

Chapter 18.16

BASE ZONING DISTRICT USE REGULATIONS

Sections:

18.16.010 Purpose.

18.16.020 Miscellaneous uses allowed in any zoning district without permit.

18.16.030 Permitted and conditionally permitted uses.

Section 18.16.010 Purpose.

The purpose of this Chapter is to specify allowable uses in the various base zoning districts and special provisions applicable to particular uses. (98-05, Repealed & Replaced, 03/17/1998)

Section 18.16.020 Miscellaneous uses allowed in any zoning district without permit.

In addition to the uses permitted in section 18.16.030, and subject to the requirements of the applicable Uniform Codes, the following uses are allowed in all zoning districts without a permit.

A. Gardens, the primary purpose of which is to provide food for non-commercial use.

B. Keeping of four (4) or fewer household pets of more than four months of age.

C. City or City-approved wells, water treatment plants, lift stations, substations, and similar facilities. (Ord. 2004-10, Amended, 01/04/2005; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.16.030 Permitted and conditionally permitted uses.

Uses in all zoning districts are permitted or prohibited as follows:

A. Uses are permitted or prohibited in accordance with table 18.16-1 and provided they conform to all provisions of this title. The letter "N" indicates the use is prohibited in the corresponding zoning district. The letter "P" indicates the use is permitted in the corresponding zoning district. The letter "M" indicates the use is permitted in the corresponding zoning district subject to approval of a minor use permit (see Chapter 18.76). The letter "C" indicates the use is permitted in the

corresponding zoning district subject to approval of a conditional use permit (see Chapter 18.80). If a proposed use does not appear in this table, the proposed use must be determined to be similar to a use specified in this table in accordance with Chapter 18.72. Footnote numbers in table 18.16-1 correspond to numbers in subsection 18.16.030 B.

B. The following special considerations shall apply to Table 18.16-1: (Numbers correspond to footnote numbers in the Table.)

1. This use shall comply with the development regulations applicable to the R3 zoning district.

2. All home occupations are subject to the requirements of Chapter 18.56 of this title.

3. Mobilehome parks shall conform to the requirements of Chapter 18.32 of this title.

4. Adult bookstores, adult entertainment centers, and adult live entertainment center shall meet all of the requirements below.

a. The use shall not be located within one thousand (1,000) feet of any day care facility, library, public park or a school, which has or may have a minor or minors as an attendee at such school.

b. The use shall not be located within five hundred (500) feet of any place of worship.

c. The use shall not be located within five hundred (500) feet of any residential zone, nor of any other adult bookstore, adult entertainment center, or adult live entertainment center.

d. An adult bookstore or adult entertainment center shall not operate prior to 10:00 a.m. nor after 10:00 p.m. on any day.

e. The exterior appearance of the building housing the use shall not be inconsistent with the external appearance of other structures already constructed or under construction in the LM, light industrial or M, industrial zoning districts.

f. All measurements of distance pursuant to this subsection shall be from the closest point on the zoning district boundary or property line of the parcel on which a school, church, adult bookstore, adult entertainment center, or adult live entertainment center is located, to the closest point on the property line of the parcel on which on which the adult

bookstore, adult entertainment center, or adult live entertainment center is proposed to be located. The use permit, by its terms, shall not exceed five (5) years in duration. The use permit may be extended for five (5) year periods, but only upon review by the Planning Commission for compliance with all the requirements of applicable laws, ordinances, rules, regulations, and such findings as would be necessary for the issuance of a new permit.

5. See Galt Municipal Code, Chapter 5, for license requirements.

6. Office must be directly associated with, and secondary to, principal permitted use.

7. Automobile repair garages including the parking and storage of vehicles and related equipment/accessories used in connection with the garage shall be conducted within a completely enclosed building or within a view-obscuring Fence. These vehicles shall be actively worked on or they will be considered stored within an unpermitted impound yard.

