

Article II - Zoning Districts and Allowable Land Uses

Chapter 17.06 - Establishment of Zoning Districts, Adoption of Zoning Map

Chapter 17.07 - Residential Zoning Districts

Chapter 17.12 - Commercial, Office, and Industrial Zoning Districts

Chapter 17.16 - Special Purpose Zoning Districts

Chapter 17.20 - Overlay Zoning Districts

Chapter 17.24 - Architectural Regulations

Chapter 17.06 - Establishment of Zoning Districts, Adoption of Zoning Map

Sections:

17.06.010 - Purpose of Chapter

17.06.020 - Zoning Districts Established

17.06.030 - Zoning Maps Adopted

17.06.040 - Zoning District Regulations

17.06.010 - Purpose of Chapter

This Chapter establishes the zoning districts applied to property within the City, determines how the zoning districts are applied on the Zoning Map, and provides general permit requirements for development and new land uses.

17.06.020 - Zoning Districts Established

The City of Jackson shall be divided into zoning districts which implement the General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the official Zoning Map (Section 17.06.030 - Zoning Maps Adopted).

17.06.030 - Zoning Maps Adopted

The City Council hereby adopts the City of Jackson Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department.

- A. Inclusion by reference. The Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, and other information on the maps, has been adopted by the City Council in compliance with Government Code Sections 65800 et seq., and is hereby incorporated into this Development Code by reference as though it were fully included here.
- B. Zoning district boundaries. The boundaries of the zoning districts established by Section 17.06.020 (Zoning Districts Established) shall be shown upon the Zoning Map.

- C. Relationship to General Plan. The Zoning Map shall implement the General Plan, specifically including the Land Use Designation Map.
- D. Map amendments. Amendments to the Zoning Map shall follow the process established in Chapter 17.160 (General Plan, Zoning Map, and Development Code Amendments).
- E. Zoning Map interpretation. The Zoning Map shall be interpreted in compliance with Section 17.03.020.D (Rules of Interpretation - Zoning Map Boundaries).

TABLE 2-1

ZONING DISTRICTS

General Plan Zoning Map Symbol	Zoning District Name
Residential Districts	
RS	Residential Suburban
RL	Residential Low Density
RSF	Residential Single Family
RD	Residential Duplex
RM	Residential Medium Density
RH	Residential High Density
Commercial and Industrial Districts	
PO	Professional Office
HC	Historic Commercial
LC	Limited Commercial
C	Commercial
I	Industrial/ Manufacturing
Special Purpose Zoning Districts	
P	Public/Institutional
R	Recreational
OS	Open Space
Overlay Zoning Districts	
(pd)	Planned Development
(hc)	Historic Corridor
(cf)	Creek/Floodplain
(vc)	Visual Corridor

17.06.040 - Zoning District Regulations

- A. Purpose. Chapters 17.07 through 17.20 determine which land uses are allowed in each zoning district established by Section 17.06.020 (Zoning Districts Established),

what land use permit is required to establish each use, and the basic development standards that apply to allowed land uses in each zoning district.

B. Determination of allowable land uses and permit requirements. The uses of land allowed by this Development Code in each zoning district are identified in Chapter 17.07 (Residential Zoning District), Chapter 17.12 (Commercial, Office, and Industrial Zoning Districts), and Chapter 17.16 (Special Purpose Zoning Districts), together with the type of land use permit required for each use.

1. Permit requirements. Table 2-1 provides for land uses that are subject to all applicable provisions of this Development Code, and:

a. Permitted subject to first obtaining:

(1) A Zoning Clearance (Chapter 17.72), for projects involving:

- (a) For non-residential projects, a change in land use, new structures or additions, with a gross floor area of less than 7,500 square feet;
- (b) For non-residential projects in the Historic Commercial and Industrial zoning districts, a change in land use, new structures or additions to existing structures, with a gross floor area of less than 5,000 square feet;
- (c) For residential projects, a change in land use, new structures or additions to existing structures with ten or less residential units; and
- (d) A change in land use, new structures, additions to existing structures, new improvements, or additions to existing improvements with site disturbance (grading, impervious surfaces, and/or the removal of natural vegetation) of less than 26,000 square feet.

(2) A Development Permit (Chapter 17.74) for projects involving:

- (a) For non-residential projects, a change in land use, new structures or additions to existing structures, with a gross floor area of 7,500 square feet or more;
- (b) For non-residential projects in Historic Commercial and Industrial zoning districts, a change in land use, new structures or additions to existing structures with a gross floor area of 5,000 square feet or more;

(c) For residential projects, a change in land use, new structures or additions to existing structures with eleven or more residential units; and/or

(d) A change in land use, new structures, additions to existing structures, new improvements, or additions to existing improvements with site disturbance (grading, impervious surfaces, and/or the removal of natural vegetation) of 26,000 square feet or more.

2. Uses not listed. Land uses that are not listed in the tables or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 17.03.020.E (Rules of Interpretation - Allowable Uses of Land), Section 17.02.030 (Exemptions from Land Use Permit Requirements), or by obtaining a conditional use permit per Section 17.76 (Use Permits and Minor Use Permits).
3. Medical marijuana dispensaries and other illegal uses. Notwithstanding any provision of this code to the contrary, any land use that cannot be conducted or carried out without being in violation of state or federal law, expressly including, but not limited to medical marijuana dispensaries, shall be prohibited in all planning areas and zoning districts within the City.

C. Standards for parcels with multiple zoning districts. The following standards apply to the proposed development, use, or subdivision of parcels that are or may be designated with more than one zoning district.

1. Parcels proposed for merger. Where a Lot Line Adjustment or Tentative Map application proposes the merger of two or more parcels, so that a single parcel would be covered by two or more zoning districts, the application for adjustment or map approval shall be accompanied by an application for rezoning the lot into a single zoning district, in compliance with Chapter 17.160 (General Plan, Zoning Map, and Development Code Amendments).

D. Conflicts between provisions. Rules for resolving conflicts between different Development Code provisions may be found in 17.03.020.G (Rules of Interpretation - Conflicting Requirements).

Chapter 17.07 - Residential Zoning Districts

Sections:

- 17.07.010 - Purpose of Chapter
- 17.07.020 - Purposes of Residential Zoning Districts
- 17.07.030 - Residential Zoning District Land Uses and Permit Requirements
- 17.07.035 – Supportive and Transitional Housing
- 17.07.040 - Residential Zoning District General Development Standards

17.07.010 - Purpose of Chapter

This Chapter provides regulations applicable to development and new land uses in the residential zoning districts established by Section 17.06.020 (Zoning Districts Established).

17.07.020 - Purposes of Residential Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows:

- A. RS (Residential Suburban) District - The “RS” zoning district is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The “RS” designation is also applied to areas characterized by terrain which is less suitable for higher residential densities. Minimum lot size is 1 acre. Population density and building intensity is one household and one single family dwelling per acre.
- B. RL (Residential Low Density) District - The “RL” zoning district is intended to provide a semi-rural residential land use. The minimum lot size is ½ acre. Population density and building intensity is one household and one single family dwelling unit per ½ acre.
- C. RSF (Residential Single Family) District - The “RSF” zoning district has been applied to areas in which urban services already exist or where they can easily be extended. The minimum lot size for “RSF” is 8,000 square feet. The population density and building intensity is one household and one single family dwelling per 8,000 square feet. When combined with the Planned Development (pd) designation the Planning Commission, at their discretion, may reduce the minimum lot size to 6,000 square feet as long as the following findings are made:
 - 1. Average slopes per lot are less than 15%
 - 2. Surrounding transportation infrastructure can accommodate the increased density;

3. Surrounding land uses are compatible with more dense single family residential; and
 4. Parking is adequate both on-site and on the street to accommodate both owners and guests.
- D. RD (Residential Duplex) District - The “RD” district is intended to be applied to properties predominately with duplexes, however, two detached residential units would also be allowed. The minimum lot size for “RD” development is 8,000 square feet. Population density and building intensity is one dwelling unit per 4,000 square feet of lot area.
- E. RM (Residential Medium Density) District - The “RM” zoning district is placed on lands where more intense residential uses, such as four-plexes, would be acceptable. The minimum parcel or lot size for “RM” development is 8,000 square feet with the building intensity limited to one dwelling unit per 3,000 square feet.
- F. RH (Residential High Density) District - The “RH” district is placed on lands which are suitable for multi-family housing. Minimum parcel or lot size is 4,000 square feet. The maximum allowable density and building intensity is one dwelling unit per 2,000 square feet.

17.07.030 - Residential Zoning District Land Uses and Permit Requirements

- A. General land use permit requirements. Tables 2-2, 2-3 and 2-4 identify the uses of land allowed by this Development Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.06.040. (Zoning District Regulations).

Note: where the last column in the tables ("See Standards in Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

Table 2-2 identifies the uses of land allowed by this Development Code in the residential zoning districts, and the land use permit required to establish each use, in compliance with Section 17.06.040 (Zoning District Regulations).

