freestanding ATMs, and similar or related services.	P	P	
Funeral Home, mortuary, and similar or related services.	U	A	
Gasoline, diesel, propane, butane, fuel oil wholesale dealers. Excludes accessory propane retail sales intended for home use.	—		
Gasoline station with/or without convenience mini marts.	U	A	
Handicraft/Custom Manufacturing; artisanal products and similar.	A	P	
Hotel/Motel.	U	U	
Instructional services or facilities: Health/fitness club, dance or music studio, driving school, photography, arts and crafts.	A	P	
Massage therapy office (not associated with a medical provider).	A	A	CMT - certified therapists required.
Nursery or garden supply.	U	A	
Offices: Administrative, executive, insurance, legal, medical, professional, real estate, travel agency, and similar uses.	P	P	
Outdoor dining, including food truck courts.	A	A	Uses involving on-site alcohol consumption require a use permit.

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICT(S)	Village Mixed Use	Mixed Use	Special Instructions
COMMERCIAL USES			
Outdoor storage or display.	U ¹	A	¹ See note L-3
Personal Services: Barber, beauty salon, day spa (not including massage), tattoo shop, locksmith, shoe repair, computer repair, print shop, laundromat (no on-site dry cleaning) and similar uses.	P	P	
Recreation/Entertainment: Movie theater, miniature golf, bowling alley, ice/roller skating rink, tennis/racquetball courts, pinball arcades/electronic games centers, pool/card rooms.	U	A	Uses involving on-site alcohol sales require a use permit.
Restaurant (no drive-thru).	P	P	Uses involving on-site alcohol consumption require an administrative use permit.
Restaurant (with drive-thru).	U	A	Uses involving on-site alcohol consumption require a use permit.
Retail Sales: Grocery/ food/ beverage market, convenience store, florist, bookstore, drug store, pet store, hardware store, electronics, variety store and similar uses.	P	P	Use permit (U) required for retail sales primarily engaged in sale of tobacco products, alcohol, and related accessories.
Small engine repair (such as lawnmowers, landscaping equipment, and similar).	U	P ¹	¹ Outdoor storage requires approval of a use permit.
Small collection recycling facility (no processing involved).	U	A	Facilities that are accessory to a retail store as required by state law.
Temporary Uses and Events - examples: farmer's markets; produce sales; carnivals; Christmas tree or pumpkin sales; food trucks, and similar.	A ¹	A ¹	Also see Chapter 17.88 - Special Uses ¹ Permanent uses not otherwise permitted by the schedule of uses require approval of a use permit.
Transportation terminal including buses, light rail, and cargo.	U	U	
Wine tasting, micro-breweries and micro-distilleries.	U	U	
Vehicle sales and leasing including automobiles, recreational vehicles, light-duty trucks, and motorcycles.	—	A	Outdoor storage and display require approval of a use permit.

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICT(S)	Village Mixed Use	Mixed Use	Special Instructions
COMMERCIAL USES			
Veterinarian/Animal Hospital (no outdoor kennels).	A	P	Onsite large animal services or outdoor kennels/animal enclosures require approval of a use permit in the MU District and are prohibited in the VMU District.
PUBLIC and SEMI-PUBLIC USES			
Clubs and Lodges	A	A	
College and Trade School, public or private.	U	A	
Commuter or Public Parking Lot.	S	S	
Community Center, Youth Center, Senior Center, Conference Center, and meeting halls.	A	A	
Cultural Institution: Library, museum, art gallery, performance art center, amphitheater, or similar use.	P	A	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	U	A	
Electric Charging Station.	S	S	
Fire Station.	p	P	
Homeless Shelter	—	—	
Government Offices.	P	P	
Law Enforcement Substation	P	P	
Nursery School, Pre-School (licensed or certified by the state for 14 or more).	A	P	
Outdoor Amphitheater/Performance Center.	U	U	
Park and Recreation Facilities: Public Park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, including related food concessions.	S	S	
Public utility substations, structures, facilities, water tanks, and similar uses.	S	S	Utility installations serving individual lots, sites, or uses are permitted by right in all districts.

