



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES

DATE: December 12, 2024
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: Resolution No. 13074 – Amendment Application No. 3874

APPLICANT: Hal Lore

OWNER: Reno Development, LLC

REQUEST: Allow the rezoning of a 17.75-acre parcel, a 5.00-acre parcel, a 2.47-acre parcel, and an 18.90-acre parcel from the AL-20 (Limited Agriculture, 20-acre minimum parcel size) to the RR-5 (Rural Residential, five-acre minimum parcel size) Zone District.

LOCATION: The subject parcels are located on the west side of Biglione Dr., north of Reno Ave., approximately 1.08-miles north from the city limits of the City of Fresno (APNs: 300-320-18S, 300-320-19S, 580-010-11S, and 580-010-12S) (12775 Auberry Rd.) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of December 12, 2024, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Zante and seconded by Commissioner Whelan to recommend approval to the Board of Supervisors for Amendment Application No. 3874 as per staff's recommendation.

EXHIBIT A

Amendment Application No. 3874

- Staff: The Fresno County Planning Commission considered the Staff Report dated December 12, 2024, and heard a summary presentation by staff.
- Applicant: The Owner's representatives concurred with the Staff Report and stated he had nothing further to add.
- Others: No individuals presented information in support of or against the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

CWM:ap:jp

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EXHIBIT "B"
ATTACHMENT
TO
AGENDA ITEM
Amendment Application No. 3874

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Amendment Application	\$ 6592.43 ¹
Health Department Review	\$ 383.00
Preliminary Environmental Review	\$ 274.77
Total Fees Collected	<u>\$ 7250.20</u>

AP:
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¹ Includes project routing, coordination with reviewing agencies, project applicant and consultant, and review and research, engaging with reviewing departments and staff's analysis. Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 6 December 12, 2024

SUBJECT: Amendment Application No. 3874

Rezone to change the zoning of a 17.75-acre parcel, a 5.00-acre parcel, a 2.47-acre parcel and an 18.90-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the RR-5 (Rural Residential, five-acre minimum parcel size) Zone District.

LOCATION: The subject parcels are located on the west side of Biglione Dr., north of Reno Ave, approximately 1.08-miles north from the city limits of the City of Fresno (APNs: 300-320-18S, 300-320-19S, 580-010-11S, and 580-010-12S) (12775 Auberry Rd.) (Sup. Dist. 5).

**OWNER/
APPLICANT:** Reno Development, LLC

STAFF CONTACT: Alexander Pretzer, Planner
(559) 600-4205

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Recommend that the Board of Supervisors determine that the proposed rezone from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the RR-5 (Rural Residential, five-acre minimum parcel size) Zone District is consistent with the County General Plan and approve Amendment Application No. 3874; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action and forwarding the above recommendation to the Board of Supervisors.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Tentative Property Line Adjustment Map
6. List of allowed by-right uses in the AL-20 (Limited Agriculture) Zone District.
7. List of uses proposed to be allowed in the RR-5 (Rural Residential, five-acre minimum parcel size) Zone District

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Rural Residential	Rural Residential
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District	RR-5 (Rural Residential, five-acre minimum parcel size) Zone District
Parcels Size	17.75-acre parcel 5.00-acre parcel 2.47-acre parcel 18.90-acre parcel	Rezone to allow a minimum parcel size zone of five-acres
Project Site	Field Crop Single Family Residence Single Family Residence Vacant	Change the zoning of said parcels from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the RR-5 (Rural Residential, five-acre minimum parcel size) Zone District
Structural Improvements	None	None
Nearest Residence	200 feet	No change
Surrounding Development	North: Vacant South: Single Family residence East: Grazing West: Orchard	No change
Traffic Trips	N/A	A Traffic Impact Study was not required as the proposal is for rezone only.

SETBACK, SEPERATION, AND PARKING:

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	For the existing AL-20 Zone District: Front: 35 feet Side: 20 feet Street Side: 35 feet Rear: 20 feet	For the proposed RR-5 Zone District: Front: 35 feet Side: 20 feet Street Side: 35 feet Rear: 20 feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirements	N/A
Separation between Buildings	40-foot separation between an animal shelter and a building for human occupancy	No change	N/A
Wall Requirements	Per Section 855-H.2 of the County Ordinance Code in the AL-20 Zone District	No change	N/A
Septic Replacement Area	100 percent for the existing system	No change	N/A
Water Well Separation	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	No change	N/A

CIRCULATION AND TRAFFIC:

		Existing Conditions	Proposed Operation
Public Road Frontage	No	Reno Road Auberry Road Biglione Drive	N/A
Direct Access to Public Road	Yes	N/A	No change
Road ADT (Average daily Traffic)		N/A	No change
Road Classification		N/A	No change
Road Width		N/A	No change
Road Surface		N/A	No change
Traffic Trips		N/A	N/A

		Existing Conditions	Proposed Operation
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	No improvements required as roads are not county-maintained.