TABLE 2-2

**RESIDENTIAL ZONING
ALLOWABLE LAND USES**

Land Use	Allowable Uses
RS	<ol style="list-style-type: none"> 1. Single family residential 2. Light farming except commercial rabbit, goat or hog farms, or commercial chicken or poultry ranches 3. No fur-bearing animals with the exception of cattle, horses, goats, and sheep 4. Crops and tree farming and the necessary buildings <p>With a Conditional Use Permit:</p> <ol style="list-style-type: none"> 5. Guest ranches and summer camps 6. Riding academies and public stables 7. Animal hospital, commercial dairies and kennels 8. Private and public parks and recreation areas 9. 4-H or similar projects
RL	<ol style="list-style-type: none"> 1. Single family residential 2. Accessory buildings incidental to a single family dwelling located on the same lot or parcel of land, including a private garage
RSF	<ol style="list-style-type: none"> 1. Single family residential 2. Accessory buildings incidental to a single family dwelling located on the same lot or parcel of land, including a private garage
RD	<ol style="list-style-type: none"> 1. Any use permitted in the RSF zone 2. A two family dwelling or two one family dwellings 3. The accessory buildings necessary to use, located on the same lot or parcel of land
RM	<ol style="list-style-type: none"> 1. Any use permitted in the RSF and RD zones 2. Three family dwelling, four family dwellings and bungalow courts 3. The accessory building necessary to such use located on the same lot or parcel of land
RH	<ol style="list-style-type: none"> 1. Any use permitted in the RSF, RD and RM zones 2. Group dwellings, multiple family dwellings, apartment houses and, apartment hotels

Land Use	Allowable Uses
	(including Single-Room Occupancy units) 3. The accessory building necessary to such use located on the same lot or parcel of land 4. Emergency Shelters (subject to the standards outlined in Chapter 17.58.130 of this Development Code)

17.07.035 – Supportive and Transitional Housing

Supportive and Transitional Housing as defined in Article VII – Development Code Definitions, shall be allowed in all residential zoning districts and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the supportive housing and transitional housing is located.

17.07.040 - Residential Zoning District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-3, in addition to any other applicable requirements of this Chapter, and the development standards (e.g., landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards).

Note: In accordance with Government Code Section 65852.3 the siting and permit process for manufactured housing in the same manner as a conventional or stick-built structure.

TABLE 2-3

RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT						
Zoning District	RS	RL	RSF	RD	RM	RH
Minimum Lot Size	1 acre	½ acre	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	4,000 sq. ft.
Density	1 du/acre	1 du/½ acre	1 du/8,000 sq. ft. (4)	1 du/4,000 sq. ft.	1 du/3,000 sq. ft.	1 du/2,000 sq. ft.
Lot Width						
Setbacks Required	Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map, or Planned Development. See 17.30.120 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions to required setbacks.					
Front	25	25	10 or 15 ⁽¹⁾ (2)	10 or 15 ⁽¹⁾	15	10
Side	5	5	5	5	5	5
Street Side Corner Lot	15	15	15	15	15	10
Rear	10	10	10	10	10	10
Between Structures	-	-	-	6 (2)	10 (3)	10 (3)
Building Height	2.5 stories and 35 feet	2.5 stories and 35 feet	2.5 stories and 35 feet	2.5 stories and 35 feet	2.5 stories and 35 feet	4 stories and 50 feet

(1) RSF and RD front yard setbacks shall be a minimum of 10 feet for single-story structures and 15 feet for two-story structures. Driveway lengths must be a minimum of 25 feet.

(2) RSF front yard setback shall be as established above except where lots comprising forty percent or more of the frontage on one side of the street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than twenty-five feet from the front property line or buildings facing a side street on a corner lot shall not be counted.

(2) Six foot setback between dwelling unit and accessory buildings.

(3) Ten foot setback between dwelling structures and six foot setback between dwellings and accessory buildings.

(4) Per Section 17.07.020(C) (Purposes of Residential Zoning District) the RSF minimum lot size may be reduced to 6,000 square feet.

Chapter 17.12 – Commercial, Office, and Industrial Zoning Districts

Sections:

- 17.12.010 - Purpose of Chapter
- 17.12.020 - Purposes of Commercial, Office, and Industrial Districts
- 17.12.030 - Commercial, Office, and Industrial District Land Uses and Permit Requirements
- 17.12.040 - Commercial, Office, and Industrial District General Development Standards
- 17.12.050 - Commercial and Manufacturing District Performance Standards

17.12.010 - Purpose of Chapter

This Chapter provides regulations applicable to existing development and new land uses in the commercial, office, and industrial zoning districts established by Section 17.06.020 (Zoning Districts Established).

17.12.020 - Purposes of Commercial, Office, and Industrial Districts

The purposes of the individual commercial, office, and manufacturing/industrial zoning districts and the manner in which they are applied are as follows. Commercial land use designations are also hierarchical. Hierarchical means less intense commercial uses will be allowed in each designation. Residential uses will be allowed as specified in each designation. The standards in Table 2-3 will apply to any residential development in the Commercial, Office, and Industrial Zones.

The hierarchy from less to more intense is as follows: **PO, LC, HC, C, and I.**

- A. PO - Professional Office - The professional office designation is intended for low intensity “soft commercial” land uses such as medical and legal offices. Minimum parcel or lot size is 8,000 square feet. Dwelling units shall be allowed within this designation.
- B. LC - Limited Commercial - The “LC” designation is intended to accommodate existing business within predominately residential neighborhoods. Limited Commercial allows for any use allowed in the Commercial (C) designation with the exception of those which generate high volumes of traffic or noise. Minimum parcel or lot size is 8,000 square feet. Dwelling units are allowed in areas with the “LC” designation.
- C. HC - Historic Commercial - The “HC” designation is applied to the downtown area of the City where the bulk of the commercial activities are related to tourism and the buildings are historic. Proposed uses in the HC land use designation would include any use allowed in the Limited Commercial and Professional Office designations along with retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly

incidental to the retail business conducted on the premises. Residential uses are allowed within this designation.

D. C - Commercial - The “C” designation is applied to those areas of the City where retail, commercial and professional business services are acceptable. Minimum lot size is 8,000 square feet. Residential uses are allowed only with a Conditional Use Permit.

E. I - Industrial - The industrial designation is intended for land which is suitable for manufacturing and light industrial uses. Residential uses may be allowed in an area designated industrial with a Conditional Use Permit. Minimum lot size is 8,000 square feet.

17.12.030 – Commercial, Office and Industrial District Land Uses and Permit Requirements

General land use permit requirements. Table 2-4 identifies the uses of land allowed by this Development Code in the commercial, office, and manufacturing/industrial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.06.040 (Zoning District Regulations).

**TABLE 2-4
COMMERCIAL, OFFICE, AND INDUSTRIAL DISTRICT
ALLOWABLE LAND USES**

Land use	Allowable uses
PO	<ol style="list-style-type: none"> 1. Barber Shops 2. Beauty Salons 3. Child Care Facilities 4. Delicatessens with a seating capacity of 40 or less 5. Dentists Offices 6. Doctors Offices 7. Legal Services 8. Offices – Business or professional 9. Personal Services 10. Public utility business offices 11. Residential Uses (Single or Multi-Family) 12. Voice, video, and data transmission facilities
LC	<ol style="list-style-type: none"> 1. Uses listed in the PO zone 2. Retail or wholesale stores or business <u>under</u>

Land use	Allowable uses
	<p><u>3,000 square feet in size</u> not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises and not more than fifty percent of the floor area of the building is used in the manufacture or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes</p> <ol style="list-style-type: none"> 3. Automobile parking areas 4. Child care facilities 5. Bakeries, employing not more than ten persons on premises 6. Bars as part of a restaurant 7. Blueprinting and photostating shops 8. Bus terminals and taxi stands 9. Churches, temporary revivals 10. Cleaning and pressing establishments using non-inflammable and non-explosive cleaning fluid 11. Conservatories of music 12. Destination resorts and inns with a maximum of 12 rooms 13. Grocery, fruit and vegetable stores, supermarkets 14. Hardware stores 15. Hotels and Motels with less than 12 rooms 16. Interior decorating shops 17. Large Retail Establishments (LREs) under 20,000 square feet 18. Nurseries and flower or plant greenhouses 19. Performing arts facilities 20. Pet Stores 21. Plumbing shops 22. Radio and television stores 23. Recreational Centers 24. Residential Uses (Single or Multi-Family) 25. Restaurants, tea rooms, cafes, banquet rooms, and refreshments stands <u>not</u> including drive-through restaurants 26. Self-service laundries or laundrettes 27. Tattoo and body art studios 28. Telephone and public utility buildings and business offices

Land use	Allowable uses
	29. Theaters, including drive-in theaters 30. Trade schools and recreation centers, other than amusement centers, which are not otherwise objectionable due to noise, odor, dust, smoke, vibrations, or other similar causes 31. Upholstery shops (not including auto and boat upholstery) 32. Wedding chapels 33. All types of storage facilities, including truck repair With a Conditional Use Permit: 34. Arcades 35. Bars not associated with a restaurant 36. Liquor Stores 37. Pawn Shops
HC	1. Uses listed in the PO and LC zones 2. Retail or wholesale stores or business not involving any kind of manufacture or processing 3. Automobile parking areas 4. Bakeries 5. Banks 6. Bars as part of a restaurant 7. Bus terminals and taxi stands 8. Churches 9. Copy/fax/mail box stores 10. Dry Cleaning and pressing establishments using non-inflammable and non-explosive cleaning fluid 11. Department Stores 12. Appliance stores 13. Express offices 14. Furniture stores 15. Grocery stores 16. Hardware stores 17. Hotels 18. Interior decorating shops 19. Medical laboratories 20. Motels 21. Music stores and schools 22. Nurseries and flower shops 23. Pet stores 24. Plumbing shops 25. Radio and television stores

