

**CITY OF OROVILLE
ORDINANCE NO. 1895**

**AN ORDINANCE OF THE CITY OF OROVILLE CITY COUNCIL APPROVING ZONING
CODE AMENDMENT ZC25-01 WITH CERTAIN ZONING CODE CHANGES TO REDUCE
THE COST AND PROCESSING TIME FOR APPLICANTS—INITIATED BY THE AD HOC
CITIZEN BUSINESS ADVOCACY COMMITTEE**

WHEREAS, The City Council has created the ad hoc Citizen Business Advocacy Committee; and

WHEREAS, the Citizens Advisory Committee and the Planning Commission met several times to research, conduct interviews and discuss potential improvements to the City's zoning code; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the code changes described herein and also considered the City's staff report regarding the request.

WHEREAS, the Commission determined that this action is exempt from CEQA; and

WHEREAS, the Planning Commission recommends to the City Council changes to the Master Fee Schedule, to Oroville Municipal Codes 17.04.060, 17.16.120, and 17.16.180, and to Tables 17.34.020-1, 17.28.010-1, 17.32.010-1, and 17.36.010-1.

The City Council of the City of Oroville does hereby ordain as follows:

SECTION 1. The following amendments to Oroville Municipal Code Ch. 17 are approved:

A) OMC 17.04.060 G. Definitions, "G." General retail is amended to read as follows:

General retail. A retail establishment that sells a variety of merchandise and is not otherwise identified in this title as a unique retail use, including, but not limited to, antique stores, bookstores, drugstores, florists/garden shops, hobby shops, secondhand stores, retail bakeries, hardware stores, appliance and electronics stores and any use of like kind or character.

B) OMC 17.04.060 P. Definitions, "P." Personal services-low-impact is amended to read as follows:

Personal services—low-impact. A personal services establishment that tends to create minimal adverse impacts for its surroundings, including, but not limited to, clothing rental, dry-cleaning services with no on-site dry-cleaning equipment, estheticians, permanent makeup artists, tattoo artists, micropigmentation, body piercing, certified massage therapists, laundromats, tailors, tanning salons and other uses of like kind or character.

C) OMC 17.04.060 P. Definitions, "P." Personal services-moderate-impact is amended to read as follows:

Personal services-moderate-impact. A personal services establishment that may tend to attract criminal activity or reduce property values when found near similar establishments, and that may need to be dispersed in order to reduce these potential negative impacts. The term "moderate-impact personal services" includes, but is not limited to, check-cashing stores, pawnshops, psychics, spas and hot tubs for hourly rental, ~~tattoo and body piercing parlors~~ and other uses of like kind or character.

D) OMC 17.04.060 P. Definitions, "P." Professional Office is amended to read as follows:

Professional office. An office used by persons who provide services that require a state license or certificate, including, but not limited to, accountants, architects, dentists, doctors, engineers, lawyers, medical estheticians, ~~permanent makeup artists~~, certified massage therapist, and real estate agents. The term "professional office" shall not include any facility that provides intensive medical treatment or overnight lodging for persons, such as a hospital; any facility that provides permanent or temporary boarding of animals, such as a veterinary office or kennel; any use that is considered a "personal service," as defined in this title; or any adult-oriented business.

E) OMC 17.04.060 S. Definitions, "S." Short-term rental is added to this Chapter as follows:

Short-term rental. A furnished residential structure, or a portion of one, rented out for a brief period, typically 30 consecutive days or less, and where meals are typically not provided. A short-term rental with more than 5 guest rooms shall be considered a hotel or motel, as applicable. A Short-term rental is responsible to pay transient occupancy tax per Oroville Municipal Code Chapter 3.20.

