
Chapter 17.52 LAND USE REGULATIONS: ZONING MATRIX

Sections:

- [17.52.010](#) Range of uses.
- [17.52.020](#) Land Use/Zone Matrix.

17.52.010 Range of uses.

Uses within the city shall be consistent with the land use zone matrix, contained in Table 2 set out in Section [17.52.020](#).

A. Permitted Uses.

Permitted uses are included on the land use/zoning matrix by the letter “P” in the box defined by a use and zone designation. These uses are allowed in the zones indicated without discretionary review, subject to compliance with the development, parking, landscaping and other standards of the zoning ordinance.

B. Conditional Uses.

Conditional uses are indicated on the land use/zoning matrix by the letter “C” in the box defined by a use and zone designation. Conditional uses may be permitted subject to obtaining a use permit from the planning commission or zoning administrator, as regulated elsewhere in this title.

C. Temporary Uses.

Temporary uses are indicated on the land use/zoning matrix by the letter “T” in the box defined temporary uses. These temporary uses are allowed subject to obtaining a temporary activity permit from the zoning administrator.

D. Accessory Uses.

Accessory uses are secondary to a primary or principal use on a site. Accessory uses are permitted in all zoning districts.

E. Uses Not Listed.

The land use/zoning matrix is not intended to be a comprehensive list of all possible uses, but rather the more common uses likely to be proposed in the city. Uses not specifically covered by any use category but which appear to be similar in nature to permitted or conditional uses shall be reviewed by the community development director, who shall determine the use classification based upon activity characteristics of the proposed use. A proposed use shall otherwise be considered a prohibited use where it is not provided for within a zone. (Ord. 97-03 § 2 (part); prior code § 8-1.5201)

17.52.020 Land Use/Zone Matrix.

LAND USE/ZONE MATRIX

KEY: Zoning Designations:

C= Conditional Use (A-1) General Agricultural (R-4) High Density Residential (B/P) Business Industrial Park

P= Permitted Use (R-R) Rural Residential (C-1) Neighborhood Commercial (M-1) Light Industrial

T= Temporary Use (R-1) Single-Family Residential (C-2) Central Business District (M-2) Heavy Industrial

(R-2) One-and Two-Family Residential (C-H) Highway Service Commercial (PQP) Public/Quasi-Public

(R-3) Multifamily Residential (O-F) Office (PD) Planned Development

AGRICULTURAL USES																	
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*
Agricultural Operation	P	C														P	
Animal Production	P															C	
COMMERCIAL AND OFFICE USES																	
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*
Adult Entertainment											C	C					
Automobile Repair, Major							C	C			C	C	P				
Automobile Repair, Minor							P	P	P		P						
Bar, Cocktail Lounge							C	C									
Bed and Breakfast Inn			C	C	C	C		C									
Business Service							P	P		P	P						
Financial Institutions							P	P		P	P						
Equipment Sales, Rental, Repair							P	P			P						
Funeral Parlor								P			C						
Hotel, Motel								C	C								
Nurseries	P						P	P			C	C					
Office, Business and							P	P		P	P						

Medical																		
Outdoor Sales							C	C			C							
Personal Storage								C			C	C				C	C	
Recreation, Indoor or Outdoor							C	C			C	C						
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*	
Recreational Vehicle Park									C		C							
Restaurant							P	P	P		C							
Restaurant, Drive-Through							C	C	P									
Retail Sales, General							P	P	C		C							
Roadside Stand	P	C					C	C										
Service Station							P	P	P		P							
Veterinary Hospital, Kennel	C						C	P										
INDUSTRIAL USES																		
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*	
Finished Goods Assembly											P	P	P					
Heavy Equipment Terminal											C	C	P					
Laboratory, Research, Equipment										C		C	C					
Manufacturing, Heavy General													C					
Manufacturing, Light General												C	P					
Mineral Extraction	C												C	C		C		
Recycling Center Collection							P	P			P	P	P					
Recycling and Salvage Yards													C					
Warehouse,												C	P					

Wholesale, Freight Terminal																		
PUBLIC & QUASI-PUBLIC USES																		
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*	
Assembly Hall/Community Services	C	C					C	C		C	C			C	C			
Cemetery	C													C		C		
Communication Equipment Facility	C	C			C	C	C	C	C	C	C	P	P	C	C	C		
Convalescence and Care Services		C	C	C	C	C	C							C				
Cultural Facility						C	C							C	C			
Day Care, General		C	C	C	C	C				C	C			C				
Emergency Shelter					C	C		C						C				
Government Offices										C	C			C	C			
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*	
Hospital										C	C			C				
Public Parks	C	C	C	C			C	C	C					C	C	C		
Religious Institutions			C	C			C	C		C	C			C				
Safety Services							C	C		C	C			C				
Utility Services, Major	C	C											C	C	C	C		
Utility Services, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
RESIDENTIAL USES																		
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2**	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*	
Day Care, Limited		P	P	P	P	P												
Dwelling, Multiple Family					P	P	C	C ³		C								
Dwelling, Single Family	P	P	P	P	C	C		C ^{2,3}								C		
Dwelling, Two-Family			P ¹	P	C	C												

or Duplex																		
Mobile Home Park		C	C	C	C	C												
Residential Care Facility		C	C	C	C									C				
TEMPORARY USES																		
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*	
Arts and Crafts Show	T						T	T	T	T	T	T	T	T	T	T	T	T
Carnivals/Fairs/Fund Raisers	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Construction Trailers	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Religious Assembly	T													T	T	T	T	
Seasonal Sales	T	T					T	T	T		T	T		T	T	T	T	

Footnotes:

1. Affordable or market rate duplexes are allowed on all corner lots in the R1 and R2 zones citywide. 2003-01 §5
2. Only if an existing historical structure is planned for relocation to a C-2 zone that adjoins a residential district.
3. A single residential unit is allowed at a business located in the Central Business District Zone (C-2) upon planning commission approval of a Conditional Use Permit (CUP), while multi-family residential is allowed above a business in the C-2 Zone upon planning commission approval of a CUP. A residential unit proposed for a first floor area must be occupied by the property owner or licensed business proprietor, at least four hundred (400) square feet in size, and located at the rear of the business. No more than twenty (20) percent of the existing first floor area can be converted into residential uses and the existing first floor area must be at least two thousand (2,000) square feet in size.

* All PD uses per PD permit, and as consistent with the general plan.

Also see: Chapter [17.36](#) (Design review). Design review may be required, including for land uses which are otherwise permitted by this title, depending upon the type and location of the development project proposed.

** A commercial use operating from a residential structure originally constructed as a residential structure can be converted from a commercial use to a residential use.

(Ord. 2006-06 § 1; Ord. 2006-02 § 1; Ord. 2004-01; Ord. 2003-01 § 5; Ord. 2001-08; Ord. 97-03 § 2 (part): prior code § 8-1.502)

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.

City Website: <http://www.cityofwinters.org/>
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