Land use	Allowable uses
	<ul style="list-style-type: none"> 26. Radio and television stations 27. Residential Uses (Single or Multi-Family) 28. Restaurants 29. Theaters 30. Trade Schools 31. Utility Offices With a Conditional Use Permit: 32. Arcades 33. Bars not associated with a restaurant 34. Child Care Facilities 35. Liquor Stores 36. Pawn Shops
C	<ul style="list-style-type: none"> 1. Uses listed in the PO, LC, and HC zones 2. Retail or wholesale stores or business under 20,000 square feet without a conditional use permit not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises and not more than fifty percent of the floor area of the building is used in the manufacture or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes 3. Arcades 4. Automobile parking areas 5. Automobile service stations, including super-service stations and repair garages 6. Bakeries, employing not more than ten persons on premises 7. Banks 8. Bars 9. Blueprinting and photostating shops 10. Body and fender repair shops, auto painting shops 11. Bowling alleys 12. Bus terminals and taxi stands 13. Churches, temporary revivals 14. Cleaning and pressing establishments using non-inflammable and non-explosive cleaning fluid 15. Conservatories of music 16. Department stores

Land use	Allowable uses
	<ul style="list-style-type: none"> 17. Destination resorts and inns 18. Electric appliance stores and repairs 19. Furniture stores 20. Grocery, fruit and vegetable stores, supermarkets 21. Hardware stores 22. Hotels 23. Interior decorating shops 24. Medical laboratories 25. Motels, auto courts and tourist courts 26. Music stores and music and vocal instructions 27. New and used car lots 28. Nurseries and flower or plant greenhouses 29. Performing arts facilities 30. Pet Stores 31. Plumbing shops 32. Radio and television stores 33. Recreational Centers 34. Restaurants, tea rooms, cafes, banquet rooms, and refreshments stands including drive-through restaurants 35. Self-service laundries or laundrettes 36. Tattoo and body art studios 37. Telephone and public utility buildings and business offices 38. Television and radio studios 39. Theaters, including drive-in theaters 40. Trade schools and recreation centers, other than amusement centers, which are not otherwise objectionable due to noise, odor, dust, smoke, vibrations, or other similar causes 41. Upholstery shops (not including auto and boat upholstery) 42. Wedding chapels 43. All types of storage facilities, including truck repair <p>With a Conditional Use Permit:</p> <ul style="list-style-type: none"> 44. Residential uses – all densities 45. Large Retail Establishments (LREs) over 20,000 square feet. 46. Pawn Shops 47. Building material storage yard, construction storage yard 48. Childcare Facilities

Land use	Allowable uses
I	<ol style="list-style-type: none"> 1. All uses allowed in the PO, LC, HC, and C zones 2. Assembly and storage of goods, materials, liquids and equipment (except storage of flammable or explosive matter) 3. Wholesale and storage warehouses 4. Manufacturing, process, fabricating, refining, repairing, packaging or treatment of goods, material, or produce by electric or solar power, oil, or gas (except operations involving fish fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof). 5. Dyeing and dry-cleaning plants, rug cleaning plants, laundries 6. Cabinet shops, construction and material yards (except gravel, rock, and cement material yards). 7. Body and fender repair shops, auto painting shops 8. Cooperage and bottling works 9. Sheet metal shops, welding shops 10. Truck terminals 11. Upholstery shops <p>With a Conditional Use Permit:</p> <ol style="list-style-type: none"> 12. Auto wrecking yards 13. Wholesale lumber yards 14. Pottery kilns and ceramic works of heavy industrial types 15. Concrete batching plants 16. Blacksmith shops, casing foundries 17. Building material storage yard, construction storage yard 18. Junk yard

17.12.040 – Commercial, Office, and Industrial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-4, in addition to any other applicable requirements of this Chapter, and the development standards (e.g., landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards).

TABLE 2-5

**COMMERCIAL, OFFICE, AND INDUSTRIAL DISTRICT
GENERAL DEVELOPMENT STANDARDS**

DEVELOPMENT FEATURE	REQUIREMENT BY ZONING DISTRICT				
	PO	LC	HC	C	I
Minimum Lot Size	8,000 sq. ft.	8,000 sq. ft.	None	8,000 sq. ft.	8,000 sq. ft.
Maximum Building footprint	20,000 sq. ft. (1)	20,000 sq. ft. (1)	5,000 sq. ft.	20,000 sq. ft. (1)	20,000 sq. ft. (1)
Front Yard Setback	10 ft.	10 ft.	None	10 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.	None	None	None
Rear Yard Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Site Coverage	70%	80%	100%	100%	100%
Height Limit	2 stories or 35 ft.	2 stories or 35 ft.	4 stories or 70 ft.	Wall height not greater than 30 ft. (2)	4 stories or 70ft.

(1) Structures over 20,000 square feet may be allowed with a Conditional Use Permit obtained in accordance with Section 17.76 (Use Permits and Minor Use Permits) of this Development Code.

(2) Wall height excludes architectural features. Exceptions to this development standard may be allowed by the Planning Commission if the overall architectural design is superior with a taller wall.

17.12.050 - Commercial and Manufacturing District Performance Standards

All land uses proposed in the Commercial, Office and Industrial zoning districts shall be operated and maintained so as to not be injurious to public health, safety or welfare, and shall comply with the following standards:

- A. Air emissions. No approved land use shall generate or cause any visible dust, gasses, or smoke to be emitted into the atmosphere, except in accordance with the air quality regulations of the Amador Air District and the California Air Resources Board or for the operation of motor vehicles on the site.
- B. Glare and heat. No direct or sky-reflected glare or heat, whether from floodlights or from high temperature processes (including combustion or welding or otherwise) shall be visible or felt at the property line.
- C. Ground vibration. No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.

- D. Odor. No approved land use shall generate or emit any obnoxious odor or fumes perceptible at the property line.

Chapter 17.16 - Special Purpose Zoning Districts

Sections:

- 17.16.010 - Purpose of Chapter
- 17.16.020 - Purposes of Special Purpose Zoning Districts
- 17.16.030 - Special Purpose District Land Uses and Permit Requirements
- 17.16.040 - Special Purpose District General Development Standards

17.16.010 - Purpose of Chapter

This Chapter regulates development and new land uses in the special purpose zoning districts established by Section 17.06.020 (Zoning Districts Established).

17.16.020 - Purposes of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows:

- A. P - Public and Institutional Zoning District applies to lands with public or quasi-public uses such as schools, hospitals, churches, and City and County offices.
- B. R - Recreation Zoning District is applied to lands where passive and/or active recreational facilities are to be located and protected from conflicting uses.
- C. OS - Open Space Zoning District intended to be undeveloped and left in a natural state. Some landscaped areas, pedestrian pathways and plazas may be allowed.

17.16.030 - Special Purpose District Land Uses and Permit Requirements

- A. General requirements. Table 2-6 identifies the uses of land allowed by this Development Code in each special purpose zoning district, and the land use permit required to establish each use, in compliance with Section 17.06.040.B. (Zoning District Regulations- Determination of allowable land uses and permit requirements).

17.16.040 - Special Purpose District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to any other applicable requirements of this

Chapter, and the development standards (e.g., landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards).

TABLE 2-6

SPECIAL PURPOSE DISTRICT GENERAL DEVELOPMENT STANDARDS

DEVELOPMENT FEATURE	Requirements by zoning district		
	P	R	OS
Minimum Lot Size	8,000 square feet	Determined through the subdivision process.	Determined through the subdivision process.
Front Set Back	10 feet	--	--
Side Set Back	5 feet	--	--
Rear Set Back	10 feet	--	--
Site Coverage	70%	--	--
Height Limit	3 stories or 55 feet	--	--
Landscaping	As required by Chapter 17.40 (Landscape Standards)		
Parking Requirements	As required by Chapter 17.50 (Parking Design Guidelines)		

Chapter 17.20 - Overlay Zoning Districts

Sections:

- 17.20.010 - Purpose of Chapter
- 17.20.020 - Applicability
- 17.20.030 - Planned Development (pd) Overlay
- 17.20.040 - Creek/Floodplain (cf) Overlay
- 17.20.050 - Visual Corridor (vc) Overlay
- 17.20.060 - Historic Corridor (hc) Overlay

17.20.010 - Purpose of Chapter

The overlay zoning districts established by this Chapter provide guidance for development and new land uses in addition to the standards and regulations of the primary zoning districts, where important site, neighborhood, or compatibility issues require particular attention in project planning.

