

ORDINANCE NO. 961

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF BEAUMONT, CALIFORNIA
AMENDING CHAPTER 17.09 "ANIMAL KEEPING" AND CHAPTER 17.03.120
"PERMITTED USES FOR BASE ZONE DISTRICTS" OF THE
BEAUMONT MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEAUMONT,
RIVERSIDE COUNTY, STATE OF CALIFORNIA AS FOLLOWS:

Section 1: Chapter 17.09, entitled "Animal Keeping", is hereby amended to the
Beaumont Municipal Code to read as more specifically provided for in Exhibit "A", which
Exhibit is attached hereto and made a part hereof.

Section 2: Chapter 17.03.120, entitled "Permitted Uses for Base Zone Districts", is
hereby amended to the Beaumont Municipal Code to read as more specifically provided for in
Exhibit "B", which Exhibit is attached hereto and made a part hereof.

Section 3: This Ordinance shall take effect as provided by law.

MOVED AND PASSED upon first reading this 20th day of October, 2009, by the
following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

MOVED, PASSED AND ADOPTED this 3rd day of November, 2009, upon second
reading by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CITY OF BEAUMONT

By _____
Jeff Fox, Mayor

ATTEST:

Deputy City Clerk

CERTIFICATION

The foregoing is certified to be a true copy of Ordinance No. 961 duly introduced at a regular meeting of the City Council of the City of Beaumont held on _____, 2009, and was duly adopted upon a second reading on _____, 2009, by the roll call votes indicated therein.

CITY OF BEAUMONT

By _____
Deputy City Clerk

(SEAL)

Exhibit A

Animal Keeping

Section Contents

- 17.09.10 Purpose and Authority
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- 17.09.60 Environmental Management

17.09.10 Purpose and Authority

This Chapter establishes provisions for the regulation of animal keeping within the City of Beaumont. It is the intent of this Chapter to accomplish the following:

- A. To ensure that animal keeping within the City of Beaumont does not result in an adverse impact related to a health and safety violation;
- B. To eliminate conditions that contribute to environmental degradation and pollution; and,
- C. To ensure that the keeping of animals does not create a nuisance.

17.09.20 Applicability

This Chapter is applicable to all Zone Districts in the City of Beaumont.

17.09.30 Domestic Animal Keeping

Domestic and non-dangerous wild animals may be kept or maintained as pets or for the non-commercial use of members of the family residing on the premises subject to the following restrictions and in conformance with Title 6, and all other local, state and federal laws.

- A. *Large Animals.* Lots or parcels of land within the Rural Residential (R-R) zone district having a minimum area of twenty thousand (20,000) square feet per dwelling unit may keep or maintain the large animals listed in Table 17.09-1 in the numbers specified, not to exceed one (1) animal per twenty thousand (20,000) square feet. Other large animals that, in the opinion of the Planning Director are neither obnoxious nor detrimental to the public welfare than the animals enumerated in this subsection are permitted with the same numerical limitations. Such animals shall be kept or maintained in full compliance with applicable Riverside County Health Department regulations.

Table 17.09-1 Requirements for Large Animals	
Type of Animal	Number of Animals Permitted
Horses, donkeys, mules, pigs, and other equine cattle and cows	One (1) over nine (9) months of age for each twenty thousand (20,000) square feet of lot area
Sheep and goats	One (1) over six (6) months of age for each twenty thousand (20,000) square feet of lot area

- B. *Small Animals.* Small animals permitted in all residential zones shall include rodents, birds, non-poisonous snakes, chickens and other barnyard fowl, peafowl, monkeys, rabbits and similar species which do not constitute a public nuisance. Other similar small animals that in the opinion of the Planning Director are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this subsection are permitted. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted and shall be maintained in full compliance with Riverside County Health Department regulations. The number of small animals is limited to no more than ten (10) per household.
- C. *Dogs and Cats.* Domesticated dogs and cats are limited to a maximum for four (4) dogs and nine (9) cats over the age of four (4) months for each developed residential lot consistent with Title 6.
- D. *Other.* Other animals as provided for by Title 6.

17.09.40 Performance Standards for Pens, Stables, and Other Animal Keeping Uses

Accessory structures and other improvements related to the keeping of animals must conform to the following performance standards and in conformance with Title 6.