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GENERAL PLAN LAND USE INTERIM ZONING DISTRICT(S)	Village Mixed Use	Mixed Use	Special Instructions
PUBLIC and SEMI-PUBLIC USES			
Religious Facilities (church, temple, synagogue, shrine, mosque, etc.) used exclusively for religious worship. Includes incidental accessory uses or activities.	U	A	
Schools, K-12, public or private.	U	A	
SPECIAL NOTES and LIMITATIONS			
L-1	All uses may be subject to additional base zoning district or planned development district permitting and development standards. This limitation is also applicable to accessory structures and activities appurtenant to a primary use. The most restrictive requirement shall govern in the application of permitting standards, except as specifically modified by the Interim Zoning Ordinance.		
L-2	Affordable housing meeting the definition and requirements of state law are subject to the project review and permitting standards as set-forth in state law. State housing regulations in most cases will supersede local permitting standards.		
L-3	Only when accessory to an otherwise allowable use.		
L-4	Cannabis business as a land use may be located within the identified base zoning districts as called out in the land use table in Section 17.10.020 of the Municipal Code. For zoning districts not called out in Section 17.10.020 cannabis businesses are expressly prohibited within that zoning district.		

3.05.E.40 Site development regulations and performance standards.

Schedule 3.05.E-2 below, in combination with the design standards of §3.05.E.50 identifies the development regulations for mixed-use districts. Projects that may require discretionary approvals must also demonstrate conformance with applicable development standards pursuant to Municipal Code Title 17, including Chapter 17.84 – General Development Standards, and the regulations of the Interim Zoning Ordinance Chapter, Article 3 – Interim Zoning Regulations.

- A. Where a property is zoned “VMU” or “MU,” development standards provided in the approved development plan may supersede the development regulations of this ordinance. If a standard is not addressed by the approved development plan, the provisions of this ordinance and the Municipal Code shall prevail. The Planning Commission may approve a plan that deviates from the density, floor area ratio, lot size, setback, height, parking, signage, and other physical development standards or limitations defined in the base district or other

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sections of this code, provided the findings required under Article 3, Section 3.04 of this ordinance can be made.

- B. Where a property is zoned "PD," the development and performance standards provided in the approved development plan may supersede the development regulations of this ordinance. If a standard is not addressed by the approved development plan, the provisions of this ordinance and the Municipal Code shall prevail. The Planning Commission may approve a plan that deviates from the use, density, floor area ratio, lot size, setback, height, parking, signage, and other physical development standards or limitations defined in the base district or other sections of this ordinance, provided the findings required under Article 3, Section 3.04 of this ordinance are made.

**Schedule 3.05.E-2: Development Regulations
"Mixed Use" and "Village Mixed Use" District**

Standards	"VMU"	"MU"	Additional Information and Standards
Minimum Lot Size (square feet)	Per base zoning district standard	10 acres ¹	<p><i>See Title - 17 (Base Zoning District); also see Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; and Title 16 - Subdivisions.</i></p> <p>MU District – Note¹. Subdivision and/or development of existing parcels 10-acres or larger in size on the date of adoption of this ordinance require approval of a use permit or planned development rezoning, including approval of an overall development plan pursuant to the use permit or planned development provisions of this ordinance and Title - 17 – Zoning.</p>
Minimum Lot Frontage/Width	Per base zoning district standard	Per base zoning district standard	<p><i>See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels; Chapter 17.84 – General Development Standards; and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i></p>
Minimum Building Site Area (acres)	Per base zoning district standard	Per base zoning district standard ²	<p><u>Minimum Building Site Area</u> not applicable to pads or lots that are approved in conjunction with a comprehensive development plan that has been approved by use permit or planned development approval.</p> <p>²Subdivision of parcels less than 10-acres in size is allowable with approval of a use permit or planned development rezoning. <i>See also Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels and Title 16 – Subdivisions of the Shasta Lake Municipal Code.</i></p>