F) Paragraph G. Standards of Care for Pet Shops and Kennels shall be added to OMC 17.16.120 Animal Keeping as follows:

G. Standards of Care for Pet Shops and Kennels

A. Primary enclosures.

1. In addition to those standards of care outlined in Lockyer-Polanco-Farr Pet Protection Act (California Health and Safety Code Section 122125 et seq.), the Polanco-Lockyer Pet Breeder Warranty Act (California Health and Safety Code Section 122045 et seq.), the Pet Store Animal Care Act (California Health and Safety Code Section 122350 et seq.), and the Animal Welfare Act ("AWA") (7 U.S.C. Section 2131 et seq.), Pet Shop and Kennel must adhere to the following guidelines:
 - a. A primary enclosure, as defined under § 7.24.020, must be structurally sound and maintained in a safe, working condition to properly confine animals, prevent injury, keep other animals out, and enable the animals to remain dry and clean. There must not be

any sharp edges, gaps or other defects that could cause an injury or trap a limb or other body part. Secure latches or other closing devices must be present. Wire-mesh bottoms or slatted floors in cages are not acceptable for primary enclosures for cats, rabbits, or dogs.

- b. The primary enclosure should protect animals from disease exposure, provide good air quality, and be readily cleaned and disinfected. Enclosures should facilitate the monitoring of health and behavior and permit efficient and low-stress daily care. Enclosures that permit care and cleaning without removal of the animal (e.g. double-sided or compartmentalized enclosures) should be provided for recently admitted or ill animals and those who are younger than twenty (20) weeks of age.
- c. A primary enclosure shall permit the provision of clean water and food without contamination from urine, feces or litter and must allow animals to sit, sleep and eat away from areas of their enclosures where they defecate and urinate. Cats and rabbits should be provided with a litter box that will comfortably accommodate their entire body. Elevated resting places should be provided whenever possible, as long as this would not restrict animal movement within the enclosure. A soft resting place should be made available for all animals to provide comfort as well as prevent pressure sores from developing. Primary enclosures should allow animals to see out but should also provide at least some opportunity to avoid visual contact with other animals.
- d. Primary enclosures must provide animals with the opportunity to express normal behavior, such as (depending on species and housing unit) hiding, perching, walking, running, jumping, scratching, playing, and interacting with or avoiding conspecifics and people. At minimum, primary enclosures shall provide sufficient space to allow each animal, regardless of species, to make normal postural adjustments e.g. to turn freely and to easily stand, sit, stretch, move their head, without touching the top of the enclosure, lie in a comfortable position with limbs extended, move about and assume a comfortable posture for feeding, drinking, urinating and defecating. In addition, cats and dogs should be able to hold their tails erect when in a normal standing position.
- e. Excreta shall be removed from primary enclosures as often as necessary to prevent contamination of the animals contained therein and to control disease hazards and odors. When water or cleaning and disinfecting products will be sprayed in or near the area of the primary enclosure, animals must be removed from the

cage or kennel, or separated from the area being cleaned by a solid partition to prevent splatter or soaking of the animal. It is an unacceptable practice to spray down kennels or cages while animals are inside them. Animals shall not be placed in empty primary enclosures previously inhabited by other animals unless the enclosure has first been cleaned and disinfected.

- f. Animals showing signs of contagious illness shall be removed from rooms and enclosures containing healthy animals and housed in a separate isolation room.
- g. Animals shall not be tied to fences or cages in lieu of being housed in primary enclosures.
- h. Vehicles used to transport animals must protect the animals from the elements, provide adequate ventilation and climate control, and be structurally sound to prevent injury to animals. Animals must be transported in compatible groups of the same species. In addition, the transport enclosure must be kept clean and must be of sufficient space to allow the animals to move freely (turn around, lie down, and stand up).

2. Unpermitted primary enclosures.

- a. Cages or crates intended for short-term, temporary confinement or travel (e.g. airline crates, transport carriers, cages or crates designed to restrict mobility during a defined period for recovery or treatment including small stainless steel cages less than 2 ft x 2 ft), are unacceptable as primary enclosures. Crates or cages must not be stacked upon each other in a manner that increases animal stress or discomfort, compromises ventilation, or allows waste material to fall from the cage above into the cage below.
- b. Animals housed in the same primary enclosure shall be maintained in compatible groups, with all of the following additional restrictions:
 - 1. Females shall not be housed in the same primary enclosure with sexually intact males
 - 2. Any animal exhibiting a vicious disposition shall be housed individually in a primary enclosure
 - 3. Immature animals shall not be housed in the same primary enclosure with adults other than their mothers
 - 4. Animals of different species shall not be housed in the same primary enclosures.

