

**Supplemental Application Form, Attachment 1.**

**MINOR USE PERMIT**

**Uses That Require a Minor Use Permit**

<b><u>USE</u></b>	<b><u>SECTION</u></b>	<b><u>ZONE</u></b>
<b>Large Wineries/ Breweries</b>	Table 3.1 Agriculture N.	<b>M-1, M-2</b>  Use is allowed if in compliance with use standards and the tasting facilities are limited to a maximum of 15 percent of the square footage of the indoor portion of the winery/brewery; otherwise a <b>minor use permit</b> is required.
<b>Dwelling, Single-family Detached</b>	Table 3.1 Residential A.4	<b>CMC</b>
<b>Mobile/ Manufactured Home</b>	Table 3.1 Residential A.6	<b>RD-5,7,10,15,20,25,30,40</b> <b>RR</b>
<b>Residential Care Home</b>	Table 3.1 Residential A.8	<b>RD-5,7,10,15,20,25,30,40</b> <b>RM-2</b>
<b>Private Social Center, Social Club</b>	Table 3.1 Public A.2	<b>BP. MP</b>
<b>Congregate Care Facility</b>	Table 3.1 Public E.4	<b>RD-15,20,25,30,40</b>
<b>Solar Energy Facility</b>	Table 3.1 Public F.3a	<b>0, C-0</b> <b>MIXED-USE</b> <b>COMMERCIAL,</b> <b>INDUSTRIAL</b>
<b>Solar Energy Facility</b>	Table 3.1 Public F.3b	<b>M-1, M-2</b>
<b>Wind Turbine</b>	Table 3.1 Public F.4a	<b>ALL ZONES</b>
<b>General Business Services</b>	Table 3.1 Commercial A.2a	<b>BP*, MP*</b> *Permitted subject to a finding that the use is compatible to the office and industrial uses in the area if limited to 25 percent of project area; otherwise a minor use permit is required. <b>M1, M2</b>

<b>General Personal Services</b>	Table 3.1 Commercial A.3a	<b>BP, MP</b>
<b>Tanning</b>	Table 3.1 Commercial A.3j	<b>LC, GC</b>
<b>Massage</b>	Table 3.1, Commercial A.3g	<b>C-O All Mixed Use All Commercial</b>
<b>On-Sale of Alcoholic Beverages</b>	Table 3.1 Commercial B. 5	<b>C-O MIXED USE COMMERCIAL INDUSTRIAL</b>
<b>Adult Novelty Store</b>	Table 3.1 Commercial C.4c	<b>LC, GC</b>
<b>Boat Dock, Private</b>	Table 3.1 Commercial C.6	<b>AGRICULTURAL, AGRICULTURAL RESIDENTIAL, RESIDENTIAL RR, 0</b>
<b>Pay day loan, check cashing</b>	Table 3.1 Commercial D.2	<b>LC, GC</b>
<b>Office Use, general</b>	Table 3.1 Commercial F.1	<b>CMZ</b>
<b>Lab-Medical, Dental or optical</b>	Table 3.1 Commercial F.2	<b>NMC, CMZ</b>
<b>Pawn Shop</b>	Table 3.1 Commercial G.7	<b>LC, GC</b>
<b>Thrift/ Consignment</b>	Table 3.1 Commercial G.8	<b>LC, GC</b>
<b>Smoke Shop</b>	Table 3.1 Commercial G.9	<b>LC, GC</b>
<b>Armored Car Service</b>	Table 3.1 Commercial H.1	<b>GC INDUSTRIAL</b>
<b>Automobile Lease or Rental, Limo Service</b>	Table 3.1 Commercial H.5	<b>LC INDUSTRIAL</b>
<b>Parking lot or Garage</b>	Table 3.1 Commercial H.11	<b>RD-15,20,25,30,40</b>
<b>Storage of Operable Boats, RVs, or Vehicles</b>	Table 3.1 Commercial H.13	<b>M-1, M-2</b>
<b>Towing Service (Office Only)</b>	Table 3.1 Commercial H.14	<b>LC</b>
<b>Gas, or Oil Well</b>	Table 3.1 Industrial A.2	<b>UR IR M-1, M-2</b>
<b>Assembly, Manufacturing and Processing- Light</b>	Table 3.1 Industrial B.2	<b>GC</b>
<b>Family Contractor's Business</b>	Table 3.2 E	<b>AGRICULTURAL</b>
<b>Outdoor Display, Storage and Comfort features</b>	Table 3.2 M.	<b>LC, GC</b>
<b>Cargo Container</b>	Table 3.2 S.	<b>RESIDENTIAL</b>