17.20.020 - Applicability

The applicability of any overlay zoning district to specific sites is shown by the overlay Zoning Map symbol established by Section 17.06.020 (Zoning Districts Established), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map (for example, RSF (pd)). The provisions of this Chapter apply to proposed land uses

and development in addition to all other applicable requirements of this Development Code. In the event of any perceived conflict between the provisions of this Chapter and any other provision of this Development Code, this Chapter shall control.

17.20.030 - Planned Development (pd) Overlay

- A. Purpose. The Planned Development (pd) Overlay is intended to encourage planned developments with a mixture of land uses including different densities of residential units, professional office uses, commercial uses, and public and recreational uses.
- B. Applicability. The (pd) overlay is applied to lands that are presently largely undeveloped where planned unit developments or neighborhood developments are encouraged. The (pd) overlay may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 17.06.020 (Zoning Districts Established). The (pd) overlay is established and shown on the Zoning Map.
- C. Allowed land uses and development standards. Any land use normally allowed in the primary zoning district by this Article may be allowed within the (pd) overlay subject to compliance with all applicable requirements of the primary zoning district, and all other applicable provisions of this Development Code.
- D. Permit requirements. Development and new land uses designated with a (pd) overlay shall require the Planning Commission approval of development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines.

17.20.040 - Creek/Floodplain (cf) Overlay

- A. Purpose. The Creek/Floodplain (cf) Overlay is intended for those areas of the City adjacent to the Jackson Creek or a tributary thereof where sensitivity and special attention is required in project design, including but not limited to setbacks from the creek, preservation of public access to the river corridor, and protection of natural environmental features such as riparian vegetation, wetlands, and wildlife habitat. The (cf) overlay area is delineated on the Federal Emergency Management Agency Flood Insurance Rate Map for the City of Jackson.
- B. Applicability. The (cf) overlay may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 17.06.020 (Zoning Districts Established).
- C. Allowed land uses and permit requirements. Any land use normally allowed as a permitted or conditional use in the primary zoning district by this Article may be allowed within the (cf) overlay subject to the development standards.

- D. Development standards. Proposed development and new land uses within the (cf) overlay shall comply with the development standards of the primary zoning district, all other applicable provisions of this Development Code, and the following requirements:
1. Setback requirements. Proposed development shall be set back from the Jackson Creek or any tributary thereof 100 year flood plain based on the unique topographic features of each site within the (cf) overlay zone. Specific setbacks shall be established through the project approval process.
 2. Allowed uses within required setbacks. The following uses are allowed within the setback areas required by Subsection D.1:
 - a. Paved or unpaved bike lanes and pedestrian/equestrian paths;
 - b. Nature preserve; and
 - c. Picnic tables.
 3. Revegetation requirements. In order to prevent bank erosion and restore wildlife habitat, a riparian revegetation program shall be required prior to approval of a new development project on property where past development practices have resulted in removal of most or all riparian vegetation from the creek bank. The riparian vegetation program shall be prepared by a qualified biologist or landscape architect, who shall determine the appropriate mix and density of species to restore wildlife values over time and protect from bank erosion.

17.20.050 - Visual Corridor (vc) Overlay

- A. Purpose. The creation of the Visual Corridor (vc) Overlay is to protect the scenic views enjoyed by everyone as they enter the City of Jackson from both the north and south of town.
- B. Applicability. The (vc) overlay may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 17.06.020 (Zoning Districts Established). The (vc) overlay is established, and shall be applied and shown on the Visual Corridor Map to those areas of the City with scenic views.
- C. Allowed land uses. Any land use normally allowed as a permitted use in the primary zoning district by Tables 2-3, 2-5, or 2-7 (Allowable Land Uses and Permit Requirements) may be allowed within the (vc) overlay zoning district. Land uses identified by Tables 2-3, 2-5, or 2-7 that require a conditional use permit shall be prohibited within the (vc) overlay district.

- D. Permit requirements. Development and new land uses within the (vc) overlay district shall obtain the land use permit required by this Article for the primary zoning district.
- E. Development standards. Proposed development and new land uses within the (vc) overlay zoning district shall comply with the development standards of the primary zoning district, all other applicable provisions of this Development Code, any conditions of approval providing measures to preserve and protect existing resources, and the following requirements:
1. The architectural style of structures within the (vc) overlay shall be compatible with historic structures in the Jackson area.
 2. The height of structures within the (vc) overlay shall not block the surrounding view shed's points of interest (including but not limited to the Kennedy Wheels, the Serbian Orthodox Church, and the Kennedy Mine structures).
 3. Development within the (vc) overlay shall be clustered near roads (with appropriate set-backs) as much as feasible. This would maximize the amount of open space within the corridor.
 4. Development within the (vc) overlay shall be landscaped to minimize all structures' visual impact to the greatest extent possible.

17.20.060 - Historic Corridor (hc) Overlay

- A. Purpose. The Historic Corridor (hc) overlay is intended to safeguard the City's unique cultural heritage as embodied and reflected in the City's architectural history and patterns of cultural development; to preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City's history; to protect and enhance the City's attraction to tourists and visitors thereby stimulating business and industry; to identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses; to integrate the preservation of cultural resources into public and private land use management and development processes. Development standards for this district address new development, alterations and modifications to existing buildings and structures, demolition of historic buildings and structures, and the identification and protection of subsurface historic and archaeological resources.
- B. Applicability. The (hc) overlay may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 17.06.020 (Zoning Districts Established). The (hc) overlay is established, and shall be applied and shown on the Historic Corridor Map to those areas of the City with concentrations of historic buildings and structures that contribute to the City's historic character.

- C. Allowed land uses. Any land use normally allowed in the primary zoning district may be allowed within the (hc) overlay.
- D. Permit requirements. Proposed development and new land uses within the Historic Corridor (hc) Overlay shall obtain the land use permits required by this Article for the primary zoning district.
- E. Development standards. Proposed development and new land uses within the (hc) overlay shall comply with all applicable requirements of the primary zoning district, all other applicable provisions of this Development Code, and the applicable requirements of Chapter 17.26 (Historic Preservation Design Guidelines). Additionally, new construction or redevelopment within the Historic Corridor shall be consistent with the late nineteenth century character of the Jackson area and shall meet the following criteria:
1. Reconstruction shall utilize same building footprint for structures built prior to 1940 unless a Conditional Use Permit is obtained by the Planning Commission.
 2. Design of redeveloped structures within the (hc) overlay shall be consistent with original historic structure.
- F. Demolition or destruction. No historic resource, or portion thereof, shall be relocated, moved, torn down, or demolished, except in compliance with the requirements of Chapter 17.83 (Demolition Review).
- G. Duty to keep in good repair. The owner, occupant, or other person in charge of an historic resource or an improvement, building, or structure in the (hc) overlay shall keep in good repair all of the exterior portions of such improvement, building, or structure, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature. All such improvements, buildings, or structures shall be preserved against such decay and be kept free from such structural defects through the prompt repair of any of the following:
1. Facades and respective architectural elements which may fall and injure members of the public and property;
 2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
 3. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which age, split, or buckle due to defective material or deterioration;
 4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;

5. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; and
6. Any fault or defect in the building which renders it not properly watertight or structurally unsafe.

Chapter 17.24 – Architectural Regulations

Sections:

- 17.24.010 - Purpose of Chapter
- 17.24.020 - Architectural Regulation
- 17.24.030 - Applicability

17.24.010 - Purpose of Chapter

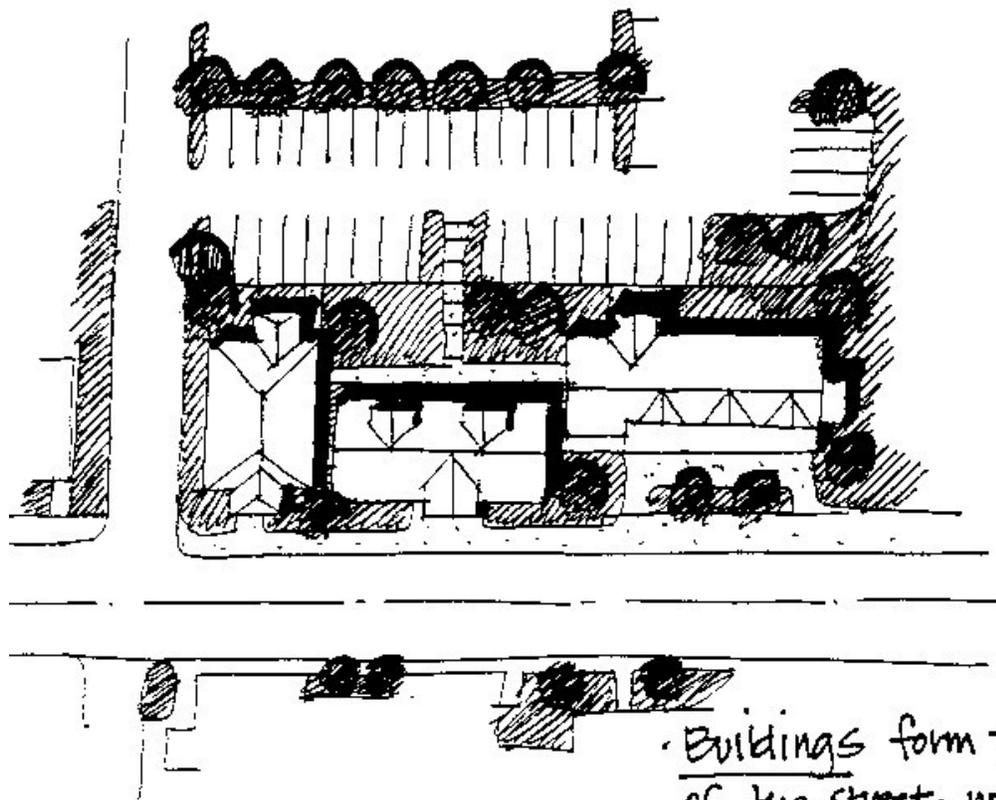
The purpose of this Chapter is to ensure that the City of Jackson's goals for attaining high quality development that is sensitive to the City's unique character are met. Architectural regulations have been developed which will be used during the review of land use permit applications as additional criteria for project review.