G) Oroville Municipal Code 17.16.180 Solar Energy Systems is amended to read as follows:

§ 17.16.180. Solar energy systems.

- A. **Purpose.** This section establishes standards for systems that convert solar energy into electricity. These standards allow for an efficient permit process while minimizing potential impacts on neighboring properties.
- B. **Types of Systems.**
1. A "Tier 1" solar energy system means a system only used to power on-site uses. Tier 1 systems include roof-mounted and ground-mounted systems and photovoltaic systems integrated into building materials used in the construction of a structure.
 2. A "Tier 2" solar energy system means a ground-mounted system used to power on-site and off-site uses, with less than 50% of the power generated used off-site.
 3. A "Tier 3" solar energy system means a ground-mounted system used to power on-site and off-site uses, with 50% or more of the power generated used off-site. **Solar systems that cover parking lots are Tier 3.**
- C. **Permitted Locations—Permits Required.** Table 17.16.180-1 identifies permits required to establish solar energy systems, and the districts where each type of system is permitted.

Table 17.16.180-1: Permits Required for Solar Energy Systems		
System Type	Permits Required	
	Residential Districts	All Other Districts
Tier 1	Zoning Clearance	
Tier 2	Per Table 17.28.010-1 Not Allowed	Administrative Permit
Tier 3	Not Allowed	Use Permit

D. Maximum Size.

1. The maximum area that may be occupied by a ground-mounted solar energy system is as follows:
 - a. Tier 1 Systems: One-half acre.
 - b. Tier 2 Systems: 15% of the parcel size or 5 acres, whichever is less.
 - c. Tier 3 Systems: 30% of a parcel size or 20 acres, whichever is less.
If no other on-site uses, the maximum lot coverage must align with the maximum coverage for the applicable zone.
2. An applicant may request administrative approval to exceed these maximums on parcels otherwise unfit for conservation or development, as determined by the Community Development Director; e.g., a contaminated property that could most appropriately be used for solar energy generation.

E. Development and Operation Standards.

1. Photovoltaic panel systems shall meet all applicable performance standards of the National Electrical Code, the Institute of Electrical and Electronics Engineers, and the Public Utilities Commission regarding safety and reliability.
2. Ground-mounted photovoltaic panel systems shall comply with the height and setback standards in Table 17.16.180-2.

Table 17.16.180-2: Ground-Mounted Systems, Height, and Setback Standards

Parcel Size	Maximum Height	Minimum Setback
Less than 2 acres	8 feet	As required by district
2 to 10 acres	10 feet	As required by district plus 10 additional feet in or adjacent to residential district
Greater than 10 acres	15 feet	As required by district plus 15 additional feet in or adjacent to residential district

3. Photovoltaic panel systems attached to a roof may not project more than 3 feet above the roof at its highest point. Projections greater than 3 feet but no more than 12 feet are permitted with the approval of a use permit.

4. If the city determines that a Tier 2 or Tier 3 system is abandoned, the property owner must remove all equipment and facilities from the site and return the site to its original condition. The city will consider a Tier 2 or Tier 3 system abandoned if the system stops producing electricity for 24 months, unless the property owner demonstrates to the city's satisfaction that there is no intent to abandon the facility.

H) Table 17.34.020-1, Allowed Uses in Mixed Use Districts, shall be amended to read as follows:

Table 17.34.020-1: Allowed Uses in Mixed-Use Districts

Key

P	Permitted use, subject to zoning clearance
AP	Administrative permit required
UP	Use permit required
S	See use-specific regulations for permit requirement
-	Use not allowed

§ 17.34.020

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Land Use	Zoning Districts			Use-Specific
	MXD	MXN	MXC	Regulations
Local Food Uses				
Neighborhood food and beverage sales	AP	AP	AP	17.16.220 (Neighborhood food and beverage sales)
Urban agriculture	S	S	S	17.16.230 (Urban agriculture)
Public Assembly				
Carnival, circus or fair	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Commercial recreational facility—indoor, 10,000 sq. ft. or less of gross floor area	UP	UP	P	
Commercial recreational facility—indoor, more than 10,000 sq. ft. of gross floor area	UP	UP	UP	
Commercial recreational facility—outdoor	-	-	UP	