<b>Snack Bar incidental to a park, boat, dock, other water oriented use</b>	Table 3.2 W.	<b>COMMERCIAL MP</b>
<b>Solar Facility Accessory II</b>	Table 3.2 Y.	<b>RESIDENTIAL RECREATION MIXED-USE COMMERCIAL INDUSTRIAL</b>
<b>Electric Fencing</b>	Table 3.2 Z.	<b>GC</b>
<b>Dwelling Caretaker</b>	Table 3.2 AA.	<b>BP, INDUSTRIAL</b>
<b>Dwelling Live-Work Units</b>	Table 3.2 BB.	<b>MIXED-USE, COMMERCIAL INDUSTRIAL</b>

<b><u>USE</u></b>	<b><u>SECTION</u></b>
<b>Wineries/ Breweries</b> Wine or beer tasting shall be limited to five (5) days per week unless a Minor Use Permit is obtained from the Planning Director.	SZC 3.4.8.C.
<b>Dwellings With more than four bedrooms</b> In all zoning districts, the conversion of any dwelling to more than four bedrooms shall require a minor use permit, subject to development standards in Section 5.4.2.I. and findings in Section 6.4.2.C.2.	SZC 3.5.1.A
<b>Various Retail and Personal Services</b> Permitted subject to a finding that the use is compatible to the office and industrial uses in the area <b>if limited to 25 percent of project area; otherwise a minor use permit is required.</b>	SZC 3.2.5. Table 3.1 Footnote 36
<b>Nursery</b> Except for the LC and GC zoning districts where retail sales are permitted, the nursery use shall be wholesale only. Incidental retail use of up to 25 percent of the gross floor area shall be allowed with a Minor Use Permit, and additional retail sales shall be subject to a Conditional Use Permit by the Zoning Administrator.	SZC 3.2.5. Table 3.1 Footnote 76
<b>Drive-Up Windows</b> For drive-up windows, a Conditional Use Permit by the Zoning Administrator is required when the design standards for drive-up windows are not met, or if drive-up windows and/or remote tellers with amplified sound are located within 300 feet of a residential zoning district (RD-1 through RD-40), or if without amplified sound, located within 75 feet of a residential zoning district (RD-1 through RD-40). <b>For buildings 100 square feet or less, a Minor Use Permit is required.</b>	SZC 3.7.3.A

<p><b>Large Family Day Care Homes.</b></p> <p>The use of a lawfully occupied single-family dwelling as a large family day care home shall be subject to Design Review and must comply with the following standards. <b>In the event that these standards cannot be met, a Minor Use Permit shall be required.</b></p>	SZC 3.5.1 F (2)
<p><b>Residential Care Homes</b></p> <p>In the AG, AR, IR, and RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, and RD-10 zoning districts, a residential care home use shall be permitted by right where it does not exceed a total of six persons including those receiving day care and children of the resident family who are under 12 years of age. For over six persons, the use shall be subject to issuance of a Use Permit by the Zoning Administrator. For AG and AR zoning, refer to the required findings listed in 3.6.0.</p>	SZC 3.5.1.I (1)
<p><b>Residential Care Homes</b></p> <p>In the RD-15, RD-20, RD-30, RD-40, and RM-2 zoning districts, residential care homes are permitted by right for up to 20 persons including those receiving day care and children of the resident family who are under 20 years of age. <b>For over 20 persons, the use shall be subject to issuance of a Minor Use Permit by the Planning Director.</b></p>	SZC 3.5.1.I (2)
<p><b>Farm Worker Housing</b></p> <p>Farm worker housing for agricultural farm employees and their families, consisting of up to 45 beds in group quarters or 16 single-family, household units or spaces (i.e. recreational vehicle or mobile home spaces) is permitted by right in the Agricultural zoning districts; <b>otherwise permitted in these zoning districts, subject to the issuance of a Minor Use Permit by the Planning Director.</b> Farm work housing shall be subject to the same fees applicable to agricultural uses and shall provide at least one parking space per unit or one space per three beds.</p>	SZC 3.5.2.B (1)
<p><b>Private School</b></p> <p>In the commercial and MP zoning districts, a private school with capacity of 500 students or less, shall be subject to a Minor Use Permit by the Planning Director.</p>	SZC 3.6.2.A
<p><b>Child Care Center</b></p> <p>In the agricultural, agricultural-residential, residential, and recreational zoning districts, a child day care center facility with Capacity between nine and 14 persons shall be permitted, subject to a Minor Use Permit by the Planning Director;</p>	SZC 3.6.5.B (1b)
<p><b>Business Services</b></p> <p>In the BP and MP zoning districts, permitted subject to a finding by the Planning Director that <b>the use is compatible to the office and industrial uses in the area if limited to 25 percent of project area; otherwise, the use requires a minor use permit</b></p>	SZC 3.7.2.B (1b)
<p><b>Restaurants Serving Alcohol</b></p> <p>A Minor Use Permit shall be required for any new restaurant or similar establishment that adds the serving of beer, wine and/or distilled spirits in</p>	SZC 3.7.3.B (1) SZC 3.7.3.B (2)