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Standards	"VMU"	"MU"	Additional Information and Standards
Maximum Floor Area Ratio (FAR)	3.0	1.0	Exceeding base zoning district standards requires approval of an overall development plan via use permit or planned development provisions of this ordinance and <i>Title 17-Zoning of the Shasta Lake Municipal Code</i> .
Maximum Single Building Size (sq. ft.)	10,000	25,000	Maximum (single use) building size. This limit applies to the main tenant in a multi-tenant center, or a separate stand-alone structure. A use permit may be approved to exceed this limit in any district upon a finding that a larger building or structure would be compatible in scale with adjacent uses, or that adequate buffering and height transitions are provided. NOTE - Not applicable to residential uses.
Maximum Building Height (feet)	Per base zoning district standard	Per base zoning district standard	Transitional building and structure height. No building shall exceed base zoning district standards within 25 feet of a residential district boundary. Additional height may be allowed with approval of a use permit. Projections above the maximum height limit are allowed for chimneys, towers, spires, and antennas as set forth in <i>Section 17.84.030. B, Height Limits - Exceptions</i> .
Minimum Yards (feet)			
Front	Per base zoning district standard	Per base zoning district standard	MU District - Yard Setbacks. <ol style="list-style-type: none"> 1) Building walls facing a public street that do not have parking between the wall and the street may encroach up to 50 percent of the required setback provided that the average setback of such building walls meets the minimum required setback for the district, and the building encroachment does not create a pedestrian or vehicle site distance hazard. 2) If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.

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Standards	"VMU"	"MU"	Additional Information and Standards
Side and Rear	Per base zoning district standard	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Corner Side	Per base zoning district standard	Per base zoning district standard	If the street frontage of the block includes an "R" district, all yards within 25 feet of the district boundary shall be the same as required for the adjacent "R" district. See also Section 17.84.020 – Yards.
Standards Applicable in All Districts.			
<p>Accessory Uses and Structures <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.E-1 Permitted And Conditionally Permitted Uses</i></p>			
<p>Design Criteria <i>See Title - 17 (Base Zoning Districts) and Chapter 17.84 - General Development Standards; Chapter 15.08 – Grading, Erosion Control and Hillside Development; ALSO SEE Section 3.05.E.1 et seq. Mixed Use Design Standards</i></p>			
<p>Landscape <i>See Section 17.84.040 and SLMC Chapter 15.10 - Water Efficient Landscaping</i></p>			
<p>Nonconforming Uses, Structures, and Sights <i>See Chapter 17.90 - Nonconforming Uses, Structures, Sites And Parcels</i></p>			
<p>Off-Street Parking and Loading <i>See Chapter 17.86 - Off-Street Parking and Loading Regulations</i></p>			
<p>Outdoor Sales, Display, and Storage <i>See Title - 17 (Base Zoning District) and Chapter 17.88 – Special Uses.</i></p>			
<p>Residential Uses <i>See Title 17, (Base Zoning District); Chapter 17.88 – Special Uses; and Schedule 3.05.E -1 Permitted and Conditionally Permitted Uses</i></p>			
<p>Screening of Equipment and Waste Storage <i>See Title 17, (Base Zoning District); Section 17.84 – General Development Standards; ALSO SEE Section 3.05.E.1 et seq. Mixed Use Design Standards</i></p>			

Appendix F – Interim Zoning Ordinance.

Standards	"VMU"	"MU"	Additional Information and Standards
<i>Standards Applicable in All Districts.</i>			
Temporary Uses <i>See Title 17- Zoning (Base Zoning District) and Chapter 17.88 – Special Uses.</i>			
Tree Preservation <i>See Chapter 12.36 - Tree Conservation</i>			

3.05.E.50 Mixed-Use development site design and development standards.

A. Use of Mixed-Use Standards.

Conflicts that may result from the intermixing of land uses shall be addressed by site-specific performance and development standards adopted via a discretionary land use entitlement.