Concert or performance	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Library or museum	UP AP	UP AP	UP	
Meeting facility—10,000 sq. ft. or less of gross floor area	P	P	P	
Meeting facility—more than 10,000 sq. ft. of gross floor area	UP	UP	P	
Park or playground	UP	UP	UP	
School, public	UP	UP	UP	
School, private	UP	UP	UP	
Training facility	UP	UP	UP	
Residential [1]				
Caretaker residence	UP	UP	-	
Family day care, large	S	S	S	17.16.050 (Family day care homes)
Family day care, small	P	P	P	17.16.050 (Family day care homes)
Home occupation, low-impact	S	S	S	17.16.040 (Home occupation)
Home occupation, moderate-impact	S	S	S	17.16.040

				(Home occupation)
Mixed-use development	P	P	P	17.16.030 (Mixed-use development)
Multiple-family dwellings [1]	-	P	P	
Residential care facility—6 units or fewer	P	P	P	
Residential care facility—7 units or more	UP	UP	-	
Retail				
Alcoholic beverage sales	UP	UP	UP	
AI fresco dining areas	S	S	S	17.12.120 (AI fresco dining and seating)
AI fresco seating areas	S	S	S	17.12.120 (AI fresco dining and seating)
Building supply	-	-	-	
Equipment and machinery sales or rental	-	-	-	
Drive-through establishment—pharmacy	-	-	UP	17.16.080 (Drive-through establishments)

Drive-through establishment all other uses	-	-	UP	17.16.080 (Drive-through establishments)
Farmers market	AP	AP	AP	
Food and beverage sales—10,000 sq. ft. or less of gross floor area	P	P	P	
Food and beverage sales—10,001 to 40,000 sq. ft. of gross floor area	UP	P	P	
Food and beverage sales—more than 40,000 sq. ft. of gross floor area	UP	UP	P	
Funeral merchandise sales	UP	UP	UP	
Gas station	-	-	UP	17.16.070 (Gas stations)
General retail—10,000 sq. ft. or less of gross floor area	P	P	P	
General retail—10,001 to 40,000 feet of gross floor area	UP	P	P	

General retail—more than 40,000 sq. ft. of gross floor area	-	UP	UP	
Mobile food vendor	AP	AP	AP	17.16.150 (Mobile food vending)
Mobile food vendor village	-	UP	UP	17.16.150 (Mobile food vending)
Pet store	UP AP	UP AP	UP AP	17.16.120.G (Animal keeping)
Plant nursery or garden supply store	UP	UP	P	
Restaurant or café	P	P	P	
Seasonal holiday agricultural sales	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Shopping center, 1,000 sq. ft. or less of gross floor area	P	P	P	
Shopping center, 1,000 sq. ft. or greater of gross floor area	P	UP	P	
Smoke shop	UP	UP	UP	17.36.010

				(Allowed uses in industrial districts)
Vehicle sales— automobile, new	-	-	P	
Vehicle sales— all other	-	-	UP	
Services				
Animal grooming	UP S	UP S	UP S	17.16.120 (Animal keeping)
Animal keeping, noncommercial	P	P	P	17.16.120 (Animal keeping)
Bank or financial service	P	P	P	
Bed and breakfast	P	P	P	
Business support service	P	P	P	
Car wash	-	UP	UP	17.16.090 (Car and vehicle washes)
Catering service	P	P	P	
Child day care center	P	P	P	
Gym	P	P	P	
Hospital	-	-	-	
Hotel or motel	UP	-	UP	

Instructional or production studio	P	-	P	
Kennel	-	-	UP	17.16.120 (Animal keeping)
Mortuary	UP	-	UP	
Office—professional	P	P	P	
Office—all other	P	P	P	
Outpatient Services	UP	UP	UP	
Personal services— low-impact	P	P	P	
Personal services— moderate-impact	UP	UP	UP	
Temporary real estate office	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Temporary uses not listed here	S	S	S	17.16.060 (Temporary uses and buildings)
Veterinarian	UP	UP	P	17.16.120 (Animal keeping)
Manufacturing, Wholesale, Repair, and Storage				
Food or beverage production	UP	-	UP	