8. Mini-storage units shall not be used for any of the following uses:

a. the storage of explosives or bulk quantities of flammable or combustible materials as defined in the current edition of the uniform building code or the uniform fire code

b. the shelter or housing of persons, plants or animals

c. the storage of materials which are infested with or especially attractive to vermin, rodents or disease vectors

d. manufacturing

e. a store, office, or repair facility.

The electrical supply in a mini-storage unit shall not exceed one hundred twenty (120) volts

f. the storage of vehicles in customer parking spaces. A rental truck operation is permitted as an ancillary use if the vehicles for rent are parked inside approved, view-obscuring fenced areas and not in customer parking spaces.

9. Use shall be conducted within a completely enclosed building or within a view-obscuring fence.

10. Garage sales shall be limited to two (2) per year, each of which shall last no more than three (3) consecutive days.

11. Use shall be clearly related and a support service for office professional uses

12. Use may not exceed three thousand (3,000) square feet

13. Refer to Chapter 18.44 satellite receiving dishes

14. Requires site plan approval pursuant to Chapter 18.68. The sidewalk cafe shall be ancillary to a shop, restaurant, or snack bar and does not include serving alcoholic beverages.

15. Retail store must be clearly incidental and/or directly related to the principal use of the property and shall not exceed 25% (twenty-five percent) of the total building area for the principal use.

16. Convenience stores that operate between midnight (12:00 a.m.) and 4:00 a.m. require a conditional use permit subject to Chapter 18.80 (use permits).

17. Drug treatment clinics shall meet all of the requirements below:

a. The use shall not be located within one thousand (1,000) feet of any day care center, library, public park or public school, which has or may have a minor or minors as an attendee at such school.

b. The use shall not be located within five hundred (500) feet of any place of worship.

c. The use shall not be located within five hundred (500) feet of any residential zone nor of any other drug treatment clinic.

d. All measurements of distance pursuant to this subsection shall be from the closest point on the zoning district boundary or property line of the parcel on which a public school, place of worship, or drug treatment clinic is located, to the closest point on the property line of the parcel on which the drug treatment clinic is proposed to be located.

18. A shipping container is constructed of metal, wood, or other material and designed or patterned after structures used in containerized shipping operations. No shipping container or similar structure shall be used as an accessory structure for incidental storage, permanent or temporary, in any zoning district unless granted a minor use permit pursuant to Chapter 18.76.

19. All activities occur within a completely enclosed building or within a fenced or otherwise delineated area (see City-adopted

Design Guidelines) directly adjacent to the building, within the property lines.

20. Upon submittal and acceptance of an application for this use listing, and in addition to all other requirements of this Title relating to applications, the following special studies and analyses shall be prepared by the City or by a qualified entity or consultant selected and retained by the City, the cost of which shall be an expense of the applicant as such studies and or analyses may be individual studies or analyses incorporated into applicable environmental documents. The studies shall not be prepared by or under the direction of the applicant. These studies shall be considered by the Planning Commission as part of the review of the proposed use. These studies include:

a. A Community Impact Analysis, which shall analyze the project design and compatibility of the proposed use with the

surrounding neighborhood and the community as a whole;

b. An Economic/Fiscal Impact Analysis, which shall analyze the potential economic and fiscal impacts of the proposed use, both in terms of sales tax and impact on existing businesses in the community,

c. A Crime Analysis, which shall analyze the potential impact of the proposed use on existing police services in the City,

d. An Urban Decay Analysis as required for preparation of the Environmental Impact Report (EIR) under the California Environmental Quality Act, which evaluates the extent to which the proposed use would have competitive impacts on existing retail facilities in the City and thus would generate urban decay and a physical deterioration of existing retail centers in the City. In instances where an EIR is not required, the Urban Decay Analysis shall be prepared as part of the review of the Conditional Use Permit application

TABLE 18.16-1

N = not permitted; P = permitted; M = minor use permit; C = conditional use permit