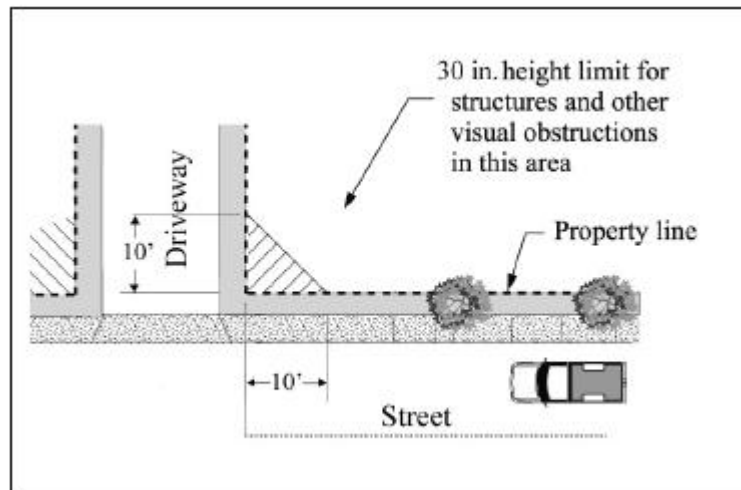
1. The adopted standards and permitting requirements as established in the Interim Zoning Ordinance and Title - 17 shall apply. Commercial development shall be subject to the intensity standards as set forth in Chapter 2 of this ordinance.
2. Mixed-use developments of two-acres or less in size may be approved in any base district where the mixed-use project is consistent with implementation of the General Plan goals and policies. The project must comply with the standards for residential density and commercial intensity of land use of the applicable General Plan Land Use District or the base zoning district, whichever is more restrictive.
3. Mixed-use development projects located in the General Plan Mixed-Use and Village Mixed-Use Interim Land Use Zoning Overlay District shall be subject to the permitting and development standards of Chapter 17.54 “Mixed-Use” (MU) and Chapter 17.41 “Village Commercial” of the Municipal Code.

B. Mixed Use site design, development and performance standards required to achieve desired urban form.

All new development shall comply with the intent and direction set forth in Chapter 17.84 – General Design Standards of the Municipal Code, except as may be modified by the following provisions.

1. *Building Frontage.* Building frontages should help visually frame the project site, the sidewalk and the street. On corner lots, the building shall help visually anchor the intersection through its height and mass. The primary façade of the building shall face the primary street.
2. *Site Access.* Appropriate access management shall be used to ensure the planning, design and implementation of land use and transportation strategies at the project level is designed to maintain pedestrian priority and a safe flow of traffic, while also accommodating interior property access to future development on adjacent properties.
 - a. *Vehicle Entries.* To maintain a continuous building frontage, vehicle access to and from off-street parking areas shall be provided off a secondary street frontage or an alley where feasible.

- b. *Minimum driveway separation between driveways and street intersections.* Site access from adjacent streets shall not be located within 150 feet of a street intersection or within 50 feet of an adjacent driveway. Driveway connections to public roadways are subject to the same intersection control analyses as are street intersections, and the approval of the City Engineer. For a driveway upstream of or approaching a signalized location on a state highway, or collector, the functional area includes the perception-reaction time, maneuver distance, and storage length of the traffic on the street approach. The spacing must provide separation between the conflicting movements occurring at the intersection and the conflicting movements occurring at the driveway. In no case shall ingress/egress to a site be located closer than 50 feet of a controlled intersection or adjacent driveway.
- c. *Limits to driveway access – commercial and industrial uses.* No more than two primary commercial or industrial use driveway access points are permitted along a street frontage of 200 feet or less. One additional driveway access point is permitted for property frontages greater than 300 feet in length. Modifications to this standard by the approving authority may be permitted with the approval of the City Engineer.
- d. *Clear sight triangle.* A minimum 10-foot clear sight triangle commencing at the back of sidewalk shall be established at all intersections and points of ingress/egress from a development site on to a public street or alley. Within the sight triangle no structure or other potential visual obstructions shall exceed 30 inches in height.