SURROUNDING PROPERTIES:

	Size (acres):	Use:	Zoning:	Nearest Residence:
North	16.53-acres 25.36-acres	Vacant Grazing	AE-20	1,075.1-feet
East	66.37-acres 388.31-acres	Grazing	AE-20	N/A
South	2.31-acres 2.56-acres	Single- Family Residence (et. al.)	AL-20	134.3-feet 119-feet
West	19.8-acres 4.63-acres	Orchard Vacant	AL-20	N/A N/A

EXISTING VIOLATION: NO

ENVIRONMENTAL ANALYSIS:

The existing Fresno County General Plan Update and related EIR will be utilized for the current proposal pursuant to Section 15162 of the CEQA. Section 15162 of CEQA states that no Subsequent Environmental Impact Report or Mitigated Negative Declaration shall be prepared unless the lead agency determines substantial evidence considering the whole record.

PUBLIC NOTICE:

Notices were sent to 64 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report.

Should the Planning Commission recommend approval, a subsequent hearing date before the Board of Supervisors will be scheduled as close to the Commission's action as practical to make the final decision on the rezoning request. Information for that hearing will be provided under separate notice.

PROCEDURAL CONSIDERATIONS:

A decision by the Planning Commission in support of an Amendment Application requires an affirmative vote of the majority of the Planning Commission's total membership Five of the nine members.

A decision by the Planning Commission to deny an Amendment Applications for rezoning is final unless appealed to the Board of Supervisors.

Amendment Applications for rezoning are legislative acts requiring final approval by the Board of Supervisors.

Per Zoning Ordinance section 872.6.060.B an Amendment Application for rezoning may be approved only if the review authority first makes the following findings:

- 1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and**
- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the County; and**
- 3. If applicable, the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, Sheriff protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.**

BACKGROUND INFORMATION:

The subject property is currently developed with a single-family residence including a septic system and water well. The remainder of the property is vacant and undeveloped. Surrounding land uses consist of single-family residences and agricultural uses.

County records indicate that prior to 1965 the subject parcel and other parcels in the area were zoned A-1 (Agricultural District; 100,000 square feet minimum parcel size required). The parcels were rezoned from the A-1 District to AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). On February 20, 2024 the Board of Supervisors adopted an update to the Fresno County General Plan (GPA 526 and AA 3862) that included the addition of Policy LU-E.24 that changed the Land Use Designation of parcels identified in Figure LU-2 to Rural Residential (5-acre minimum parcel size) and rezoned the parcels to AL-20 (Limited Agricultural, 20-acre minimum parcel size). The Board of Supervisors provided additional direction to direct staff to include the 18.90-acre parcel identified as APN 300-320-19S to LU-E.24 and Figure LU-2. Subsequently, GPA 574 and AA 3867 was approved by the Board of Supervisors on August 20, 2024 changing the land use designation of APN 300-320-19S to Rural Residential and rezoned the subject parcel from AE-20 to AL-20. As the subject parcels were included in this change and the General Plan Update, no General Plan Amendment (GPA) was needed for this application.

Finding 1: The proposed amendment is consistent with the goals, policies, and actions of the General Plan

Relevant Policies:	Consistency/Considerations:
<p>Policy LU-E.24: <i>The Rural Residential designation comprising an approximate 499-acre area generally bounded by Friant Road/ Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and generally the Birkhead Road alignment to the north and encompassing those parcels immediately to the west, northeast, and east of the full length of Willow Bluff Avenue. This is an area committed to rural-sized parcels. The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning.</i></p>	<p>Consistent: The proposal will re-zone the subject parcels to Rural Residential which aligns with the Board adopted General Plan. This proposal was reviewed by the Water and Natural Resources Section, Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning, and the Environmental Health Division of the Fresno County Department of Public Health, of which all three did not express any concerns regarding the proposed rezone. As this proposal is for rezoning of the subject parcels only and not division of the land, impacts to water resource and Road maintenance will be addressed during any future development or proposed division of land. The current proposal is consistent with this Policy.</p>
<p>Policy TR-A.2: <i>The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria established by the County.</i></p>	<p>Consistent: The proposal will re-zone the subject parcels to Rural Residential. As there is no development or division of land currently proposed it has been determined that there are no impacts to traffic. Any future division of the land will address any increased traffic impacts at that time. The current proposal is consistent with this Policy.</p>
<p>Policy TR-A.6: <i>The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees.</i></p>	<p>Consistent: The proposal will re-zone the subject parcels to Rural Residential. As there is no development or division of the land currently proposed, it has been determined that there are no road impacts to the area. Any future division of the land will address any increased road impacts to the area at that time. The current proposal is consistent with this Policy.</p>