17.24.020 – Architectural Regulations

The City Council shall adopt by resolution architectural regulations to be utilized in decision making by the appropriate review authority as specified in Chapter 17.70, Application, Processing, and Fees, and the architectural regulations. The architectural regulations shall include criteria for all aspects of structure and site design. The architectural regulations shall be made available to assist property owners, architects, contractors, and realtors in complying with this chapter.

17.24.030 – Applicability

- A. The provisions of this Chapter apply to all projects (additions, remodeling, relocation, or new construction) in the City of Jackson. The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis. Design guidelines and standards in other Chapters of this Development Code dealing with signs, landscaping, and parking shall also be addressed whenever applicable.
- B. The review authority may interpret the architectural regulations with some flexibility in their application to specific projects, as not all design criteria may be workable/appropriate for each project. In some circumstances, one standard may be relaxed to facilitate compliance with another standard determined by the review authority.



Buildings form the identity
of the street - not the
parking lot.

Figure 2-1 Building Placement at Street

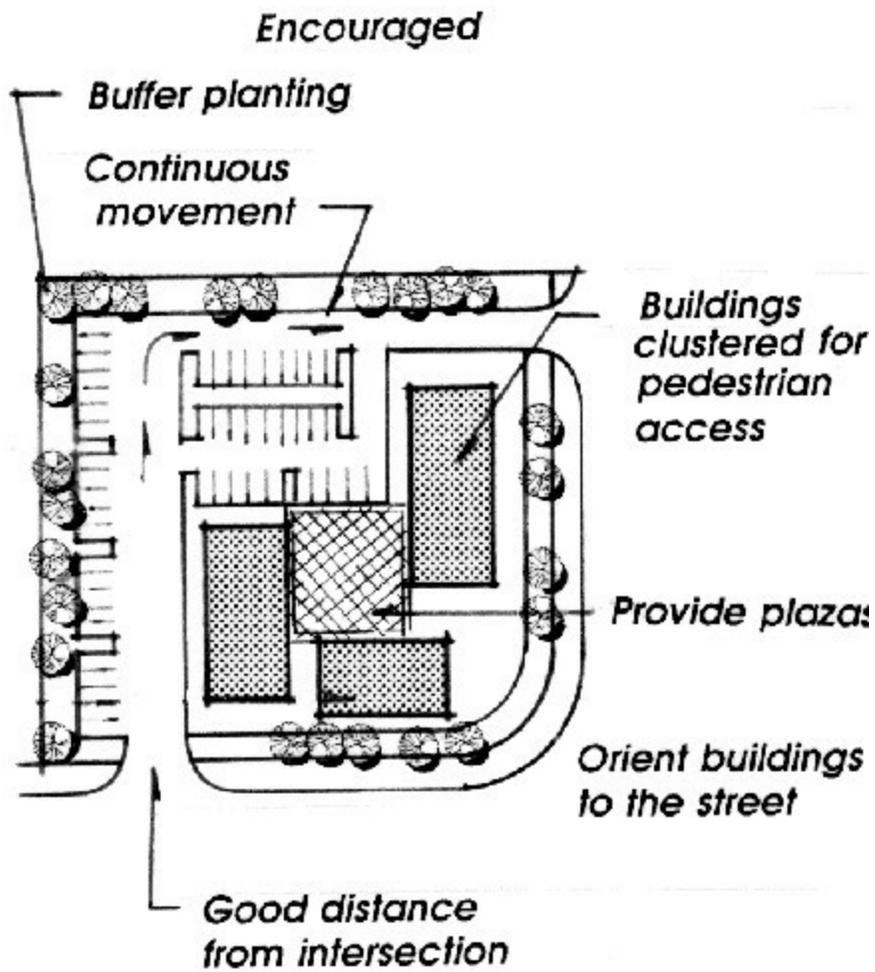


Figure 2-2 Location of Parking and Buildings

Discouraged

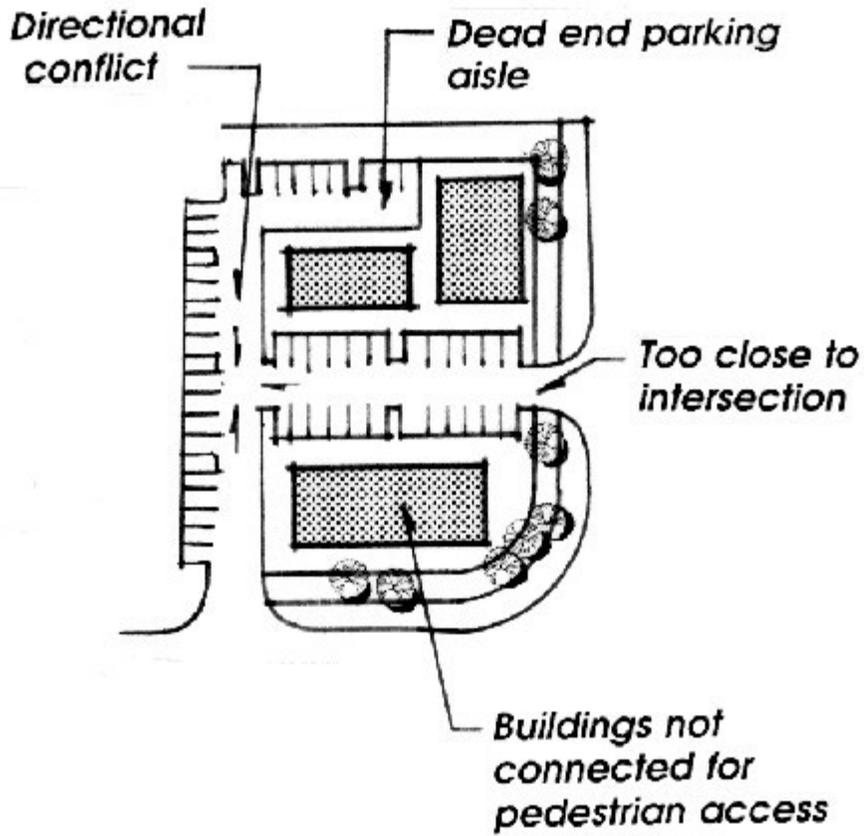
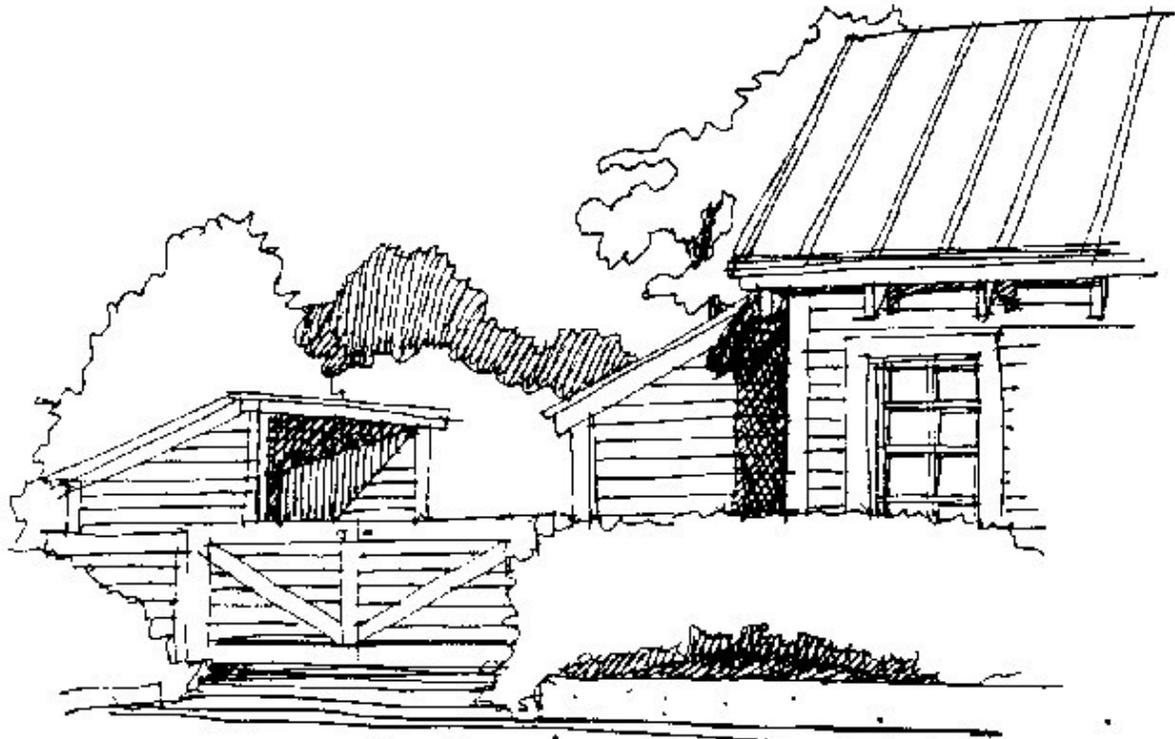