- A. *Fencing.* All persons owning or having care, custody, or control of any animal, fowl, domestic or otherwise, shall maintain adequate fencing to hold the animal, fowl, domestic, or otherwise, from wandering or flying upon the property of another
- B. *Use of Animal Keeping Improvements.* The use of animal keeping improvements and accessory structures will not be permitted to create a nuisance for neighboring properties. Such nuisances may include, but not be limited to, noise, light and glare, odors, or fugitive dust.
- C. *Housekeeping.* Animal keeping facilities and accessory uses must be maintained at all times and kept free of debris, trash, and animal waste, and must comply with other provisions outlined in Sections 17.09.70.
- D. *Restrictions.* The use of animal keeping improvements and accessory structures shall not be permitted to unduly interfere with the free and unencumbered enjoyment and use of adjoining or nearby residential lots or otherwise be detrimental to the public health, safety or welfare.
- E. *Portable Facilities.* The construction, placement, and use of portable facilities, including but not limited to fences, structures used for the storage of animal feed, and animal shelters, must be in conformance with all of the provisions outlined in this Section 17.09.60.

17.09.50 Development Standards for Pens, Stables, and Other Animal Keeping Uses

Accessory structures and other improvements related to the keeping of animals must conform to the following development standards.

- A. *Horse Stables.* Horse stables are permitted only on lots containing a residential unit that has a minimum area of twenty thousand (20,000) square feet. The stable shall be located at least fifty (50) feet from any street and not less than fifty (50) feet from any lot line.
- B. *Riding Ring and Dressage Ring.* Other equestrian improvements are restricted to those lots that have a total land area of more than one (1) acre. Such uses shall be located at least one hundred and fifty (150) feet from any street and not less than fifty (50) feet from any lot line unless a standards modification is approved.
- C. *Pens and Enclosures for Other Animals.* Pens and enclosures for other large animals identified under *Section 17.09.30.A* are permitted only on lots containing a residential unit that has a minimum area of twenty thousand (20,000) square feet. The pen or enclosure shall be located at least fifty (50) feet from any street and not less than fifty (50) feet from any lot line unless a standards modification is approved.
- D. *Pig Pens.* Pig(s) shall be confined in a pen or other enclosure. If the pig(s) are kept year-round and all or a portion of the pen or enclosure is uncovered, the uncovered portion of the enclosure shall have an impervious floor. Pens and enclosures for pigs are permitted only on lots containing a residential unit that has a minimum area of twenty thousand (20,000) square feet. The pig pen shall be located at least fifty (50) feet from any street and not less than fifty (50) feet from any lot line unless a standards modification is approved.
- E.

Table 17.09-2 Development Standards for Stables, Pens, and Other Animal Keeping Facilities			
Type	Setback From Street	Setback from Adjacent Property	Minimum Lot Size
Equestrian Stables	50 feet	50 feet	20,000 square feet
Equestrian Rings	50 feet	150 feet	One (1) acre
Sheep and Goat Pens	50 feet	50 feet	20,000 square feet
Pig Pens	50 feet	50 feet	20,000 square feet
Cattle	50 feet	50 feet	15,000 square feet

- F. *Modifications.* Requests for modifications from the setback requirements of this Section shall be submitted to the Planning Director for consideration.

17.09.60 Environmental Management

This section outlines the requirements governing the maintenance and upkeep of animal keeping facilities that includes, but may not be limited to, stables, pens, corrals, equestrian rings, and other structures used for the housing of animals.