Relevant Policies:	Consistency/Considerations:
<p>Policy PF-C.11: <i>The County shall approve new development only if an adequate sustainable water supply to serve such development is demonstrated.</i></p>	<p>Consistent: The proposal will re-zone the subject parcels to Rural Residential. As the subject parcels have been identified within a low water area a Hydrogeological Investigation will be required to address sustainable water supply prior to any further division of the land or development. With adherence to this policy requirement, the proposal is consistent with this Policy.</p>
<p>Policy PF-C.16: <i>The County shall, prior to consideration of any discretionary project related to land use, require a water supply evaluation be conducted. The evaluation shall include the following:</i></p> <p><i>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i></p> <p><i>b. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i></p> <p><i>c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i></p>	<p>Consistent: Due to the subject parcels being located within a water short area, a Hydrogeological Investigation will be required to address the water supply prior to any further division of the land or development. No other water-related concerns were identified in the analysis of the proposal. With adherence to the identified policy requirement, the proposal will be consistent with this Policy.</p>

Reviewing Agency/Department Comments Regarding Site Adequacy:

Policy Planning Section of the Fresno County Department of Public Works and Planning
Regarding the proposed rezone Amendment Application 3874, Per General Plan Policy LU-E.24 mentioned above, the AL- 20 zoning of the 499-acre area reflects potential water resource constraints within the 499 acres and in the general vicinity of the 499-acre area. As stated in this policy, future division of land or change of zoning of any of the parcels within the 499-acre area to Rural Residential Zone District shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning.

No other comments specific to general plan policies were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

The proposal would meet General Plan Policies as discussed in the table above. As this application only rezones the property and does not include any proposed division of land or specific development issues such as availability of water and road maintenance will be addressed at the time future development is proposed and the scale of the impacts can be analyzed.

Finding 1 Recommended Conditions of Approval:

None

Finding 1 Conclusion:

Finding 1 can be made based on the above analysis, the proposed amendment is consistent with the goals, policies, and actions of the General Plan.

Finding 2: **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the County.**

Reviewing Agency/Department Comments Regarding Site Adequacy:

None

Finding 2 Analysis:

No concerns were received from reviewing agencies and departments to indicate that the proposal would be detrimental to the public interest, health, safety, convenience, or actions of the General Plan. There is no specific division of land or development proposed, as such there is no detrimental impact caused by the current proposal.

Finding 2 Conclusion:

Finding 2 can be made based on the above analysis, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the County.

Finding 3: **If applicable, the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, Sheriff protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will**

not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Reviewing Agency/Department Comments Regarding Site Adequacy:

None

Finding 3 Analysis:

No concerns were received from reviewing agencies and departments regarding the suitability of the affected site. Specific development issues will be addressed at the time future development is proposed and the scale of the impacts can be analyzed.

Finding 3 Conclusion:

Finding 3 can be made as the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located

SUMMARY CONCLUSION:

The proposed rezone from the AL-20 (Limited Agricultural) Zone District to RR-5 (Rural Residential. five-acre minimum parcel size) Zone District is consistent with the Fresno County General Plan and will not have significant impacts on the surrounding properties. If the Planning Commission recommends approval of Amendment Application No. 3874.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend the Board of Supervisors determine that the proposed rezone from the AL-20 Zone District to the RR-5 Zone District is consistent with the County General Plan and approve Amendment Application No. 3874, subject to the Conditions of Approval; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action and forwarding the above recommendation to the Board of Supervisors.

Alternative Motion (Denial Action)

- Determine the rezone of the subject parcels from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the RR-5 (Rural Residential. five-acre minimum parcel size) Zone District as listed in Exhibit 8 is inconsistent with the General Plan and deny AA No. 3874 (state basis for denial); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

AP

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ATTACHMENT B EXHIBIT 1

**Amendment Application No. 3874
Conditions of Approval and Project Notes**

Conditions of Approval

None

Conditions of Approval reference recommended Conditions for the project.