Landscape material sales	-	-	UP	
Manufacturing—20,000 sq. ft. or less of gross floor area	0 UP	-	UP	
Metalwork—10,000 sq. ft. or less of gross floor area	UP	-	UP	
Mini-storage facility	-	-	-	17.44.060 (MS-O: mini-storage overlay)
Outdoor storage—250 sq. ft. or less	-	-	P	17.16.140 (Outdoor storage)
Outdoor storage—more than 250 sq. ft.	UP	UP	UP	17.16.140 (Outdoor storage)
Repair service, large equipment—20,000 sq. ft. or less of gross floor area	-	-	UP	
Repair service, small appliances	P	P	P	
Transportation and Infrastructure				
Parking garage or lot as primary use	UP	UP	UP	
Public safety facility	UP	UP	UP	
Solar energy system—Tier 1	P	P	P	17.16.180 (Solar energy systems)

Solar energy system Tier 2	AP	AP	AP	17.16.180 (Solar energy systems)
Solar energy system Tier 3	UP	UP	UP	17.16.180 (Solar energy systems)
Utility building or substation	P	P	P	

Note:

[1] Residential uses in the downtown mixed-use district are permitted only on upper stories above ground floor commercial uses.

l) Table 17.28.010-1, Allowed Uses in Residential Districts, shall be amended to read as follows:

[illegible]

Zoning Districts													
Land Use	UR-10	UR-5	RA	RR-1	RR-20	RR-10	RL	R-1	R-2	R-3	R-4	RP	Use-Specific Regulations
Meeting facility—more than 10,000 square feet of gross floor area	—	—	—	—	—	—	—	UP	UP	UP	UP	UP	—
Park or playground	—	—	P	P	P	P	P	P	P	P	P	P	—
School, private—elementary, middle or high school	—	—	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	—
School, public	—	—	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	—
Residential													
Animal keeping, noncommercial	P	P	P	P	P	P	P	P	P	P	P	P	17.16.120
Boardinghouse	—	—	—	—	—	—	—	—	—	UP	UP	UP	—
Duplex	—	—	—	—	—	—	—	—	P	P	P	P	—
Emergency shelter	—	—	—	—	—	—	—	—	—	P	P	—	17.16.210

[illegible]

[illegible]

[illegible]

Zoning Districts													
Land Use	UR-10	UR-5	RA	RR-1	RR-20	RR-10	RL	R-1	R-2	R-3	R-4	RP	Use-Specific Regulations
Child day care center	—	—	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	—
Mortuary	—	—	—	—	—	—	—	—	—	—	—	UP	—
Office—professional	—	—	—	—	—	—	—	—	—	—	—	P	—
Outpatient services	—	—	—	—	—	—	—	—	—	—	—	—	—
Substance abuse counseling	—	—	—	—	—	—	—	—	—	—	—	—	—
Temporary uses	S	S	S	S	S	S	S	S	S	S	S	S	17.16.060
Local Food Uses													
Agriculture	P	P	P	-	-	-	-	-	-	-	-	-	17.16.100 (Agricultural uses)
Neighborhood food and beverage sales	AP	-	-	-	-	-	AP	AP	AP	AP	AP	AP	17.16.220 (Neighborhood food and beverage sales)
Urban agriculture	S	S		S	S	S	S	S	S	S	S	S	17.16.230 (Urban agriculture)

J) Table 17.32.010-1, Allowed Uses in Commercial districts, shall be amended to read as follows:

Table 17.32.010-1 Allowed Uses in Commercial Districts	
Key	
P	Permitted use, subject to zoning clearance
AP	Administrative permit required
UP	Use permit required
S	See use-specific regulations for permit requirement
-	Use not allowed