- A. *Water Runoff.* All animal-keeping facilities must be designed in a manner so that water runoff is contained and disposed of in such a manner so that the runoff does not contribute to the pollution of local groundwater or the flooding of adjacent properties.
- B. *Open Water Containers or Standing Water.* Open watering containers must be designed so that they do not become attractants for mosquito larvae. Standing water is not permitted.
- C. *Waste and Debris Containers.* Animal keeping facilities and accessory uses must be maintained at all times and kept free of debris, trash, and animal waste. Storage containers for such debris, trash, and animal waste must be kept closed at all times.
- D. *Odors.* Animal keeping facilities and accessory uses must be designed and maintained to prevent odors from affecting adjacent properties.
- E. *Feed Storage.* Buildings, containers, or any other improvement used for the storage of feed must be constructed of materials to ensure that such feed is not an attractant to insects, rodents, and other vectors and to control odors.
- F. *Pest Control.* All animal-keeping facilities must be kept free of vectors through periodic pest control inspections.
- G. *Chemicals.* The storage, handling, and disposal of any potentially hazardous chemicals or commercial products used in the routine maintenance of animal control facilities or in the care of the animals, must adhere to all pertinent Federal, State, or Riverside County Health Department regulations.
- H. *Fugitive Dust and Particulates.* All animal keeping facilities and accessory uses must be designed and maintained to prevent fugitive dust and particulates from affecting off-site locations.
- I. *Noise.* All keeping of animals permitted herein shall be conducted in a manner which does not result in nuisance noise detrimental to residential living. Animals shall be kept and maintained in manner which contains animal sounds and noise consistent with applicable laws and regulations.
- J. *Manure.* Refuse excrement and manure from animals, poultry, fowl or any livestock shall not be permitted to accumulate on any premises in the City for a period in excess of fourteen (14) days and shall be removed from such premises at not less than 14-day intervals unless spread upon and buried in the earth. Pending its removal from the premises, refuse excrement or manure shall be piled in a well drained area on a base at least four inches above the surrounding levels, to the end that storm or surface waters will flow away from, rather than into the pile.
- K. *Dead Animals.* Dead animals, fowl or poultry, and offal, pending removal from the premises must be in fly tight containers.
- L. *Flies.* Upon inspection, should the animals services officer discover flies in unreasonably excessive numbers, he shall require further controls through the use of insecticides, chemicals or other means.

Exhibit B

17.03.120 Permitted Uses for Base Zone Districts

The permitted uses for the Base Zone Districts (identified herein in Section 17.03.40 through 17.03.110) are listed in Table 17.03-3.

Table 17.03-3 Permitted Land Uses For Base Zone Districts								
	RC	PF	RR	RSF	RMF	CG	CC	M
Administrative Professional Services								
Administrative/Professional Offices	N	N	N	N	N	P	P	P
Advertising Agencies	N	P	N	N	N	P	P	N
Architectural/Engineering/Design Services	N	P	N	N	N	P	P	N
Attorney/Legal Services	N	P	N	N	N	P	P	N
Business Management Services	N	P	N	N	N	P	P	N
Government Offices	P	P	P	P	P	P	P	P
Travel Agencies	N	P	N	N	N	P	P	N
Agricultural Uses								
Animal Keeping (Commercial Use)	N	N	P	C	N	C	C	N
Animal Keeping (Accessory Use)	N	A	A	A	A	C	C	N
Animal Rescue Facilities	N	N	P	C	N	N	N	N
Apiaries	N	N	P	C	N	N	N	N
Aviaries	N	N	P	N	N	N	N	N
Catteries	N	N	P	C	N	C	C	N
Commercial Growing Establishments	N	N	P	N	N	N	N	N
Dairies	N	N	P	N	N	N	N	N
Kennels (all Classes)	N	N	P	C	N	C	C	N
Produce Stands	N	N	P	N	N	N	N	N
Stables	N	N	P	N	N	N	N	N
Alcohol Service and Sales								
Bars or Cocktail Lounges	C	N	N	N	N	C	C	C
Liquor Stores	N	N	N	N	N	C	C	N
Restaurants with Alcoholic Beverage Sales	C	N	N	N	N	C	C	C
Automotive Services								
Automobile, Motorcycle, and Marine Craft Sales	N	N	N	N	N	P	P	C
Automobile Parking Facilities	N	N	N	N	N	P	P	P
Automobile Rental Agencies	N	N	N	N	N	P	P	P
Automobile Repair Facilities	N	N	N	N	N	P	P	P
Automobile Towing and/or Wrecking Facilities	N	N	N	N	N	N	N	C
Body and Paint Shops	N	N	N	N	N	C	C	C
Car Wash	N	N	N	N	N	C	C	N
Gas/Service Stations	C	N	N	N	N	C	C	C
Limousine Services	N	N	N	N	N	P	P	P
Towing Services With Indoor Vehicle Service	N	N	N	N	N	N	N	C
Towing Services With Outdoor Vehicle Storage	N	N	N	N	N	N	N	C
Truck/Trailer Rentals	N	N	N	N	N	C	C	P
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use								