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

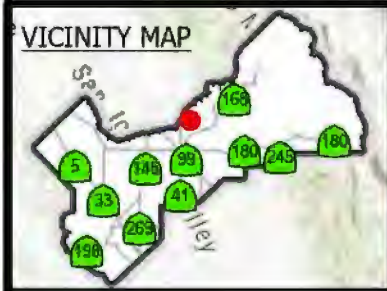
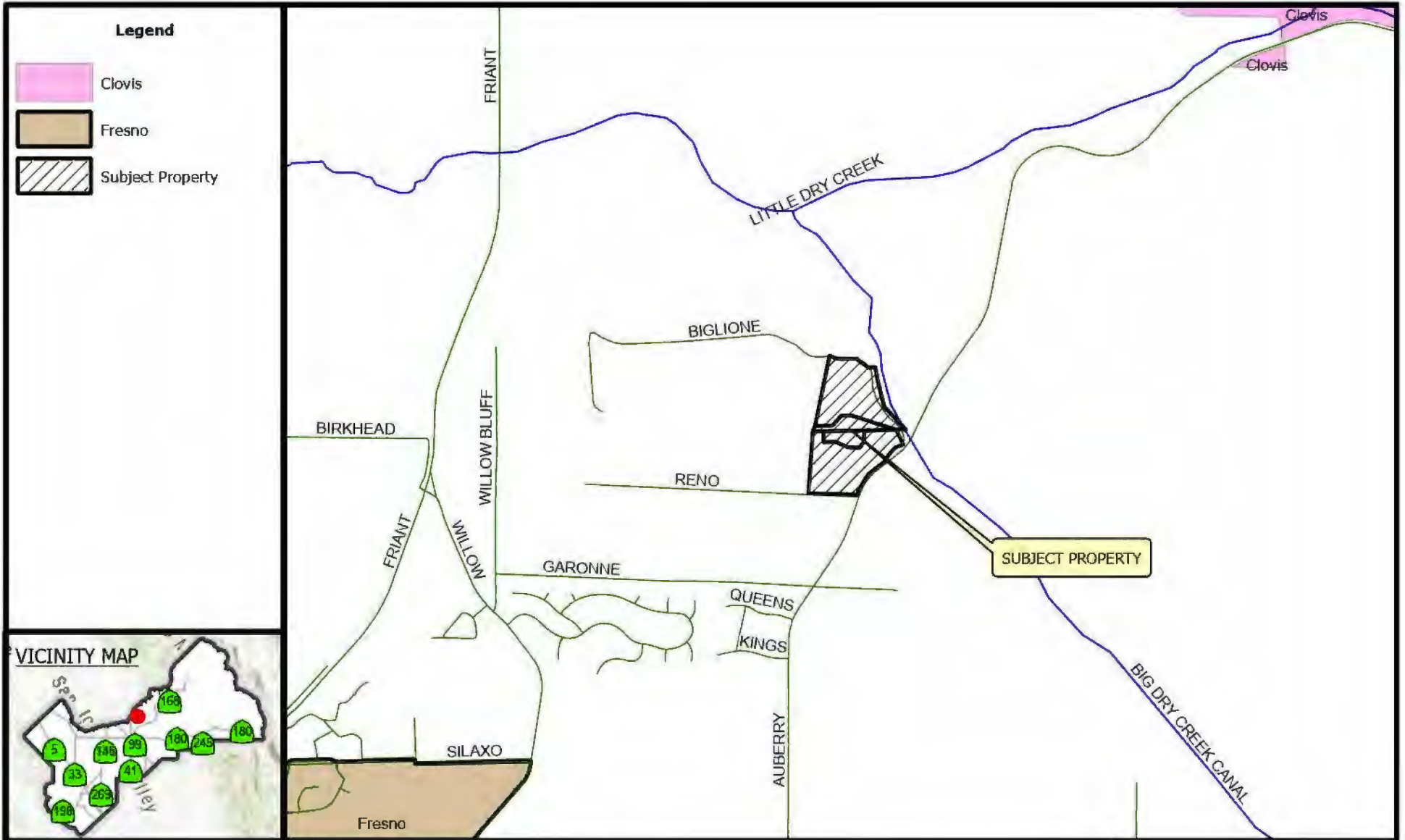
1.	Any future development or division of land will be required to meet County Standards in place at that time.
2.	Any new sewage disposal system proposals shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.
3.	At such time the applicant or property owner(s) decides to construct a water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells.
4.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
5.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
6.	<p>Any future development or division of land, the County shall undertake a water supply evaluation. Additionally, a work plan shall be submitted and approved before any work begins on the hydrogeologic investigation. The evaluation shall include the following:</p> <p>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</p> <p>b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</p>

Notes

c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.