- 3. *Building Transparency:* A visual connection between the street and the interior building spaces shall be provided along street frontages. Exterior walls facing and within 30 feet of a street front property line shall include windows, doors, or other openings. In addition, the following requirements shall apply:
 - a. No building wall visible from a public street may extend in a continuous plane for more than 50 feet without a window, public door, storefront opening, or other approved architectural feature.
 - b. Street facing facades of each floor above the first floor of a multiple story building shall have an overall wall composition of at least 25 percent glazing or alternative design solution.

- c. For ground floor street facing facades occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, storefront or other openings with transparent glazing for at least 50 percent of the building wall.
- 4. *Architectural Design.* All new development shall comply with the intent and direction set forth in Chapter 17.84 – General Design Standards, of the Municipal Code. Building architectural design shall be appropriate to the location in terms of building scale, massing, and shape. Buildings shall present an attractive appearance to public streets, be aesthetically and functionally compatible to the nearby development. Design features and elements may include articulated facades, projections, and recessed entryways.
- 5. *Pedestrian Access.* Unless an alternative design is approved by the approving authority, the new development shall comply with the following standards.
 - a. Commercial sidewalk connections an interface between the building and public sidewalk shall provide support for a high level of pedestrian activity. Direct entrances into ground floor commercial establishments, which abut street right-of-way at a minimum rate of one entrance per 100 feet of linear street frontage is required.
 - b. Residential sidewalk connections. Provide entrances for individual ground-floor dwelling units adjacent to streets at no less than one per 100 feet of linear street frontage.
 - c. Common area sidewalk connection. When common entrances provide access into a multifamily development site, such entrances shall be distinguished from entrances into individual dwellings utilizing landscaping or architectural features.
 - d. Building entrances shall be weather protected by a portico, canopy, or alcove of no less than four feet in depth.
- 6. *Connectivity.* To the extent practicable given existing property configuration, new mixed-use development shall be designed to allow cross lot access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities when necessary. In order to allow for future internal connection points a conceptual plan that outlines circulation, access, shared parking, maintenance responsibilities, and utility easements shall be required. The circulation plan must assist in achieving the following connectivity goals:
 - i. Providing defined pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s). Shared parking arrangements between adjacent properties are encouraged.
 - ii. Creating opportunities to encourage walking and biking between residential areas, site amenities, commercial services, and transit facilities.
 - iii. Providing a concept plan that will facilitate future uses and development that will assist in achieving the goals of the General Plan relative to connectivity and circulation.
- 7. *Transitions in scale and density affecting adjacent residential development.* New commercial development shall be designed to appropriately transition to surrounding residential development. Appropriate transitions in height and mass may be required in design and site plan review where higher intensity commercial or residential development is adjacent to lower-density residential uses. Techniques for improving compatibility include the following:

- a. Transitions in scale, density, and uses should occur within the development site, rather than across streets;
 - b. Placing the least intensive part of a development along the adjoining perimeter of a lower intensity development;
 - c. Incorporating structure height step-backs where different building heights adjoin, adding compatible elements such as porches, balconies, or decks, and separating outdoor commercial activity areas from adjacent residential development;
 - d. Providing additional screening for parking and mechanical equipment; and placing additional controls on lighting such as full cutoff shielding; and/or
 - e. Ensuring careful placement of windows, entries and other physical improvements to minimize noise and light impacts, and by utilizing landscaping to help buffer higher intensity uses from lower intensity residential uses.
8. *Land use density and intensity determinations applying in all districts.* This ordinance provides for increases in density beyond those established in the applicable base zoning district of a property under specified circumstances, subject to approval of a discretionary land use entitlement. In no case can the maximum density or intensity standards of the applicable Interim Zoning District affecting the property be exceeded.

The number of dwelling units permitted on any property shall be computed by deducting areas of slopes over 20 percent (20%) and any areas subject to flooding from a 100-year-storm event (as established by FEMA or other flood studies acceptable to the City), and multiplying the remainder (gross developable acreage) by the density of the applicable interim zoning district.