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M
Communications Facilities								
Cellular Communication Facilities	C	N	N	N	N	C	C	C
Cellular - Stealth	C	N	N	N	N	C	C	C
Cellular - Non-Stealth	N	N	N	N	N	C	C	C
Radio and Television Broadcasting Studios	N	N	N	N	N	N	P	P
Recording and Sound Studios	N	N	N	N	N	N	P	N
Satellite Dishes (Non-Private)	N	N	N	N	N	P	P	P
Satellite Dishes (Private Use)	N	N	P	P	P	N	N	N
Ham Radio Antennae (Private Use)	N	N	P	P	P	P	P	P
Daycare Facilities								
Commercial Day Care Facilities	N	N	N	N	N	P	P	N
Educational Establishments								
Elementary, Junior, and High Schools/Public	N	P	P	P	P	N	N	N
Elementary, Junior, and High Schools/Private	N	P	P	P	P	N	N	N
Vocational and Trade Schools	N	P	P	P	P	C	C	N
Food and Beverage Sales								
Bakeries	N	N	N	N	N	P	P	N
Catering Establishments	N	N	N	N	N	P	P	P
Convenience Markets	N	N	N	N	N	P	P	N
Grocery Stores/Supermarkets	N	N	N	N	N	P	P	N
Grocery Store, Alcohol Sales	N	N	N	N	N	C	C	N
General Merchandise and Trade								
Antique Sales	N	N	N	N	N	P	P	N
Appliance Sales	N	N	N	N	N	P	P	N
Art Galleries and Supplies	N	N	N	N	N	P	P	N
Beauty Supplies	N	N	N	N	N	P	P	N
Books and Magazines	N	N	N	N	N	P	P	N
Building Materials	N	N	N	N	N	C	P	P
Building Materials with outdoor sales/storage	N	N	N	N	N	N	C	P
Camera and Photographic Supplies	N	N	N	N	N	P	P	N
Candy Stores	N	N	N	N	N	P	P	N
Cigar/Cigarette Shops	N	N	N	N	N	C	C	N
Clothing Stores	N	N	N	N	N	P	P	N
Department Stores	N	N	N	N	N	P	P	N
Discount Stores	N	N	N	N	N	P	P	N
Electronic Equipment Sales	N	N	N	N	N	P	P	N
Equipment Sales and Rentals	N	N	N	N	N	C	C	P
Florists	N	N	N	N	N	P	P	N
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use								

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M
Freight Forwarding Services	N	N	N	N	N	P	P	P
Furniture and Home Furnishings	N	N	N	N	N	P	P	N
Garden Supply	N	N	N	N	N	P	P	N
Gifts, Crafts, and Novelties	N	N	N	N	N	P	P	N
Guns and Ammunition	N	N	N	N	N	P	P	N
Hardware Stores	N	N	N	N	N	P	P	N
Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N
Indoor Swap Meets	N	N	N	N	N	N	C	C
Jewelry Sales and Repair	N	N	N	N	N	P	P	N
Leather Goods	N	N	N	N	N	P	P	N
Luggage Sales	N	N	N	N	N	P	P	N
Office Equipment, Furniture, and Supplies	N	N	N	N	N	P	P	N
Pet Sales and Supplies	N	N	N	N	N	P	P	N
Records, Tapes, and Videos	N	N	N	N	N	P	P	N
Retail, Other Specialty	N	N	N	N	N	P	P	N
Sporting Goods and Equipment	N	N	N	N	N	P	P	N
Surplus Stores	N	N	N	N	N	P	P	N
Thrift and Second-Hand Stores	N	N	N	N	N	C	C	N
Variety Stores	N	N	N	N	N	P	P	N
Wholesale Establishments	N	N	N	N	N	P	P	N
Lodging								
Bed and Breakfast Facilities	C	N	N	N	N	P	P	N
Hotels and Motels	C	N	N	N	N	P	P	C
Residence Inns	C	N	N	N	N	P	P	N
Single-Room Occupant (SRO) Facilities	N	N	N	N	C	C	C	N
Trailer Parks and Campsites	N	N	N	N	C	N	N	N
Transitional Housing	N	N	N	N	C	C	C	N
Manufacturing and Industrial								
Apparel/Textile Products	N	N	N	N	N	N	N	P
Assembly Plants	N	N	N	N	N	N	N	P
Bottling Plants	N	N	N	N	N	N	N	P
Bulk Postal Service Facilities	N	N	N	N	N	N	N	P
Chemicals	N	N	N	N	N	N	N	P
Contract Construction Services	N	N	N	N	N	N	N	P
Data Services	N	N	N	N	N	N	N	P
Exterminating Services	N	N	N	N	N	N	N	P
Feed and Fuel Yards	N	N	N	N	N	N	N	P
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use								