AP:jp

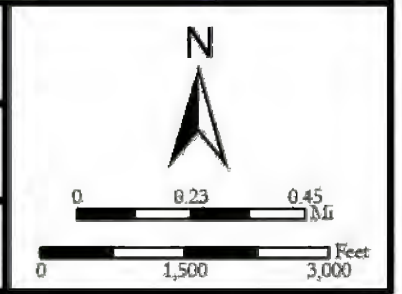
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LOCATION MAP

AA3874 **2024**

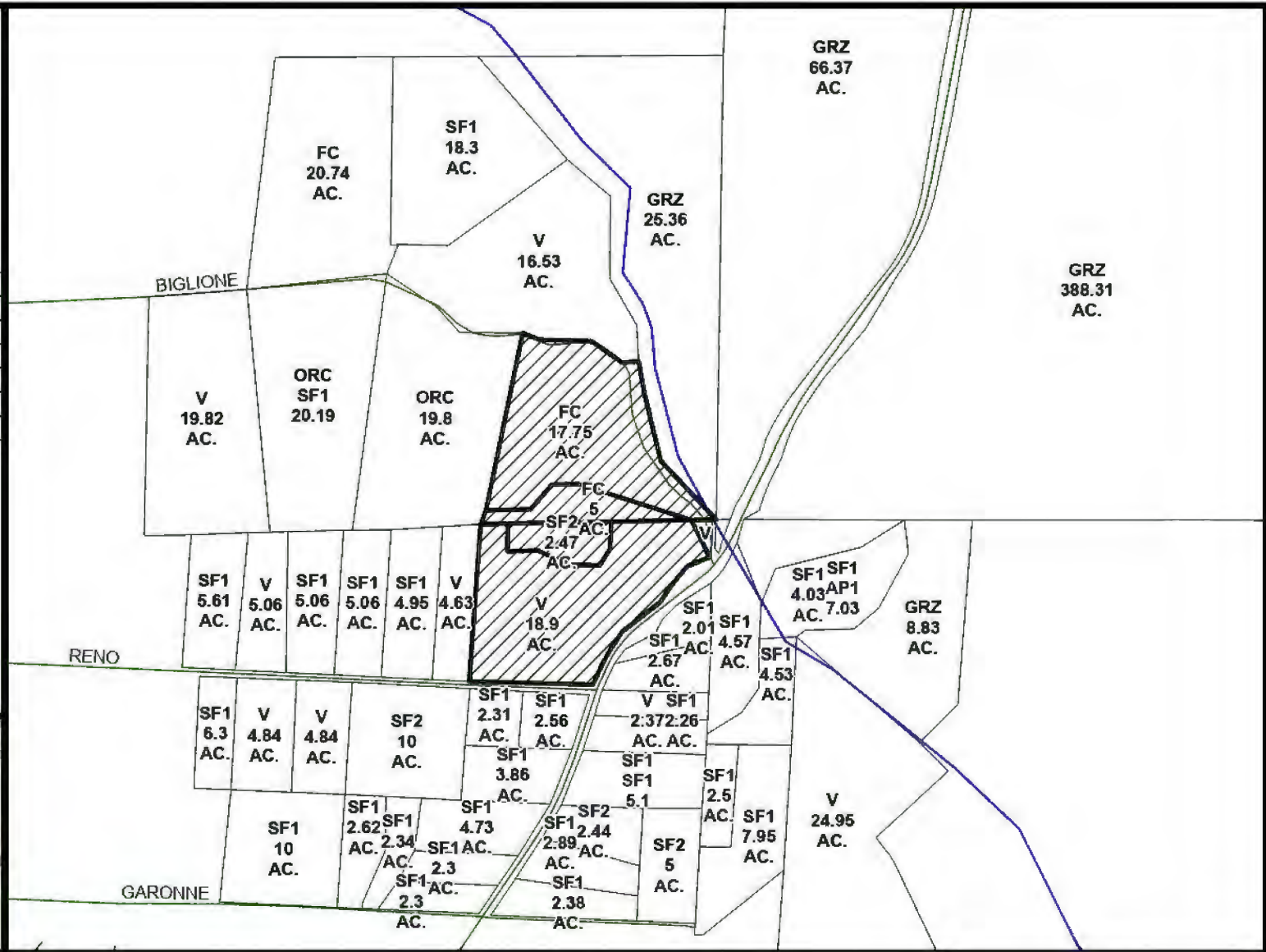
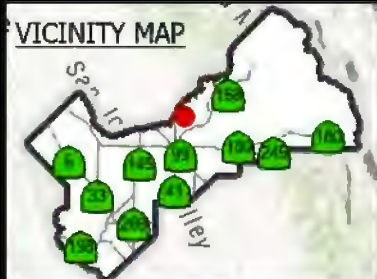
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/25/2024



LEGEND:

