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## Chapter 17.44 ZONING DISTRICT DESCRIPTIONS

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### **17.44.010 General agricultural (A-1) zone.**

#### A. Purpose.

The purpose of the general agricultural zone is to preserve lands best suited for agricultural use from the encroachment of incompatible uses, to allow uses customarily associated with agricultural land use, and to preserve in agricultural use land suited for eventual development to other uses, pending proper timing for the economical provision of utilities, major streets and other facilities. A change of zoning classification from the A-1 zone to any other zoning classification shall only be made in general accord with the general plan, and any such development shall receive more favorable consideration if planned for less productive soils.

#### B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the A-1 zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5101)

### **17.44.020 Rural residential (R-R) zone.**

#### A. Purpose.

The purpose of the rural residential (R-R) zone is to stabilize and protect the rural residential characteristics of the area to which it is applied, and to promote and encourage a suitable environment for residential use. The R-R zone is intended for rural homes with limited agricultural uses.

#### B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the R-R zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5102)

**17.44.030 Single family, 7000 square foot average minimum (R-1) zone.**

A. Purpose.

The purpose of the single family, 7000 square foot average minimum (R-1) zone is to stabilize and protect the residential character of the zone and to promote and encourage a suitable environment for family life. It shall be the goal of the city to achieve a range of housing types to meet the housing needs of the community.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the R-1 zone. (Ord. 2003-01 § 3: Ord. 97-03 § 2 (part): prior code § 8-1.5103)

**17.44.040 Single-family, 6000 square foot average minimum (R-2) zone.**

A. Purpose.

The purpose of the single-family, 6000 square foot average minimum (R-2) zone is to stabilize and protect the residential characteristics of existing and planned neighborhoods developed with smaller lots, and to promote and encourage a suitable environment for residential use. It shall be the goal of the city to achieve a range of housing types to meet the housing needs of the community.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the R-2 zone. (Ord. 2003-01 § 4: Ord. 97-03 § 2 (part): prior code § 8-1.5104)

**17.44.050 Multifamily residential (R-3) zone.**

A. Purpose.

The purpose of the multifamily residential (R-3) zone is to stabilize and protect the residential characteristics of the zone where compatible mixes of single-family and multifamily dwellings is likely to occur and to promote and encourage a suitable environment for residential use. The R-3 zone is intended for residences at varying degrees of density.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the R-3 zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5105)

**17.44.060 High density multifamily residential (R-4) zone.**

A. Purpose.

The purpose of the high density multifamily residential (R-4) zone is to stabilize, protect and provide for high density multi-family residential units, and similar and compatible uses.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the R-4 zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5106)

**17.44.070 Neighborhood commercial (C-1) zone.**

A. Purpose.

The purpose of the neighborhood commercial (C-1) zone is to provide a center for convenient shopping and services near residential neighborhoods.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the C-1 zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5107)

**17.44.080 Central business district (C-2) zone.**

A. Purpose.

The purpose of the central business district (C-2) zone is to stabilize, improve and protect the central business district of the city, including the downtown area, and related major area-wide business centers as designated in the general plan. A wide range of commercial activities and other land uses are possible in the C-2 zone.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for development standards and land uses for the C-2 zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5108)

**17.44.090 Highway service commercial (C-H) zone.**

A. Purpose.

The purpose of the highway service commercial (C-H) zone is to provide for commercial services and transient residential uses which are appropriate to highway locations and dependent upon highway travel.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the C-H zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5109)

**17.44.100 Office (O-F) zone.**

A. Purpose.

The purpose of the office (O-F) zone is to provide for a wide range of professional, administrative and medical offices and clinics in areas which may represent a transition from one land use character to another, supported by adequate infrastructure. Multifamily residential uses may also be appropriate in the O-F zone.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the O-F zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5110)

**17.44.110 Industrial/business park (B/P) zone.**

A. Purpose.

The purpose of the business/industrial park (BIP) zone is to accommodate a group of business and manufacturing uses which have joint character and unique requirements for space which may not be suitable in either a strictly commercial or industrial setting.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the (M-C) zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5111)

**17.44.120 Light industrial (M-1) zone.**

A. Purpose.

The purpose of the light industrial (M-1) zone is to provide areas for light industrial development in a manner which will not result in public nuisances related to the operations. These uses are typically enclosed within a structure or involve minimal outdoor storage.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the M-1 zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5112)

**17.44.130 Heavy industrial (M-2) zone.**

A. Purpose.

The purpose of the heavy industrial (M-2) zone is to provide areas exclusively for the normal operation of industries, including operations involving the use of heavy machinery, outdoor storage and other activities. Because of potential land use conflicts, the M-2 zone and heavy industrial uses shall be established only at certain locations which are selected so as to minimize potential adverse effects on adjoining areas.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication

of development standards and land uses for the M-2 Zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5113)

**17.44.140 Public quasi-public (PQP) zone.**

A. Purpose.

The purpose of the public/quasi-public (PQP) zone is to provide for a broad range of public, quasi-public, and nonprofit institutional uses, including hospitals and government offices.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the PQP Zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5114)

**17.44.150 Parks and recreation (P-R) zone.**

A. Purpose.

The purpose of the parks and recreation (P-R) zone is to preserve lands of natural beauty, lands containing natural or potential park and recreation features, or park and recreation development, where protection for such uses is in the public interest.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the PR zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5115)

**17.44.160 Public open space (O-S) zone.**

A. Purpose.

The purpose of the public open space (O-S) zone is to preserve appropriate lands in open space uses for such purposes as habitat protection or enhancement, drainage/flood control, and mitigation zones between land uses as defined and required in the general plan.

B. Development Standards and Land Uses.

Please refer to Tables 2 through 4 set out in Chapters 17.52 and 17.56, for an indication of development standards and land uses for the O-S zone. (Ord. 97-03 § 2 (part): prior code § 8-1.5116)

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**This page of the Winters Municipal Code is current through Ordinance 2010-02, passed March 8, 2010.**

Disclaimer: The City Clerk's Office has the official version of the Winters Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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