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M
Food and Kindred Products	N	N	N	N	N	N	N	P
Furniture	N	N	N	N	N	N	N	P
Lumber/Wood Products	N	N	N	N	N	N	N	P
Moving and Storage Establishments	N	N	N	N	N	N	N	P
Metal Salvage Yards	N	N	N	N	N	N	N	P
Paper Products	N	N	N	N	N	N	N	P
Petroleum-Related Materials	N	N	N	N	N	N	N	C
Primary Metal Industries (Electroplating)	N	N	N	N	N	N	N	C
Printing/Publishing	N	N	N	N	N	N	N	P
Professional/Scientific/Electronic Products	N	N	N	N	N	N	N	P
Research Services and Laboratories	N	N	N	N	N	N	N	P
Retail Sales of Products Manufactured or Stored	N	N	N	N	N	N	N	P
Sandblasting and Beadblasting	N	N	N	N	N	N	N	C
Taxidermy	N	N	N	N	N	N	N	C
Medical/Health Care								
Ambulance Services	N	N	N	N	N	N	P	P
Animal Hospitals/Veterinaries	N	N	N	N	N	P	P	P
Clinics	N	N	N	N	N	P	P	N
Convalescent Homes	N	N	C	C	C	P	P	N
Chemical Dependency Clinics	N	N	N	N	C	C	N	N
Hospitals	N	N	N	N	N	P	P	N
Medical/Dental Offices	N	N	N	N	N	P	P	N
Pharmacies	N	N	N	N	N	P	P	N
Pharmacies, with drive-through	N	N	N	N	N	C	C	N
Personal Services								
Banking, Credit Unions, Financial Services	N	N	N	N	N	P	P	N
Barbers and Beauty Parlors	N	N	N	N	N	P	P	N
Cemeteries	N	C	C	C	C	C	C	C
Check Cashing Services	N	N	N	N	N	P	P	N
Commercial Pet Grooming Services	N	N	N	N	N	P	P	N
Dry Cleaners	N	N	N	N	N	P	P	N
Funeral Parlors, Mortuaries	N	N	N	N	N	C	C	N
Laundries, Laundromats	N	N	N	N	N	P	P	N
Locksmith and Key Shops	N	N	N	N	N	P	P	P
Pawnbrokers	N	N	N	N	N	C	C	N
Photocopying and Photo Developing Services	N	N	N	N	N	P	P	P
Photography Studios	N	N	N	N	N	P	P	N

N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M
Shoe Repair Shops	N	N	N	N	N	P	P	N
Tailors	N	N	N	N	N	P	P	N
Tattoo/Body Piercing Services	N	N	N	N	N	C	C	N
Public and Quasi-Public Uses								
Community Recreation Centers	P	P	N	N	N	N	N	N
Cultural Facilities	P	P	N	N	N	N	N	N
Libraries	P	P	N	N	N	N	N	N
Museums	P	P	N	N	N	N	N	N
Parks	P	P	N	N	N	N	N	N
Public Safety Facilities	N	P	N	N	N	P	P	P
Senior Citizen Activity Centers	N	P	N	N	N	P	P	N
Recreation and Entertainment								
Adult-Oriented Businesses	N	N	N	N	N	N	N	C
Amusement Parks	N	N	C	N	N	N	C	N
Athletic Fields	N	P	P	P	P	N	N	N
Batting Cages	N	N	N	N	N	N	C	C
Billiard and Pool Halls	N	N	N	N	N	C	C	N
Bowling Alleys	N	N	N	N	N	P	P	N
Dance Studios	N	N	N	N	N	P	P	N
Golf Driving Ranges	C	N	N	N	N	N	C	N
Health Clubs and Gymnasiums	N	N	N	N	N	C	C	N
Miniature Golf Courses	N	N	C	N	N	N	C	N
Off-Road Mini-Bike and Motorcross Courses	C	N	C	N	N	N	N	N
Public Auditorium/Auditoriums	N	P	N	N	N	N	N	N
Shooting Range (<i>Indoor</i>)	N	N	N	N	N	N	N	C
Skating Rinks	N	N	N	N	N	N	C	N
Video Arcades	N	N	N	N	N	C	C	N
Recycling								
Collection Facilities	N	N	N	N	N	C	C	C
Processing Facilities	N	N	N	N	N	N	N	C
Religious Institutions								
Churches	N	N	C	C	C	C	C	C
Monasteries, Convents, or Similar Religious Use	N	N	C	C	C	C	C	C
Repair Services								
Electrical and Household Appliances Repair	N	N	N	N	N	P	P	P
Furniture Refinishing	N	N	N	N	N	P	P	P
Furniture Reupholstering	N	N	N	N	N	N	N	P
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use								