 Subject Property

LEGEND
GRZ - GRAZING
V - VACANT
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
FC - FIELD CROP
AP1 - APARTMENT



Existing Land Use Map

AA3874

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/25/2024

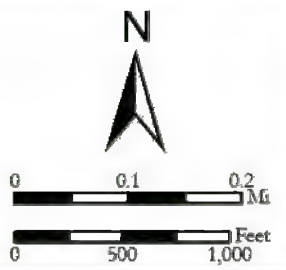
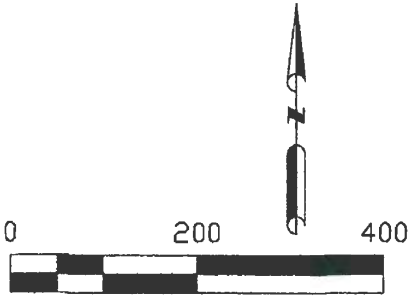




EXHIBIT B

LEGEND

- 3' WIRE FENCE
- EXISTING PROPERTY LINE TO BE ADJUSTED
- ADJUSTED PROPERTY LINE



ADJUSTED
PARCEL A
17.224 Acres

EXISTING
PARCEL 1
19.997 Acres

EXISTING
PARCEL 2
23.981 Acres

HATCHED AREA GRANTED TO THE COUNTY OF FRESNO IN FEE BY GRANT DEED, RECORDED NOVEMBER 3, 1992, AS DOCUMENT NO. 92167400, OFFICIAL RECORDS FRESNO COUNTY.

ADJUSTED
PARCEL B
26.754 Acres

LEGEND

- () RECORD DATA PER CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 12, 2013 AS DOCUMENT NO. 2013-0129761, OFFICIAL RECORDS OF FRESNO COUNTY.
- [] RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 26 OF RECORD OF SURVEYS AT PAGE 82, FRESNO COUNTY RECORDS.
- { } RECORD DATA PER GRANT DEED RECORDED APRIL 1, 2005 AS DOCUMENT NO. 2005-0072266, OFFICIAL RECORDS OF FRESNO COUNTY.
- 9 BLOCK NUMBER OF REDWOOD PARK RECORDED IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 4, FRESNO COUNTY RECORDS.

POINT OF BEGINNING: NORTHWEST CORNER OF BLOCK 8 OF REDWOOD PARK RECORDED IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 4, FRESNO COUNTY RECORDS.

[N 01°41'41" E 1983.05']

[N 01°41'41" E 1095.31']

[N 01°41'41" E 332.16']

[887.76']

[N 88°14'56" E] 181.24' CALC

[S 66°17'29" E] [129.33']

[N 84°21'11" E] [292.13']

[S 53°40'14" E] [222.96']

{N 85°31'23" E} [92.48']

{S 04°28'37" E} [185.74']

{S 19°02'32" E 397.90'} CANAL

(N 86°23'00" E) (283.34')

(N 39°42'22" E) (188.32')

(N 86°18'07" E) (150.00')

(S 57°08'26" E 329.62')

(S 74°03'14" E 648.73')

(S 74°03'14" E 210.92')

{S 27°44'02" E} [35.91'] [35.80']

{S 44°50'47" E} [381.91']

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ATTACHMENT B EXHIBIT 6
FRESNO COUNTY ORDINANCE CODE - DIVISION 6, ZONING ORDINANCE

Chapter 806.2

Zones Established, Zone Map Adopted

**TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1 ³	A-2 ³	See Section
Agricultural Uses					
Agricultural Accessory Storage, Structures, and Uses	P	P	P	P	
Agricultural Commercial Center	C		C		834.4.040
Agricultural Processing, Area Products, including Cooperatives	C		C		
Agricultural harvesting, curing, processing, packaging, packing, sales, shipping for products produced on-site (i.e., not subject to Section 834.4.390).	P	P			
Agricultural processing, packaging, sales, shipping, etc. (products may be from on- or off-site holdings when owned by the same entity as the facility).	P	P			834.4.390
Animal Raising, Specialty Commercial	D		D	D	834.4.050
Animal Uses (includes fish and fur bearing in the A-2)	P	P	P	P	834.4.050
Aquaculture (includes Fish Farms, Commercial)	D	D	D	D	
Cattle Dairies and Feedlot Facilities (Does NOT exceed a capacity of 500 cattle)	D		D		834.4.110
Cattle Dairies and Feedlot Facilities (Does exceed a capacity of 500 cattle)	C		C		834.4.110
Crop Production	P	P	P	P	
Grain Elevators, Commercial	C		C		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1 ³	A-2 ³	See Section
Agricultural Uses (Continued)					
Hog/Swine Personal Use (4 max.)	P				834.4.050
Hog/Swine, Sheep, or Goat Feed Lots	C		C		
Hog/Swine Ranches	C		C		834.4.050
Horticulture/Greenhouses	P	D	P	D	
Meat Processing, Commercial	C		C		834.4.230
Mushroom Growing	C	C	C		
Mushroom Growing, Incidental	C	C	C		
Poultry Raising, Large	D		D	D	834.4.290
Poultry Raising, Small	P		P	P	834.4.290
Poultry/Rabbit Processing	C		C		
Stock Yards/Feed Lots	C		C	C	
Value-added agricultural uses in addition to agricultural harvesting, curing, processing, packaging, packing, sales, and shipping for products produced on-site.	P				834.4.390
Commercial establishments for the processing of agricultural products and value-added uses not authorized under the by-right value-added uses above.	C				834.4.390
Wineries/Distilleries, Large	C		C	C	
Wineries/Distilleries, Small	D		D	D	834.4.410
Wholesale Limited Winery Distillery and Brewery	P	P			834.4.415
Micro Winery, Distillery and Brewery	P	P			834.4.415
Minor Winery, Distillery and Brewery	P	P			834.4.415
Agricultural Sales and Service Uses					
Agricultural Chemicals, Sales and Service	C		C		
Agricultural Auction /Sales Yards	C		C	C	
Building Materials Sales	C		C		
Commercial Dehydration Operations	C		C		
Contactors Storage Yard, Agricultural Services	D		D		
Dog Grooming (in conjunction with single-family residence)	D	D	D	D	