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Zoning Districts							
Land Use	CN	C-1	C-2	CH	CLM	OF	Use Specific Regulations
Local Food Uses							
Neighborhood food and beverage sales	AP S	AP	AP	AP	AP	AP	17.16.220 (Neighborhood food and beverage sales)
Urban agriculture	S	S	S	S	S	S	17.16.230 (Urban agriculture)
Public Assembly							
Carnival, circus or fair	AP	AP	AP	AP	AP	UP	17.16.060 (Temporary uses and buildings)
Commercial recreational facility-indoor, 10,000 sq. ft. or less of gross floor area	UP	P	P	P	UP	-	-

[illegible]

Caretaker residence	UP	UP	UP	UP	UP	-	-
Family day care, large	S	S	S	S	S	-	17.16.050 (Family day care homes)
Family day care, small	P	P	P	P	P	-	17.16.050 (Family day care homes)
Home occupation, low-impact	P	P	P	-	-	-	17.16.040 (Home occupations)
Home occupation, moderate-impact	AP	AP	AP	-	-	-	17.16.040 (Home occupations)
Residential care facility—6 units or fewer	P	P	P	P	P	-	-
Residential care facility—7 units or more	-	-	-	-	-	-	-
Retail							
Alcoholic beverage sales	UP	UP	UP	-	-	-	-
Al fresco dining areas	S	S	S	S	S	S-	17.12.120 (Alfresco dining and seating)
Al fresco seating areas	S	S	S	S	S	S-	17.12.120 (Al fresco dining and seating)

Building supply	-	-	P	-	P	-	-
Cannabis retail	-	-	-	-	-	-	
Equipment and machinery sales or rental	-	-	P	-	P	-	-
Drive-through establishment—pharmacy	P	P	P	P	P	-	17.16.080 (Drive-through establishment)
Drive-through establishment—all other uses	UP	UP	UP	UP	UP	-	17.16.080 (Drive-through establishment)
Farmers' market	AP	AP	AP	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Food and beverage sales—10,000 sq. ft. or less of gross floor area	P	P	P	P	P	-	-
Food and beverage sales—10,001 to 40,000 sq. ft. of gross floor area	UP	P	P	UP	-	-	-
Food and beverage sales—more than 40,000 sq. ft. of gross floor area	-	P	P	UP	-	-	-
Funeral merchandise sales	-	UP	UP	-	-	UP	-

Gas station	-	UP	P	P	P	-	17.16.070 (Gas stations)
General retail— 10,000 sq. ft. or less of gross floor area	P	P	P	P	P	-	-
General retail— 10,001 to 40,000 sq. ft. of gross floor area	UP	P	P	UP	P	-	-
General retail— more than 40,000 sq. ft. of gross floor area	-	UP	P	UP	UP	-	-
Mobile food vendor	AP	AP	AP	AP	AP	AP	17.16.150 (Mobile food vending)
Mobile food vendor village	UP	UP	UP	-	UP	-	17.16.150 (Mobile food vending)
Pet store	UP-S	S UP	UP S			-	17.16.120 (Animal keeping)
Plant nursery or garden supply store	UP	P	P	P	-	-	-
Restaurant or café	P	P	P	P	P -	AP	-
Seasonal holiday agricultural sales	AP	AP	AP	AP	AP	-	17.16.060 (Temporary uses and buildings)
Shopping center	UP	UP	P	UP	UP	-	-

Smoke shop	UP	UP	UP	UP	UP	UP	17.16.190 (Smoke shops)
Vehicle sales— automobile new	-	UP	P	UP	P	-	
Vehicle sales— all other	-	-	UP	UP	UP	-	-
Services							
Animal grooming	UP P	UP P	UP P	-	-	-	17.16.120 (Animal keeping)
Animal keeping, noncommercial	P	P	P	P	P	-	17.16.120 (Animal keeping)
Bank or financial service	P	P	P	-	P	P	-
Bed and breakfast	UP S	P S	P S	P S	-	-	-
Business support service	P	P	P	P	P	P	-
Cannabis testing	-	-	-	-	-	-	
Car wash	-	UP	P	P	P	-	17.16.090 (Car and vehicle washes)