USE TYPE	SPECIAL		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
RESIDENTIAL USES														
Single-family dwelling, detached	N	N	P	P	P	P	P	N	N	N	N	N	N	N
Single-family dwelling, attached	N	N	N	N	N	N	C	P	N	N	N	N	N	N
Duplex	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Multiple-family dwellings, three or more	N	N	N	N	N	N	C	P	N	N	N	N	N	N
Second Residential Units	N	N	P	P	P	P	P	N	N	N	N	N	N	N
Mobilehome Park ³	N	N	C	C	C	C	C	C	N	N	N	N	N	N
Dwelling unit in non-residential Building	N	N	N	N	N	N	N	N	N	N	N	P5	N	N
Emergency Shelter	N	C	N	N	N	N	N	N	N	N	N	N	C	N
Care providers, Residential (various, see definition)	N	N	P	P	P	P	P	P	N	N	N	P	N	N
Home Occupation ²	N	N	P	P	P	P	P	P	N	N	N	P	N	N
AGRICULTURAL USES														
Commercial crops (with off-site sales)	C	N	M	N	N	N	N	N	N	N	N	N	N	N
Community Garden	P	M	P	P	P	P	P	P	P	P	P	P	P	P
Ranch Marketing Operation	C	N	C	N	N	N	N	N	N	N	N	N	N	N
ANIMALS														
Breeding and keeping of Non-domestic Animals	M	N	M	N	N	N	N	N	N	N	N	N	N	N
Kennels	M	N	M	N	N	N	N	N	C	C	N	N	M	N
RECREATION AND ENTERTAINMENT														
Adult Bookstore, Adult Entertainment Center, Adult Live Entertainment Center ⁴	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Bingo parlor ⁵	N	N	N	N	N	N	N	N	C	C	N	N	C	N
Amusement Enterprise, Indoor	N	N	N	N	N	N	N	N	P	P	N	N	P	N

USE TYPE	SPECIAL		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
Amusement Enterprise, Outdoor	N	N	N	N	N	N	N	N	C	C	N	N	C	N
Massage Parlor	N	N	N	N	N	N	N	N	C	N	N	N	C	N
Public and quasi-public recreation, no field lights	P	P	P	P	P	P	P	P	M	M	M	M	M	M
Public and quasi-public recreation, with field lights	C	P	C	C	C	C	C	C	C	C	N	C	C	C
Tattoo parlor	N	N	N	N	N	N	N	N	C	N	N	N	C	N
Theater, movie	N	N	N	N	N	N	N	N	P	P	N	N	C	N
Theater, live	N	P	N	N	N	N	N	N	P	P	N	M	C	N
TOURIST AND VISITOR SERVING USES														
Bed and Breakfast	N	N	C	N	N	N	C	M	P	P	N	N	N	N
Campgrounds	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Guest Ranch	C	N	C	N	N	N	N	N	N	N	N	N	N	N
Motels and Hotels	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Recreational Vehicle Park	N	C	N	N	N	N	N	N	N	C	N	N	C	N
COMMERCIAL USES														
Offices														
Business or professional office	N	P ⁶	N	N	N	N	N	P ⁶	P	P	P	P	P ⁶	P ⁶
Real Estate Tract Office	N	N	M	M	M	M	M	M	M	M	M	M	M	M
General Wholesale and Retail Sales														
Automotive and Recreational Vehicle	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Large household items such as appliances and furniture	N	N	N	N	N	N	N	N	P	P	M	N	P	N
Propane sales (where storage does not exceed 500 gallons using the water storage capacity method for gas tanks)	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Retail, Discount Stores ¹⁹	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Retail, Discount Superstores ^{19, 20}	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Retail, Large-format Discount Superstores	N	N	N	N	N	N	N	N	N	N	N	N	N	N