Farm Equipment and Machinery Sales, Rental, Storage and Maintenance	C		C		
Farm Labor Contractor Services	D		D		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

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**TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1 ³	A-2 ³	See Section
Agricultural Sales and Service Uses (Continued)					
Feed and Farm Supplies Sales	C		C		
Horticultural Services	D	C	C	C	
Horticultural Services, Accessory	P	D	P		
Liquefied Petroleum Gas Distribution Sales, and Storage	C	C	C		
Plant Nurseries	D				834.4.180
Plant Nurseries, Private	P				834.4.180
Roadside Agricultural Stands, Permanent	D	D	D	D	834.4.370
Roadside Agricultural Stands, Temporary	P	P	P	P	834.4.370
Stables, Commercial	D	D	D	D	834.4.050
Stables, Private	P	P	P	P	834.4.050
Veterinary Clinics and Animal Hospitals	D	D	D	D	
Water Well Drilling/Pump Installation	P	P	P	P	
Welding and Blacksmith (as part of farm equipment sales and service).	P		P		
Residential Uses					
Accessory Structures	P	P	P	P	834.4.020
Additional On-Site Dwellings					
Accessory Dwelling Units	P	P	P	P	834.4.030.B
Second Dwelling Units	D	D	D	D	834.4.030.C
Child Day Care Home, (up to 14 children)	P	P	P	P	834.4.100
Employee Housing (six or fewer residents)	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
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Notes:

1 See Article 7 for definitions of the land uses listed.

2. For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
3. See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1	A-2	See Section
Residential Uses (Continued)					
Farmworker Housing, Complexes	P	P	P	P	834.4.160
Farmworker Housing, Temporary	P	P	P	P	834.4.150
Home Occupations, Class I	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	834.4.190
Household Pets	P	P	P	P	
Kennels, Private	P	D	P	D	
Manufactured/Factory Built Housing	P	P	P	P	
Mobile Home, Temporary (If 2 nd Residence)	D	D	D	D	
Low Barrier Navigation Center					
Single-Family Dwelling	P	P	P	P	
<u>Supportive Housing (GC 65650)</u>	P	P	P	P	
Swimming Lessons	C		C		834.4.360
Temporary Uses	TUP	TUP			858.5
Transitional Housing	P	P	P	P	
Nonresidential Uses					
Observatories	C	C	C	C	
Public Facilities	D	D	D	D	
Public Utility Facilities	C	C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
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Notes:

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**TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR AGRICULTURAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	AE	AL	A-1	A-2	See Section
Communication Facilities					
Microwave Relay Structures	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	834.4.420
Education, Public Assembly, and Recreation Uses					
Agritourism	P	P			
Assembly/Meeting Facilities	D	D	D	D	
Golf Courses	C	C			
Guest Ranches	C	C			
Historic and Monument Sites	P	P	P	P	
Off Road Vehicles	C	C			
Philanthropic/Charitable, Agricultural Institutions	D	D	D		
Racetracks	C	C			
Schools, Private	D	D	D	D	
Schools, Public	D	D	D	D	
Stables, Commercial	D	D	D	D	
Stables, Private	P	P	P	P	
Other					
Airports, Small/Private	C	C	C	C	
Antique Sales	D	D	D		
Interstate Interchange Commercial Centers	C		C		
Interstate Interchange Impact Areas	D		D		
Kennels, Boarding and Training	C				
Kennels, Breeding and Personal, on sites with up to five acres.	C				
Kennels, Breeding and Personal, on sites with five or more acres.	D				
Kennels, Commercial	C	C	C	C	
Personal/RV Storage		C			834.4.270
Solar Energy System, Private	P	P	P	P	
Surface Mining Operations	C	C	C	C	
Temporary Mill/Chipping Facilities	P				834.4.380

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
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Notes:

- 1 See Article 7 for definitions of the land uses listed.