Figure 2-3 Location of Parking and Buildings



- Combination of landscaping and simple screening devices conceal parking and service areas

Figure 2-4 Screening Service Areas

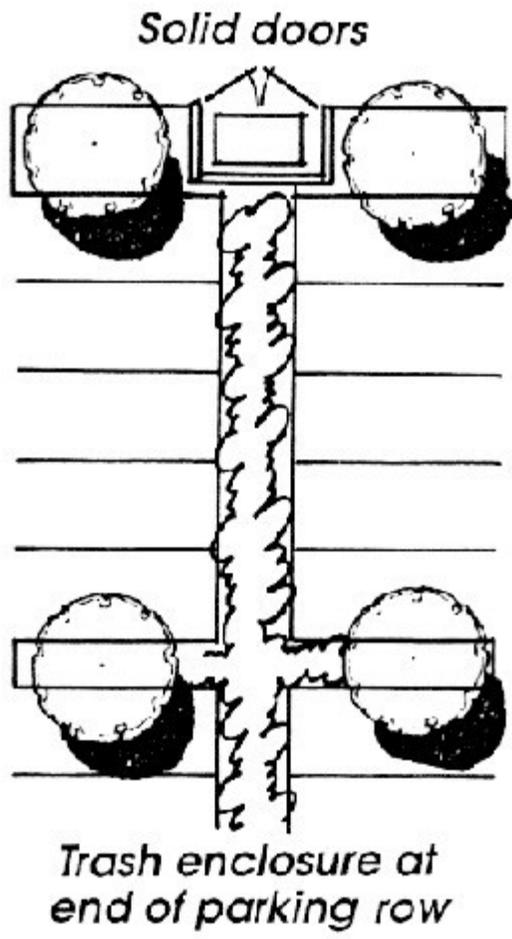


Figure 2-5 Trash Enclosure Location

Mechanical Equipment: Air handling units, condensers, satellite dishes and other equipment placed on the roof should not be visible from the street. They should be screened by building design elements such as parapets and corner massing of roofs.

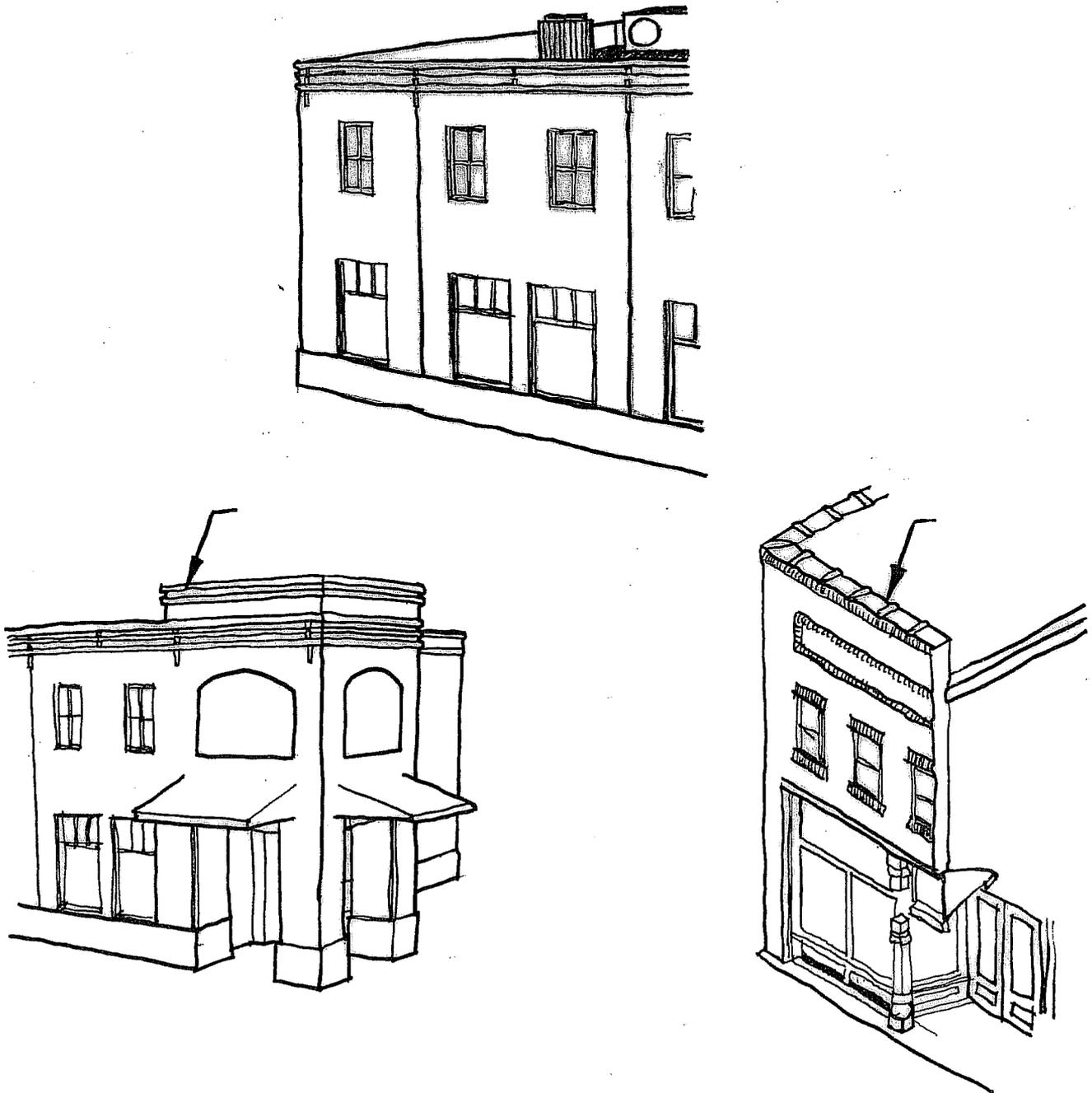


Figure 2-6 - Screening of Roof-Mounted Equipment



Figure 2-7 Breaking Up Building Mass



Design of new structures should utilize design elements of adjacent existing structures:

- access
- orientation
- floor levels
- stepped roof lines & pitches
- window types & sizes
- porches
- etc.

Figure 2-8 Consistency With Context



Building is interesting
with:

- varied roof heights
- covered walkway
- varied window sizes -
reflect type of use
- mixed use, office or
residential above and
retail below.