<p>conjunction with the business, requires or obtains a special license #23, #41, #47, or #75 from the Department of Alcoholic Beverage Control (ABC), and in the event of any of the following:</p> <p><b>a.</b> The type of ABC license for the address of the establishment is changed.</p> <p><b>b.</b> The ABC license is transferred to a different address, or</p> <p><b>c.</b> The use itself is expanded in any way, including, but not limited to those operational standards such as hours of operation or restrictions on amplified music that are applied by ABC.</p>	
<p><b>Drive-up Window</b></p> <p>Permitted in the listed zoning districts, if in compliance with the standards in Section 3.9.3.U, "Remote Teller, and Section 3.9.3.V, "Drive-up Window". A Conditional Use Permit from the Zoning Administrator is required when the design standards of Section 3.9.3.V.2.a and b are not met or if the drive-up window or the order station with amplified sound is located within 300 feet of a residential zoning district (RD-1 through RD-40), <b>or if the drive-up window or order station without amplified sound is located within 75 feet of a residential zoning district (RD-1 through RD-40). If the building footprint is not more than 100 square feet, then a Minor Use Permit is required.</b></p>	3.7.5.A
<p><b>Storage of Recreational Vehicles</b></p> <p>Any associated outdoor storage of automobiles, boats and RVs shall require a Minor Use Permit.</p>	3.8.3.B (9)
<p><b>Display of Goods Outside of an Enclosed Building</b></p> <p>In any zoning district except an industrial zoning district, no equipment, material, goods, furniture, or appliances may be stored or displayed outside an enclosed building or outside of a solid screen fenced area and be visible from a public street, unless that equipment, material, good, furniture, or appliance is normally used out of doors. No equipment or goods may be displayed within required yard areas unless located within the buildable portion of the lot. <b>Display of new goods is allowed with a setback of 25 feet upon issuance of a minor use permit.</b></p>	3.9.3.J (2)
<p><b>Cargo Container</b></p> <p>In residential zoning districts or any lot less than two acres, a minor use permit, including design review, is <b>required for one cargo container in order to ensure that the container is designed to be compatible with and complement existing dwellings on the same or adjacent parcels.</b></p>	3.9.3.T (7)
<p><b>Electric Fencing</b></p> <p>Electric fencing is allowed in all agricultural, M-1 and M-2 zoning districts, and in the GC zone with a minor use permit, provided that the adjacent property is in either an agricultural or industrial zoning district; otherwise, a <b>Minor Use Permit shall be required in order to construct an electric fence.</b> Electric fencing is permitted in the AR-2, AR-5, AR-10 and AR-20 zones if used for the keeping of animals.</p>	3.9.3.X
<p><b>Caretaker</b></p>	3.9.3.Y