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M
Lawnmower Repair/Sales Shops	N	N	N	N	N	P	P	P
Machine Shops	N	N	N	N	N	C	C	P
Welding Shops	N	N	N	N	N	N	N	P
Residential Uses								
Accessory Guest Houses	N	N	P	P	P	N	N	N
Accessory Rental Units ("Granny Flats")	N	N	P	P	P	N	N	N
Boarding or Rooming Houses	N	N	C	C	C	N	N	N
Caretaker's Unit	N	N	P	N	P	N	N	C
Congregate Care Facilities	N	N	N	N	C	C	C	N
Day Care Centers, Small Family- 1 to 8 Children	N	N	P	P	P	N	N	N
Day Care Centers, Large Family-7 to 14 Children	N	N	C	C	C	C	N	N
Duplexes	N	N	N	N	P	N	N	N
Group or Community Care Facilities - 6 or fewer	N	N	P	P	P	N	N	N
Group or Community Care Facilities - 7 or more	N	N	C	C	C	N	N	N
Home Occupation Businesses	N	N	P	P	P	N	N	N
Mobile Home Parks	N	N	N	N	C	N	N	N
Mobile Home or Manufactured Housing Units	N	N	P	P	P	N	N	N
Multiple-Family, Apartment & Condominiums	N	N	N	N	P	N	N	N
Planned Residential Developments	N	N	P	P	P	N	N	N
Senior Housing Developments	N	N	P	P	P	C	N	N
Single-Family Dwellings	N	N	P	P	P	N	N	N
Restaurant								
Delicatessens	N	N	N	N	N	P	P	N
Fast-Food Restaurants - Without Drive-Thru	N	N	N	N	N	P	P	N
Fast-Food Restaurants - With Drive-Thru	N	N	N	N	N	C	C	N
Sit-Down Restaurants	C	N	N	N	N	P	P	N
Sit Down Restaurant with live Entertainment	C	N	N	N	N	C	C	N
Restaurant, serving alcohol	C	N	N	N	N	C	C	N
Service Organizations								
Philanthropic and Charitable Institutions	N	N	N	N	N	P	P	N
Service Organizations	N	N	N	N	N	P	P	N
Temporary Uses								
Street/Craft Fairs and Farmers' Markets	N	C	N	N	N	C	C	N
Temporary Structures (Subdivision sales Office)	C	N	P	P	P	P	P	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C	C	C	C	C	C	C	C
Outdoor Displays	N	N	N	N	N	C	C	C
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use								

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M
Parking Lot Sales	N	C	N	N	N	C	C	C
Amusement Enterprises	N	C	N	N	N	N	C	C
Transportation Facilities								
Bus Passenger Terminals	N	N	N	N	N	C	C	C
Charter Bus Companies	N	N	N	N	N	C	C	C
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	N	N	N	C	C	C
Truck Stops and Terminals	N	N	N	N	N	C	C	C
Utilities								
Public Utility/Service Structures	N	P	N	N	N	N	N	P
Sewage Disposal Facilities/Waste Transfer	N	P	N	N	N	N	N	P
Utility Company Offices	N	N	N	N	N	P	P	P
Water Storage, Distribution, and Collection	N	P	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	C	C	C

N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use