Figure 2-9 - Facade With Visual Interest



Figure 2-10 Window Design



Existing

Addition
Encouraged



Existing

Addition
Discouraged

Figure 2-11 Compatible Design in Building Additions

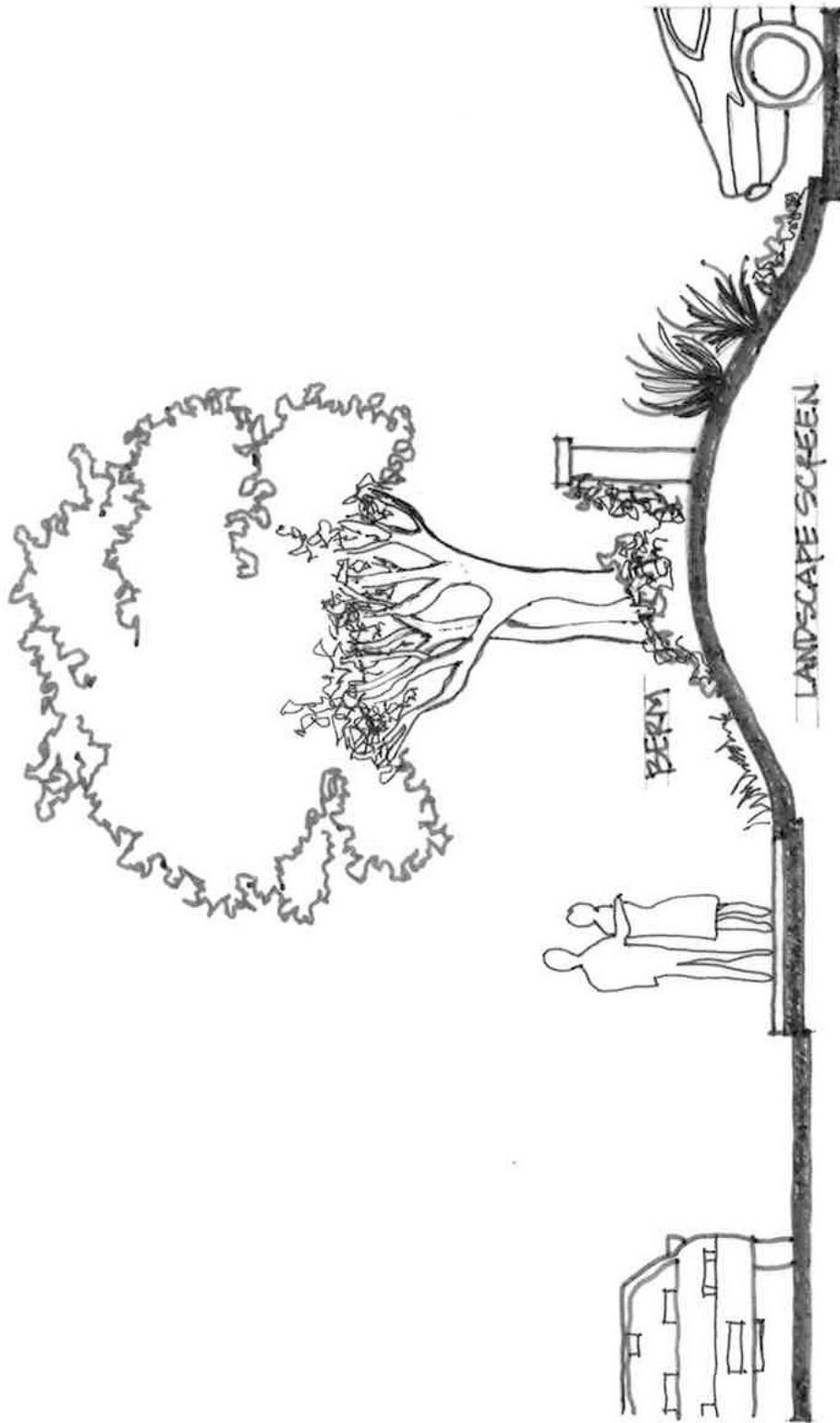


Figure 2-12 Parking Lot Screening

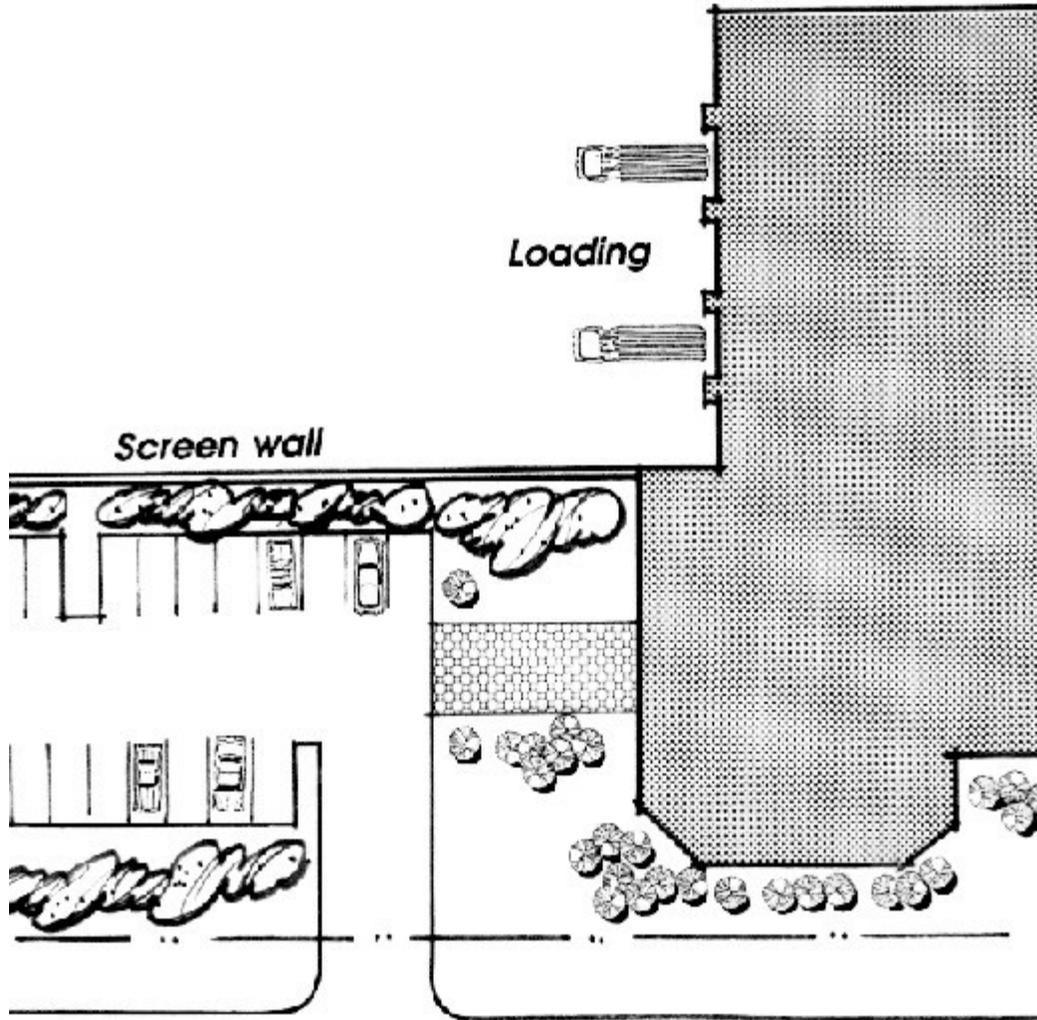
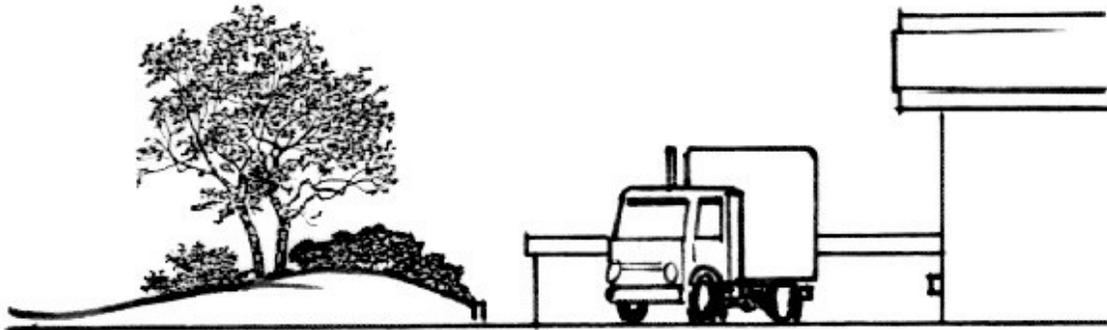