USE TYPE	SPECIAL		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
Retail stores, including incidental service of products	N	N	N	N	N	N	N	N	P	P	P	P ¹¹	P ¹⁵	P ¹⁵
Wholesale membership club stores	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Nursery, garden and farm	C	N	C	N	N	N	N	N	P	P	M	N	P	N
Seasonal Retail Sales/temporary	P	P	P	N	N	N	N	N	P	P	P	P	P	P
Food and Beverage Retail Sales														
Bakery, retail	N	N	N	N	N	N	N	N	P	P	P	M	P	N
Brewery, Micro	N	N	N	N	N	N	N	N	C	C	N	N	C	C
Catering	N	N	N	N	N	N	N	N	P	P	P	P	P	N
Mobile Food Vending/Preparation Unit	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Convenience Market, 24 Hour	N	N	N	N	N	N	N	N	C	C	C	N	C	C
Convenience Market, Deli (Non-24 Hr, Less Than 10,000 S.F. Floor Area)	N	N	N	N	N	N	N	N	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶
Farmers Market	M	M	M	N	N	N	N	N	M	M	M	M	M	M
Liquor Store	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Supermarket (Greater Than 10,000 S.F. Floor Area)	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Eating And Drinking Establishments														
Bar, Tavern, Or Cocktail Lounge	N	N	N	N	N	N	N	N	P	P	C	C	P	N
Restaurant, Café, Or Coffee Shop	N	N	N	N	N	N	N	N	P	P	P	P	C	N
Restaurant, Fast Food, Including Drive-In	N	N	N	N	N	N	N	N	P	P	C	C	C	N
Sidewalk Café	P ¹⁴	P ¹⁴	N	N	N	N	N	N	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	C ¹⁴	N
Services														
Appliance Repair And Service	N	N	N	N	N	N	N	N	P	P	M	P ¹²	P	P
Automotive-Type Repair And Service Including Fuel Pumps ⁷	N	N	N	N	N	N	N	N	C	P	N	N	P	P
Cemetery, Including Mortuary	N	C	C	N	N	N	N	N	N	N	N	N	P	N

USE TYPE	SPECIAL		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
Health Club And Dance/Karate Studio	N	N	N	N	N	N	N	N	P	P	P	P	P	N
Laboratory, Testing Or Classification Including Agricultural Services	N	N	N	N	N	N	N	N	P	P	N	P ¹¹	P	P
Laundry, Dry Cleaning, Tailoring, Shoe Repair	N	N	N	N	N	N	N	N	P	P	P	M	M	N
Medical Services, Including Clinics, Physical Therapy (Less Than 10,000 S.F. Floor Area)	N	P	N	N	N	N	N	N	N	P	P	P	N	N
Medical Services (other than a hospital), including clinics and physical therapy (10,000 S.F. or larger)	N	P	N	N	N	N	N	N	C	P	N	C	N	N
Drug Treatment Clinic ¹⁷	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Medical Marijuana Dispensary	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mini-Storage ⁸	N	N	N	N	N	N	N	N	N	N	N	N	P	P
Mortuary	N	C	N	N	N	N	N	N	C	C	N	N	M	N
Photography/Art Studio, Photographic Processing Or Supply, And Picture Framing	N	N	N	N	N	N	N	N	P	P	P	P	P	N
Printing, Publishing, Cartography, Lithography, Or Blue-Printing	N	N	N	N	N	N	N	N	P	P	M	P	P	P
Call Center or Telemarketing Facility	N	N	N	N	N	N	N	N	N	N	N	C	C	N
Beauty Salon/Barber including incidental massage therapy	N	N	N	N	N	N	N	N	P	P	P	P	M	M
Taxidermist	N	N	N	N	N	N	N	N	P	P	C	N	P	N
Veterinary services/Animal Care Facility excluding outdoor Kennel	N	N	M	N	N	N	N	N	P	P	M	P	P	N
Veterinary services/Animal Care Facility including outdoor Kennel	N	N	C	N	N	N	N	N	C	C	N	N	C	N
INDUSTRIAL USES														
Agricultural and Food Industries														
Bakery, wholesale	N	N	N	N	N	N	N	N	C	C	N	N	P	P
Brewery, distillery	N	N	N	N	N	N	N	N	C	C	N	N	C	C

