

## **ARTICLE 14C    CONTROLLED DEVELOPMENT AREAS (W-2)**

### **14C.00    PURPOSE**

The W-2, Controlled Development Zone is intended to establish developmental control on land that is moderately to severely impacted by flooding, seismic, geologic, topographic, or similar problems.

### **14C.01    USES PERMITTED**

Residential and Light Agricultural Uses

1. Any use permitted in the R-1 and R-A-1-20 Zones, subject to the conditions set forth therein, unless hereinafter modified.
2. Guest ranches.
3. Educational institutions, libraries, museums, and post offices.
4. Golf, tennis, polo or country clubs. Commercial uses for the convenience of and incidental to any of the above permitted uses when located upon the same lot or parcel of land.
5. Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
6. Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.
7. Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydro-electric power plants, booster or conversion plants, transmission lines, pipe lines and the like.
8. Radio broadcasting stations.
9. Telephone transmission lines, telephone exchanges and offices.
10. Railroads, including the necessary facilities in connection therewith.
11. Television broadcasting stations, antennas, and cable installations.

### **14C.02    CONDITIONAL USES**

The following uses are permitted provided a conditional use permit has been granted.

1. Airport or landing field.
2. Cemetery, pet or human.

3. Commercial fairgrounds and exhibitions.
4. Drive-in theaters.
5. Dune buggy parks.
6. Fruit and vegetable packing plants and similar uses.
7. Lumber mill.
8. Lumber production of a commercial nature, including commercial logging or commercial development of timber.
9. The manufacture of:
  - a. Brick, tile or terra-cotta.
  - b. Cement and cement products.
  - c. Gypsum.
  - d. Lime or lime products.
10. Menageries, animal hospitals and commercial dog kennels.
11. Mobilehome parks.
12. Pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms.
13. Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
14. Recreational trailer parks, rental or private.
15. Rifle, pistol, skeet, or trapshooting ranges.
16. Rodeo arenas.
17. Trail bike parks.
18. Trailer and boat storage.
19. Travel trailer parks.
20. Commercial stables and riding academies.
21. Recreational lakes.
22. Disposal service operations.
23. Auction houses and yards.
24. Mini Warehouse Structures in accordance with Section 10.02(13).
25. Catteries, commercial.

**14C.03 HEIGHT REGULATIONS**

One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is approved by a conditional use permit.

**14C.04 LOT AREA**

One-half (1/2) acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot.

**14C.05 YARD REGULATIONS**

Front yard	20 ft. minimum
Side yard	20 ft. minimum
Rear yard	20 ft. minimum

**14C.06**

**LIMITATIONS ON PERMITTED USES**

1. All parking shall be as required in Article 15.
2. No use shall be permitted unless a site plan has been reviewed and approved by City Staff.

ORDINANCE NO. 740, ADOPTED 01-04-83