Figure 2-13 Location of Loading Area

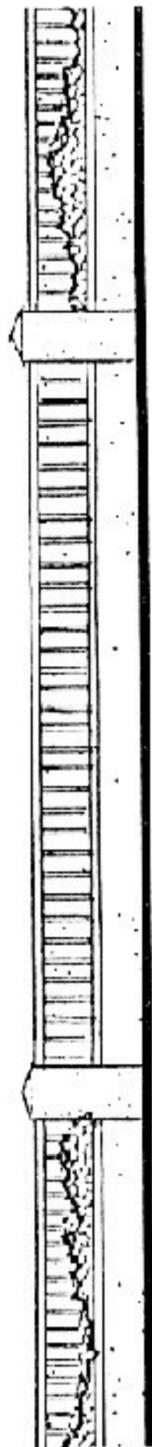


Wall, landscaping and berms screen industrial buildings and storage



Landscape berm/buffer

Figure 2-14 Screening of Loading Areas

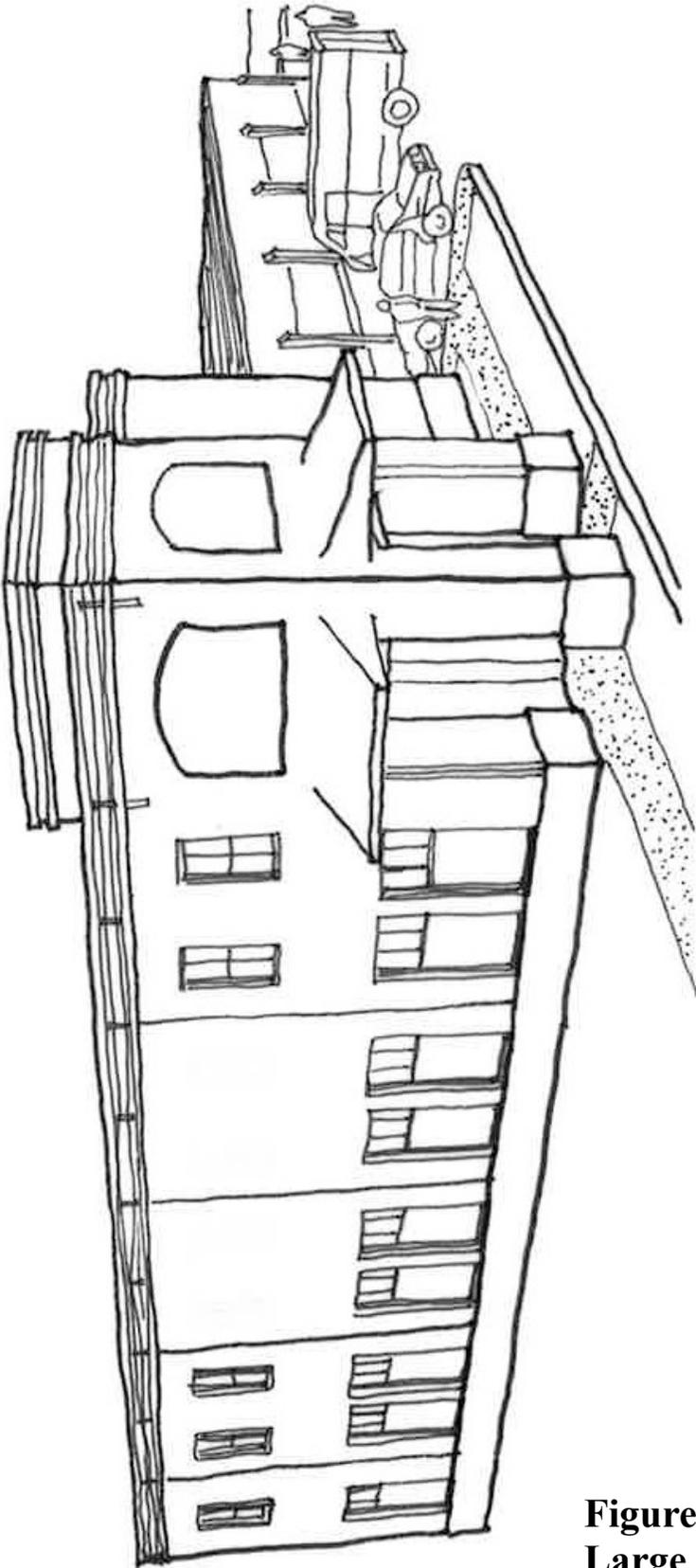


Elevation of Wall /Wrought Iron Combination



Elevation of Wrought Iron with Pilasters

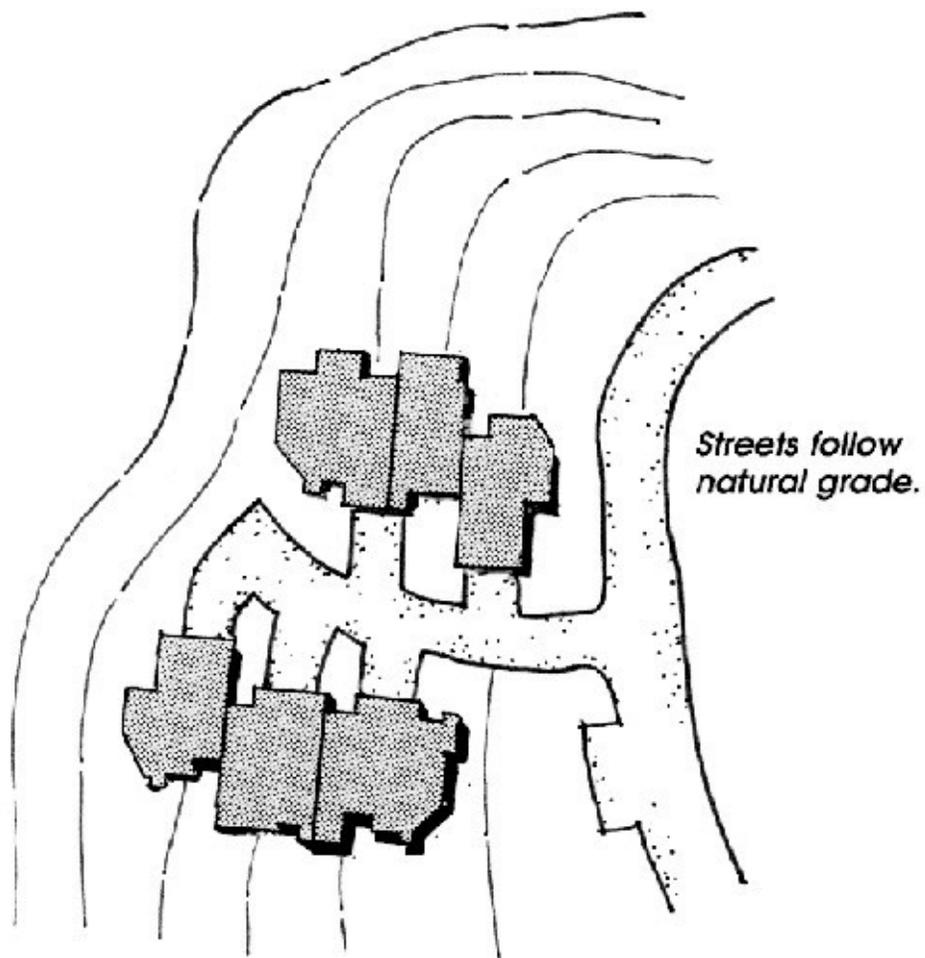
Figure 2-15 Wall Design



Features:

- Use of covered porches
- Majority of the building close to the road
- Front of building articulated to give it pedestrian scale

Figure 2-16 Articulation of Large Structures



Cluster development away from open space, canyons, ridgelines, and other sensitive areas.

Figure 2-17 Clustering Example

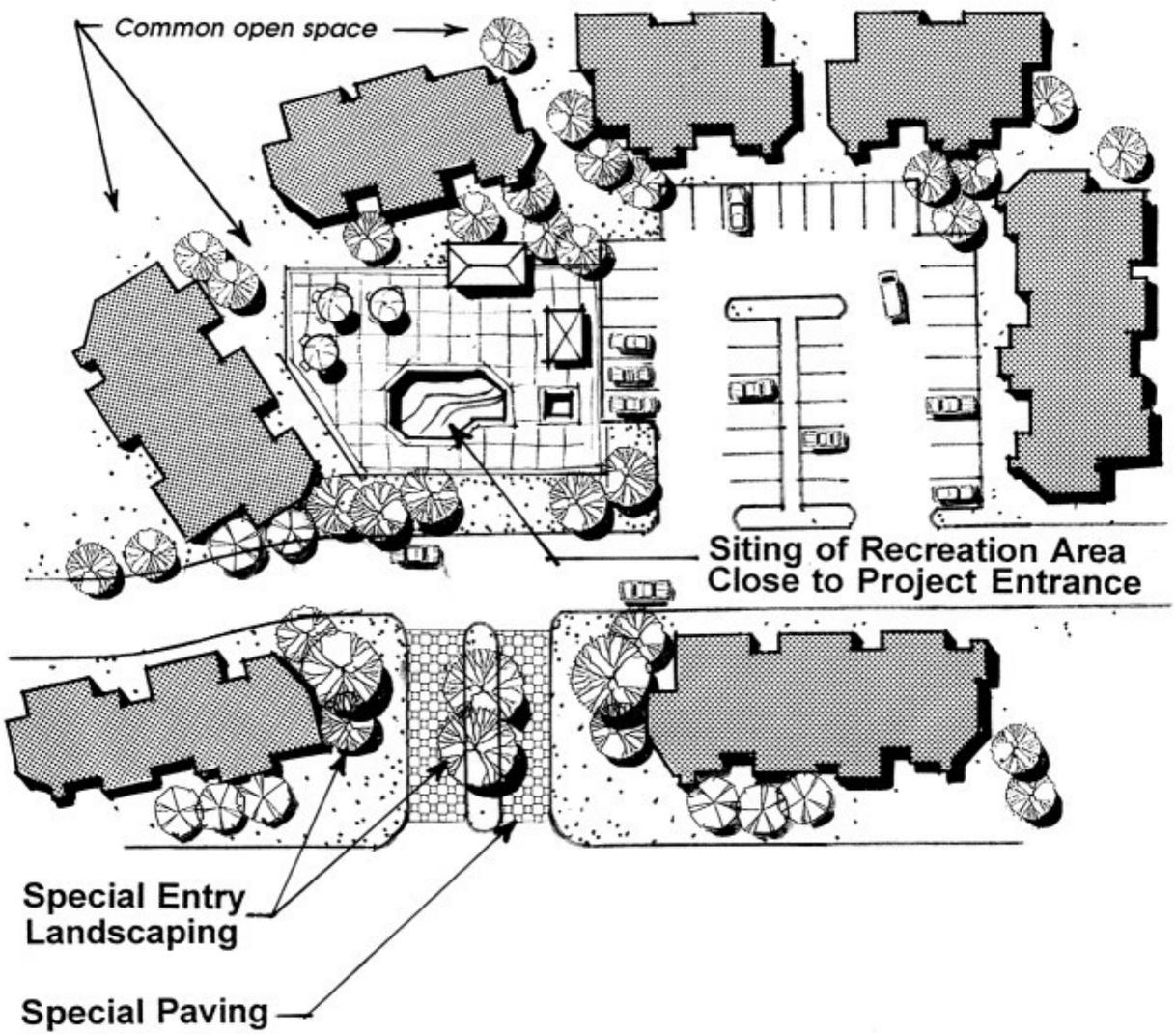


Figure 2-18 Multi-Family Project Layout