Catering service	-	P	P	-	P	-	-
Child day care center	P	P	P	UP	UP	-	-
Gym	P	P	P	-	P	-	-
Hospital	-	UP	UP	-	-	-	-
Hotel or motel	-	UP	P	UP	UP	-	-
Instructional or production studio	P	P	P	-	P	P	-
Kennel	-	-	UP	-	UP	-	17.16.120 (Animal keeping)
Mortuary	-	UP	UP	UP	P	UP	-
Office—professional	P	P	P	-	P	P	-
Office—all other	P	P	P	-	P	P	-
Outpatient services	UP	P	P	-	-	-	-

Personal services—low-impact	P	P	P	P	P	-	-
Personal services—moderate impact	-	UP	UP	UP	UP	UP	-
Recreational vehicle (RV) park	-	-	UP	P	UP	-	-
Substance abuse counseling	-	-	P	-	P	-	-
Temporary real estate office	AP	AP	AP	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Temporary uses not listed here	S	S	S	S	S	S	17.16.060 (Temporary uses and buildings)
Veterinarian	UP	UP	P	-	P	-	17.16.120 (Animal keeping)
Manufacturing, Wholesale, Repair and Storage							
Food or beverage production	-	UP	UP	-	UP	-	-
Landscape material sales	-	UP	UP	-	P	-	-
Manufacturing—20,000 sq. ft. or less of gross floor area	-	UP	P	-	P	P -	-
Manufacturing—more than 20,000 sq. ft. of gross floor area	-	-	UP	-	UP	UP -	-

Metalwork— 20,000 sq. ft. or less of gross floor area	-	UP	UP	P	P	UP -	-
Metalwork—more than 20,000 sq. ft. of gross floor area	-	-	UP	UP	UP	UP -	-
Mini-storage facility	S	S	S	-	S	-	17.16.060 17.44.060 (MS-O Mini-storage overlay)
Outdoor storage—250 sq. ft. or less	P	P	P	P	P	P	17.16.140 (Outdoor storage)
Outdoor storage—more than 250 sq. ft.	UP	UP	P	UP	P	UP	17.16.140 (Outdoor storage)
Recycling facility or center	-	UP	P	-	P	-	-
Repair service, large equipment— 20,000 sq. ft. or less of gross floor area	UP	UP	P	P	P	-	-
Repair service, large equipment— more than 20,000 sq. ft. of gross floor area	-	-	UP	UP	UP	-	-
Repair service, small appliances	P	P	P	-	P	-	-
Research laboratories	-	-	UP	-	UP	UP	-

Scrap or dismantling yard	-	-	-	-	UP	-	-
Vehicle service or repair	-	UP	P	P	P	-	-
Warehousing	-	-	-	-	P	-	-
Transportation and Infrastructure							
Parking garage or lot as primary use	UP	UP	P	-	UP	UP	-
Public safety facility	UP	UP	UP	UP	UP	UP	-
Solar energy system, Tier 1	P	P	P	P	P	P	17.16.180 (Solar energy systems)
Solar energy system, Tier 2	AP -	AP -	AP	AP	AP	AP	17.16.180 (Solar energy systems)
Solar energy system, Tier 3	UP -	UP -	UP	UP	UP	UP	17.16.180 (Solar energy systems)
Utility building or substation	P	P	P	P	P	P	-
Vehicle depot	-						

K) **Table 17.36.010-1, Allowed Uses in Industrial districts, shall be amended to read as follows:**

Table 17.36.010-1 Allowed Uses in Industrial Districts Zoning Districts				
Land Use	ABP	M-1	M-2	Use Specific Regulations
Public Assembly				
Carnival, circus or fair	AP	AP	AP	17.16.060
Commercial recreational facility	—	UP	UP	
Concert or performance	AP	AP	AP	17.16.060
Library or museum	—	UP	UP	
Meeting facility	—	UP	UP	
Park or playground	—	UP	UP	
Training facility	UP	P	P	
Residential				
Caretaker dwelling unit	P	P	P	
Retail				
Adult-oriented business	—	S	S	17.16.110
Building supply	—	UP	UP	
Cannabis retail	—	—	—	
Drive-through establishment	—	UP	UP	17.16.080
Equipment and machinery sales or rental	—	UP	P	