Chapter 2 of this ordinance establishes the maximum density or intensity of development permitted in each interim zoning overlay district. That density or intensity of development is expressed in the maximum number of dwelling units per acre, or maximum floor area, permitted based on the gross area of the project site or property. Increases over the base density or intensity as established in Title-17 in the applicable base zoning district shall be allowed only when the project will satisfy the following:

- A. The Planning Commission determines that the project will provide design elements beyond those minimum standards as reflected in the applicable base zoning district, including pedestrian and community amenities which provide benefit to public and residents.
- B. For properties located in the Suburban Residential (SR) and Urban Residential (UR, UR-A and -B) zoning districts, the base density may be adjusted within the given range allowed by the General Plan. To attain the maximum allowable density, a project must demonstrate to the satisfaction of the approving authority that the increased density is acceptable considering site constraints and land use compatibility issues affecting the property including site topography, potentially hazardous conditions, the adequacy of public-street access, availability of utilities, and neighborhood characteristics including but not limited to the average density of surrounding development located within 300 feet of the parcel boundary.
- C. Projects which provide affordable housing as defined in state law shall be eligible for the maximum density allowed by the applicable General Plan land use district without obligation to subsections A and B, above.

9. **Off-Street Parking.** Where feasible within the Village Mixed Use District parking shall be located along the side or rear of buildings, with access obtained from adjacent side streets. An alternative parking arrangement may be considered by the approving authority when determined appropriate to the proposed use and based on site specific considerations. Parking shall in all respects comply with Chapter 17.86 “Off-street Parking and Loading Regulations” of Title - 17 “Zoning.”
10. **Landscaping and Trees.** Landscaping shall be provided consistent with the requirements of the Shasta Lake Municipal Code, including required minimum parking lot shading and tree replacement.
11. **Solar Panels.** Solar panels over parking spaces may substitute for up to 25 percent of the required number of trees in a parking lot. Solar panel support structures shall not be located within required building setbacks and shall meet the main building setback requirements in all residential development.
12. **Business Uses, Activities and Storage.** All permitted uses and activities, and the storage of equipment and materials, shall be conducted or contained wholly within an enclosed building, and shall meet the requirements of the Municipal Code. Outdoor storage of equipment and materials is permitted only as allowed by Title - 17 and this ordinance, when the storage is incidental to an allowable principal use on the premises.

3.05.F - LAND USE REGULATIONS for GENERAL PLAN OVERLAY ZONES INCLUDING PUBLIC FACILITY, OPEN SPACE, FLOOD HAZARD, PARK AND IMPROVED OPEN SPACE, NATURAL RESOURCES, AND PLANNED DEVELOPMENTS.

3.05.F.10 Purpose and application of ordinance provisions.

The purpose of the following geographic zoning overlay districts is to implement specified additional development standards and regulations. These overlay zones may be applied in conjunction with, or separately from, the underlying zoning overlay district assigned to a property.

(A) The following overlay zones provide for the purposes as specified below:

1. Natural Resources Overlay: This district provides for the protection of natural resources. The Natural Resource Overlay areas do not restrict all property development. It may indicate the presence of state and/or federal development regulations set forth to protect property owners from flood damage and to protect natural habitats, and generally indicates the presence of limitations to development in natural resource or environmentally sensitive areas. These areas may provide protection to property from slope failure, erosion, fire, and other natural hazards. Management of these areas in high-fire hazard zones, or in areas near existing or planned development, will include management for both resource values and natural hazards. The Natural Resource Overlay zone is also important for other natural resource management purposes, which are addressed in the Safety, Conservation, and Open Space Elements of the General Plan.

Due to the widespread nature of natural resources in the city, this overlay is established by a separate stand-alone “Interim Natural Resources Zoning Overlay Map.” This overlay district is implemented through application of the base district standards established in Title-17, including but not limited to Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT; Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT; Chapter 17.16 - OPEN SPACE (OS) DISTRICT; Chapter 17.62 - PLANNED DEVELOPMENT (PD) DISTRICT of the municipal code.