<p>Permanent living quarters (does not include the temporary use of a mobile home) for a caretaker or night watchman shall be accessory to a permitted primary use, and permitted in any commercial, mixed-use or industrial zoning district, subject to the standards in Section 3.9.3.Y. <b>A Minor Use Permit for a caretaker shall be required in the BP, MP, M-I, and M-2 zoning districts.</b> Exceptions to any of the standards in Section 3.9.3.Y shall also be permitted by a Minor Use Permit.</p> <ol style="list-style-type: none"> <li>1. The caretaker living quarters shall be located within the principle building.</li> <li>2. The caretaker living quarters shall be occupied by the owners or an employee of the business.</li> <li>3. A minimum of one parking space shall be provided for the caretaker living quarters, in addition to parking spaces required for the primary use.</li> <li>4. The caretaker living quarters shall have no more than two bedrooms, and shall provide no more than 650 square feet of habitable living area.</li> </ol>			
<p><b>Live-Work Units</b></p> <p><b>Any live-work units shall be accessory to a permitted primary use, and shall comply with the following standards. Exceptions to any of the standards in Section 3.9.3.Z shall be permitted by a Minor Use Permit.</b></p> <ol style="list-style-type: none"> <li>1. All living space within the live-work unit shall be contiguous with, and an integral part of the working space of the primary use. Access to individual units shall be from common access areas, corridors, or hallways.</li> <li>2. The live-work unit shall be occupied by the owner or an employee of the business, and shall not be rented separately from the working space.</li> </ol>	3.9.3.Z		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b><u>DEVELOPMENT STANDARD</u></b></td> <td style="width: 50%;"><b><u>SECTION</u></b></td> </tr> </table>		<b><u>DEVELOPMENT STANDARD</u></b>	<b><u>SECTION</u></b>
<b><u>DEVELOPMENT STANDARD</u></b>	<b><u>SECTION</u></b>		
<p><b>Barbed Wire</b></p> <p><b>The use of barbed wire, concertina wire or electric fencing shall require a Minor Use Permit,</b> unless such fencing is located in the Agricultural, M-1, or M-2 zoning districts, and located adjacent to property in either the agricultural or industrial zoning district, in which case its use shall be permitted, subject to the standards set forth in Section 3.9.3.X. The use of barbed wire and electric fencing is permitted in the AR-2, AR-5 and AR-10 zones if used for the keeping of animals.</p>	5.2.5.B (2)		
<p><b>Residential Fences. Applicable to all RD, AG, and AR zones.</b></p> <p><b>1. Front Yards.</b> Fences in the front yard in RD zones shall be limited to:</p> <p><b>a.</b> Solid walls or fences as defined in Chapter 7 not exceeding three (3) feet, <b>b.</b> Fences constructed of chain link or similar woven wire materials, not exceeding four (4) feet, or</p> <p><b>c. Open fencing not exceeding seven (7) feet. Fences exceeding these heights up to seven (7) feet may be allowed with the issuance of a MUP.</b></p>	5.2.5.B. (1.c)		
<p><b>Side Street Yards.</b></p> <p><b>Fences shall not exceed seven (7) feet in height. Retaining wall and fence combinations that exceed seven (7) feet in height may be permitted with the issuance of a Minor Use Permit.</b> Fence height for</p>	5.2.5.A (2)		

<p>fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right-of-way with PUPF. Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.</p>	
<p><b>Development Standards for Agriculture Structures in Agricultural and AR Zones</b> Deviations from setbacks are permitted with a Minor Use Permit</p>	Table 5.5
<p><b>Accessory Structure, Size</b> The size of accessory structures on legal nonconforming parcels less than one (1) acre in size may be increased to greater than 50 percent with a minor use permit.</p>	Table 5.5
<p><b>Accessory Structure, Floor Area</b> The total floor area for all of the Accessory Structures in Agricultural and Agricultural-Residential Zones shall not exceed 5,000 square feet. Exceptions to these area requirements may be permitted with a Minor Use Permit.</p>	Section 5.3.2.C Table 5.6
<p><b>Parking Location; Residential Development</b> No more than 40 percent of the land area between the front lot line and the front wall of the primary dwelling that is furthest from the front lot line (Figure 5-13, Example 1), or the area leading directly to a carport or enclosed garage (Figure 5-13, Example 2), whichever is greater, may be paved or used for vehicle parking. Use of permeable paving is encouraged for vehicular areas on lots that exceed 15,000 square feet. On lots of 15,000 square feet or less, impervious surfacing is required for vehicle parking. <b>A Minor Use Permit may be issued for alternatives to these requirements</b></p>	Table 5.9.3.C (1a)
<p><b>Community Interest Group Signs</b> A Minor Use Permit by the Planning Director is required for any community interest group sign. Notwithstanding any other provisions of this Code, no fee shall be required for filing application for the use permit required by this subsection.</p>	5.10.1.L (5)
<p><b>Identification Signs</b> Except for those community identification signs that may be erected within the right-of-way by the Sacramento County Department of Transportation, identification signs for communities are permitted subject to issuance of a Minor Use Permit,</p>	5.10.1.M (6)
<p><b>On-site Signs</b></p>	5.10.2.A (1f)

<p>Special Provisions for Tenants without Building Frontage. Tenants with primary frontage to an enclosed mall or interior hallway of a building are allowed to attach a sign to the exterior of the building, as described in Sections 5.10.2.A.1.b through 5.10.2.A.1.d, upon issuance of a Minor Use Permit by the appropriate authority.</p>	
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