Farmers market	AP	AP	AP	17.16.060
Food and beverage sales— 10,000 sq. ft. or less of gross floor area	P	P	P	
Food and beverage sales— more than 10,000 sq. ft. of gross floor area	—	—	—	
Gas station	—	UP	UP	17.16.070
General retail— 10,000 sq. ft. or less of gross floor area	UP	UP	UP	
General retail—more than 10,000 sq. ft. of gross floor area	—	UP	UP	
Mobile food vendor	—	S	S	17.16.150
Mobile food vendor village	UP	UP	UP	17.16.150
Plant nursery or garden supply store	—	UP	UP	
Restaurant or café	UP	UP	UP	
Seasonal holiday agricultural sales	AP	AP	AP	17.16.060
Smoke shop	—	UP	UP	17.36.010
Vehicle sales	—	UP	UP	
Services				
Business support service	P	P	P	
Car wash	—	UP	UP	

Catering service	—	UP	UP	
Child day care	UP -	UP -	UP -	
Instructional or production studio	—	P	P	
Kennel	—	UP	UP	17.16.120
Marijuana dispensary	—	—	—	
Office—professional	P	UP	UP	
Office—all other	P	UP	UP	
Outpatient services	—	—	—	
Substance abuse counseling	—	—	—	
Temporary real estate office	AP	AP	AP	17.16.060
Temporary uses not listed here	S	S	S	17.16.060
Veterinarian	—	P	P	17.16.120
Manufacturing, Wholesale, Repair and Storage				
Cannabis cultivation	—	—	—	
Cannabis distribution	—	—	—	
Cannabis manufacturing	—	—	—	
Cannabis microbusiness	—	—	—	
Cannabis nursery	—	—	—	
Cannabis testing	—	—	—	
Food or beverage production	—	UP	P	

Landscape material sales	—	UP	P	
Manufacturing—40,000 sq. ft. or less of gross floor area		P	P	
Manufacturing—more than 40,000 sq. ft. of gross floor area	UP	UP	P	
Metalwork—40,000 sq. ft. or less of gross floor area	P	P	P	
Metalwork—more than 40,000 sq. ft. of gross floor area	UP	UP	P	
Mini-storage facility	—	S	S	17.44.060
Outdoor storage—500 sq. ft. or less	P	P	P	17.16.140
Outdoor storage—more than 500 sq. ft.	UP	P	P	17.16.140
Recycling facility or center	—	P	P	
Repair service, large equipment	P	P	P	
Repair service, small appliances	P	P	P	
Research laboratory	UP	P	P	
Scrap or dismantling yard	—	—	UP	
Vehicle services and repair	—	P	P	
Warehousing	P	P	P	
Wholesaling and distribution	UP	P	P	
Agricultural and Resource-Based Uses				

Surface mining	—	—	UP	Chapter 15.92
<i>Transportation and Infrastructure</i>				
Parking garage or lot as primary use	—	UP	UP	
Public safety facility	P	P	P	
Solar energy system, Tier 1	P	P	P	17.16.180 (Solar energy systems)
Solar energy system, Tier 2	AP	AP	AP	17.16.180 (Solar energy systems)
Solar energy system, Tier 3	UP	UP	UP	17.16.180 (Solar energy systems)
Utility building or substation	P	P	P	
Vehicle depot	—	P	P	

END OF ZONING CODE CHANGES

SECTION 2. Unless explicitly amended in Section 1, above, all other sections of the Oroville Municipal Code remain unchanged and in full force and effect.

SECTION 3. This ordinance shall become effective on the 30th day after its adoption.

SECTION 4. The City Clerk shall attest to the adoption of this ordinance.

PASSED AND ADOPTED by the City Council of the City of Oroville at a regular meeting on April 21, 2026, by the following vote:

AYES: Council Member(s) Johnstone, Goodson, Vice Mayor Smith, Mayor Pittman

NOES: None

ABSENT: Council Member(s) Reynolds, Thomson, Webber

ABSTAIN: None

DAVID PITTMAN, Mayor

APPROVED AS TO FORM:

ATTEST:

DAVID RITCHIE, Asst. City Attorney

KAYLA REASTER, Assistant City Clerk