2. Public Facilities Overlay: The Public Facilities district is intended for identification of public and quasi-public facilities, including, but not limited to, government services and facilities, fire and police stations, wastewater treatment facilities, electrical substations, domestic water treatment and storage, landfills, and similar uses. It may also include institutional uses, such as schools and accredited secondary educational facilities, hospitals, and cemeteries, as well as appropriate lands controlled by philanthropic and nonprofit organizations for existing or future public uses. The Interim Zoning Overlay Map may not depict public facility sites that occupy less than two acres. This overlay is designated as “PF” on the applicable zoning map.
3. Parks and Improved Open Space Overlay: This land use district overlay classification applies to community recreation facilities that may or may not receive full City services. This may include improved open space, play areas, ball fields, children’s play equipment, community gardens, and public golf courses and similar recreation facilities. This overlay includes the following existing parks in Shasta Lake - Clair Engle Park, Margaret Polk Park, Boomtown BMX, Bizz Johnson Ballpark, Wynne Price Park and Baseball Field, Akard Park, Shasta Park, and Blue Canyon Park. This overlay is depicted on the Interim General Plan Zoning Overlay Map as “P.” The Interim General Plan Zoning Overlay Map may not depict improved open space sites that occupy less than two acres.

4. Open Space Overlay: The Open Space overlay is comprised of lands and natural areas that are important resources and serve as places in which flora and fauna can exist in a natural state. City services are limited or nonexistent within this classification and direct access via public roadways is often constrained by topography. These areas provide relief from urbanization, buffer various land use activities and transportation routes, are an important visual and recreational resource, and can be part of the City's urban trail system. Management of these areas in high-fire hazard zones, or in areas proximal to development includes management for both resource values and fire fuels. The Interim General Plan Zoning Overlay Map may not depict open space sites that occupy less than two acres. This overlay district is generally implemented through application of the base district standards established in Title-17, Chapter 17.16 - OPEN SPACE (OS) DISTRICT of the municipal code.
5. Flood Hazard Overlay: The Flood Hazard Overlay district is intended to be combined with any principal or interim zoning overlay district to help minimize or avoid hazards to life and property from flooding in the regulatory flood zone established by the Federal Emergency Management Agency, pursuant to the Flood Disaster Protection Act of 1973, and in other areas of significant flood hazard. These regulations apply in all districts combined with this overlay district, provided that in case of conflict the more restrictive regulations control. This overlay district is generally implemented through application of the base district standards established in Title-17, Chapter 17.22 DESIGNATED FLOODWAY (F-1) DISTRICT or Chapter 17.70 - RESTRICTIVE FLOOD (F-2) DISTRICT of the municipal code.
6. Planned Development Overlay: The purpose of the planned development (PD) district is to provide for comprehensively planned developments that, because of a mix of building types and land uses or lot sizes, does not fit within the parameter of the applicable interim zoning overlay or base zone districts applicable to the property. Planned developments are under unified control, comprehensively planned and may provide a mix of uses that could otherwise result in land use conflicts. This process is used where greater flexibility in design is necessary to provide a more efficient use of land than would be possible through strict application of conventional zone or land use district regulations. An application for rezoning to the "PD" Planned Development Overlay District and/or approval of a Planned Development Plan shall not constitute an application for subdivision. If a subdivision of land is proposed in conjunction with a Planned Development Plan, separate applications, review, and findings shall be made in accordance with the provisions of the Municipal Code.

Planned developments may provide common areas and other amenities not required in standard types of development. The proposed development must carry out the intent of the Planned Development provisions by providing a more efficient use of the land consistent with General Plan goals and includes an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations. This overlay district is consistent with all zoning designations that provide for residential, commercial, or industrial development, provided the proposed uses are consistent with the General Plan designation(s) within which the project is located. This overlay district is generally implemented through application of the requirements established in Chapter 17.62 - PLANNED DEVELOPMENT (PD) DISTRICT of the municipal code.