USE TYPE	SPECIAL		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
Cold Storage facility for agricultural products	N	N	C	N	N	N	N	N	N	N	N	N	P	P
Creamery, feed or flour mill, and sugar refinery	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Fruit, vegetable, and plant products processing; also honey extraction	N	N	C	N	N	N	N	N	N	N	N	N	C	C
Slaughter house, meat packing, tanning hides	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Winery and brewing	N	N	N	N	N	N	N	N	C	C	N	N	C	C
Manufacturing														
Apparel and other finished products made from fabrics and similar materials	N	N	N	N	N	N	N	N	N	N	N	N	P	P
Chemical and petroleum products	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Electronic and other electrical equipment and components	N	N	N	N	N	N	N	N	C	C	N	N	P	P
Fabricated metal products, including machinery and transportation equipment	N	N	N	N	N	N	N	N	N	N	N	N	C	P
Furniture and other wood products	N	N	N	N	N	N	N	N	C	C	N	N	P	P
Leather and leather products	N	N	N	N	N	N	N	N	N	C	N	N	P	P
Paper and allied products	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Rubber and miscellaneous plastic products	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Stone, clay, glass, and concrete products	N	N	N	N	N	N	N	N	N	C	N	N	C	P
Industrial Storage														
Automobile	N	N	N	N	N	N	N	N	N	N	N	N	P ⁹	P ⁹
Non-Hazardous Materials stored within an Enclosed Building	N	N	N	N	N	N	N	N	N	N	N	N	P	P
Non-Hazardous Materials stored outdoors	N	N	N	N	N	N	N	N	N	N	N	N	P ⁹	P ⁹
Hazardous Materials stored within an Enclosed Building	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Hazardous Materials stored outdoors	N	N	N	N	N	N	N	N	N	N	N	N	C ⁹	C ⁹

USE TYPE	SPECIAL		RESIDENTIAL						COMMERCIAL				INDUSTRIAL	
	OS	PQ	RA	R1			R2	R3	C	HC	NC	OP	LM	M
				A	B	C								
Hospital	N	C	N	N	N	N	N	N	N	C	N	N	C	N
Convalescent hospital	N	C	N	N	N	N	C	C	P	C	C	N	N	N
Fire or police station	N	P	C	C	C	C	C	C	C	C	C	C	P	P
Government office or Building, public parking lots	N	P	N	N	N	N	N	N	P	P	P	P	P	P
Library	N	P	C	C	C	C	C	P	P	P	P	P	N	N
Place of Worship	N	P	C	C	C	C	C	M	P	P	C	C	C	N
EDUCATIONAL INSTITUTIONS AND SCHOOLS														
College or university	N	C	N	N	N	N	N	C	C	C	N	C	C	N
Elementary school	N	P	N	N	N	N	N	N	P	P	N	P	N	N
High school, secondary	N	P	N	N	N	N	N	N	P	P	N	P	N	N
Preschool (over 12 students)	N	P	C	N	N	N	N	C	P	P	P	P	N	N
MISCELLANEOUS USES														
Garage Sale ¹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Shipping container, incidental storage ¹⁸	M	M	M	M	M	M	M	M	M	M	M	M	M	M

(Ord. 2009-13, Amended, 07/21/2009; Ord. 2008-05, Amended, 11/18/2008; Ord. 2007.14, Amended, 11/20/2007; Ord. 2006-02, Amended, 04/18/2006; Ord. 2004-10, Amended, 01/04/2005; Ord. 2002-12, Amended, 11/19/2002; 98-05, Repealed & Replaced, 03/17/1998)