2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²					
	R-A	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Residential						
Accessory Structures	P	P	P	P	P	834.4.020
Accessory Vending Machines, expanded			D	D	D	834.4.400
Accessory Vending Machines, regular			P	P	P	834.4.400
Additional On-Site Dwellings						
Accessory Dwelling Units	P	P	P	P		834.4.030. B
Second Dwelling Units	D	D				834.4.030. C
Child Day Care Center	C	C	C	C	C	834.4.100
Child Day Care, (up to 14 children)	P	P	P	P	P	834.4.100
Density Bonus			P	P		824.3.010
Employee Housing (six or fewer residents)	P	P	P	P		
Farmworker Housing Complexes	P	P				834.4.160
Fraternities/Sororities				D		
Home Occupations, Class I	P	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	D	834.4.190
Household Pets	P	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, ~~R-4~~ and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is exempted from this requirement.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²					
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Residential (Continued)						
Manufactured/Factory Built Housing	P	P	P	P	P	834.4.330
Mobile Home Parks					P	
Mobile Home Park Services					D	834.4.240
Mobile Home Planned Residential Developments					C	
Mobile Home, Temporary	D	D				834.4.330
Multi-Family Dwellings			P	P		834.4.430
Planned Residential Developments		C	C	C		834.4.280
Low Barrier Navigation Center			P	P		
Residential Care Homes				D		
Single-Family Dwelling	P	P	P	P		
Single Room Occupancy, Small			P	P		834.4.340
Single Room Occupancy, Large			C	C		834.4.340
Supportive Housing (GC 65650)	P	P	P	P		
Temporary Uses						
Transitional Housing	P	P	P	P		
16B Nonresidential						
Broadcasting Studios	C	C				
Contractors Storage Yard, Agricultural Services	D	D				
Hospitals/Sanitariums			C	C		
Kennel, Commercial	C	C				
Kennel, Private	D	D				
Observatories, up to 3,000 sq. ft.		D				
Observatories, 3,001 sq. ft. or greater		C				
Observatories, any size	C		C	C	C	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
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Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in

compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, R-4 and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.

- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²						
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	R-4	T-P	See Section
Nonresidential (continued)							
Public Utility Facilities, Large	D	D	D	D	D	D	See Article 7
Public Utility Facilities, Small	P	P	P	P	P	P	See Article 7
Rural Commercial Center		C					834.4.040
Swimming Schools, Large	C	C					834.4.360
Swimming Schools, Small	D	D					834.4.360
Agricultural and Open Space Resources							
Agricultural accessory storage, structures, and uses.	P	P					
Agricultural product sales, produced on-site	P	P					
Animal uses, 20,000 sq. ft. or greater		P					834.4.050
Animal Uses, 36,000 sq. ft. or greater	P	P					834.4.050
Beekeeping	P	D					834.4.070
Commercial Crop Production	P	P					
Horticulture/ Greenhouses	C	C					834.4.180
Horticulture/ Greenhouses, Private	P	P					834.4.180

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²						
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	R-4	T-P	See Section
Agricultural and Open Space Resources (Continued)							
Hog/Swine Ranches	C	C					
Plant Nurseries	C	C					
Plant Nurseries, Private	P	P					
Poultry Raising, Large	C	C					834.4.290
Poultry Raising, Small	D	D					834.4.290
Stables, Commercial		C					
Stables, Private	P	P					
Wholesale Limited Winery Distillery and Brewery		P					834.4.415
Micro Winery, Distillery and Brewery		D					834.4.415
Minor Winery, Distillery and Brewery		C					834.4.415
Landscaping/limited agriculture - Millerton Specific Plan Area (tertiary treated irrigation water)			C				834.4.440
Education, Public Assembly, and Recreation							
Clubs and Lodges			C	C	C		
Country Clubs and Golf Courses	C	C	C	C	C		
Libraries, Public			D	D	D		
Places of Worship	C	C	C	C	C		
Schools, Private	D	D	D	D	D		
Schools, Public	D	D	D	D	D		
Schools, Motorcycle Safety and Training		D					834.4.320
Recreational Vehicle Park						C	
Communication Facilities							
Microwave Relay Structures	D	D	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	P	P	834.4.420

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, R-4 and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.
- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.