- (B) The specific limits of development on any property within, or subject to these overlay(s) zones, is determined by the standards of Title-17 and the interim zoning overlay district where the property is located, the purpose of the applicable overlay district described above, and the following provisions:

1. Allowable uses in the overlay district(s), may include uses permitted outright subject to a zoning clearance, or uses permitted pursuant to another approval type as may be required by the applicable base and/or overlay district(s) and described in Schedule 3.05.F-1. Interim General Plan Zoning Overlay districts are those as established in this ordinance and are reflected on the General Plan Interim Zoning Overlay Map. Base zoning districts are those referenced in Title 17 – Zoning of the municipal code and reflected on the City of Shasta Lake Zoning Map. A property may be subject to a base zoning district, and more than one interim overlay district.
2. Maximum floor area and density limits for uses shall be as established in the applicable base zoning district. Such limits will be determined at the time of submittal of parcel map or tentative subdivision map, permit application, or other development application, as applicable.
3. Public uses (governmental, utility uses, etc.) may occur in any district, and are not subject to the intensity and density limits of the base and interim zoning overlay districts. Such uses shall be reviewed and approved as set forth in Title-17 and the applicable General Plan Interim Zoning Overlay District.

3.05.F.20 - Permit requirements for new development, expansions of existing development, and changes of use.

All changes or expansions in use, and all new uses within these overlay districts are also subject to compliance with the Shasta Lake Municipal Code, including but not limited to Title 17 – Zoning, Chapter 17.84 – General Development Standards; Chapter 17.90 – Nonconforming Uses, Structures, Sites and Parcels; Chapter 17.86 – Off-Street Parking and Loading; and Chapter 17.88- Special Uses.

3.05.F.30. Use regulations - permitted and conditionally permitted uses.

The permitting standards for uses in these overlay zones are those as established by the base and interim zoning districts assigned to the property. Where a conflict exists between the requirements for permitting and development established in the overlay and base zoning districts, the more restrictive provisions shall apply. In cases where a specific use or activity is not identified in the use schedule, the Director shall assign the land use or activity to a use classification that is substantially similar in character and environmental impact as the proposed use. Uses not listed, or not substantially similar to the uses within the applicable overlay zoning district are prohibited.

**Schedule 3.05.F-1
PERMITTED AND CONDITIONALLY PERMITTED USES**

P	Uses permitted outright subject to a zoning clearance. May require discretionary approvals per Section 3.05.F.020
S	Uses permitted after review and approval of a Site Development Permit by the development services Director or his/her designee.
A	Uses permitted after review and approval of an administrative permit by the development services Director or his/her designee.
U	Uses permitted after review and approval of a use permit by the Planning Commission
—	Use not permitted.

3.05.F.40 Site Development Regulations and Performance Standards

Projects that involve discretionary approval, including but not limited to a site development permit, administrative or use permit, or subdivision approval must also demonstrate conformance with the design guidelines that are adopted pursuant to Municipal Code Chapter 17.84 – General Development Standards, and the regulations of the Interim Zoning Ordinance, Article 3 – Interim Zoning Regulations.

- A. Where a property is zoned "PD," development standards provided in the approved development plan or document shall supersede the development regulations of this ordinance. If a standard is not addressed by the approved development plan or the ordinance classifying the property as "PD," the provisions of this ordinance shall prevail.
- B. Where a property is located within the overlay districts described in this Section, the approving authority may require a plan that deviates from the density, floor area ratio, lot coverage, lot size, setback, height, parking, signage, or other physical development standards or limitations defined in the base district or other sections of this ordinance, provided the approving authority makes the findings required under Chapter 3, Section 3.04 of this ordinance.

**Schedule 3.05.F-1: Development Regulations of Appendix G
Overlay Districts**

Standards	Overlay District
Minimum Lot Size (square feet)	Per base zoning district standard
Minimum Lot Frontage/Width	Per base zoning district standard
Minimum Building Site Area (acres)	Per base zoning district standard
Maximum lot coverage	Per base zoning district standard
Maximum Building Height (feet)	Per base zoning district standard
Front	Per base zoning district standard
Side and Rear	Per base zoning district standard
Corner Side	Per base zoning district standard