

Allowed Use List – South Sutter County Commercial (SSCC) Zone:

- Agricultural product sales
- Auto service and repair
- Bakeries
- Banks and financial institutions
- Bar, pub, dance hall
- Barber shop, beauty parlor
- Clinic, intermediate medical care facility (e.g. outpatient service only)
- Day care center
- Employment agency
- Indoor entertainment facility (theater, video game center, skating rink, bowling alley, billiard parlor and other such uses)
- Laboratory (medical, dental and optical)
- Laundry, laundromat
- Meeting facilities
- Newspapers and commercial printing shops
- Nursery or garden supply
- Offices, commercial and professional
- Outdoor sales (temporary)
- Photocopy and blueprint business
- Public uses
- Repair shop (shoes, bicycles, radios, computers, televisions and other domestic appliances)
- Restaurant (sit-down), café or catering shop
- Retail sales of new or used autos, boats, motorcycles, R.V.s, travel trailers, mobilehomes, heavy equipment
- Retail sales and other services having similar characteristics as those listed in this section, as determined by the Community Services Director
- Service and social clubs
- Sports facilities (fitness center, health club, golf driving range)
- Studios (music, dancing, photography, movie, art and broadcasting)
- Theaters
- Trade School and business colleges
- Veterinarian (no outdoor boarding facilities)
- Video rental
- Co-location of Wireless communication facilities (as provided in Division 95 of the Zoning Code) or on existing structures. Zoning Clearance required.

Permitted Uses (Requires a Conditional Use Permit) – SSCC Zone:

- Amusement park or other commercial recreational facility
- Auto body repair or painting
- Caretaker or night watchman residence
- Car wash (self serve or full service)

- Commercial coach (temporary only)
- Dry cleaning facility
- Gasoline, diesel, propane sales
- Heliport
- Hospital
- Motels, hotels
- Public utilities
- Racing facilities
- Recycling collection facility
- Restaurant (drive-through)
- Taxidermist
- New wireless communication facilities (as provided in Division 95 of the Zoning Code)

Allowed Use List – South Sutter County Industrial Zone (SSCI):

- Auto service and repair
- Building maintenance services, such as janitorial, pest extermination, or grounds maintenance
- Building materials and supplies sales that are strictly wholesale*
- Bulk product storage*
- Cabinet shop
- Contractors construction and material yards (except gravel, rock, cement material yards)* (does not include gravel, rock, cement material yards)
- Crop and tree farming, grazing, animal husbandry, wholesale nurseries and greenhouses for the propagation of plants
- Distribution center
- Indoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do not create noise, dust, odor, smoke, bright light, involve the handling of explosives or inflammable materials as a primary use, or otherwise create offensive conditions at the property line. The associated sales of these products is also allowed**
- Laboratory: medical, dental, optical, or biological for testing or classifying
- Machine shop
- Offices and other ancillary facilities clearly subordinate to a principal use, as listed herein, and located on the same site
- Outdoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that **do not** create significant noise, dust, odor, smoke, bright light, or otherwise create offensive conditions at the property line
- Power generation for local area distribution
- Printing, engraving, lithography and publishing
- Public buildings, offices
- Research and development facilities
- Retail sales, limited to products produced on premises**
- Service kiosk (ATM, postal services, overnight delivery type services)
- Sheet metal shop*

- Storage warehouse
- Truck terminals
- Veterinary hospitals
- Welding shops*
- Wholesale business*
- Co-location of wireless communication facilities (as provided in Division 95 of the Zoning Code) or on existing structures. Zoning Clearance required.

*Uses must be conducted within a building or enclosed within a solid wall or fence not less than six (6) feet in height.

**Maximum retail sales area of industrial uses is limited to 15% of the building square footage with products limited to those created on-site or directly related to those created on-site. These types of retail sales do not count against the 50 acres of commercial uses allowed in the industrial zone.

Permitted Uses (Requires a Conditional Use Permit) – SSCI Zone:

- Auto body repair or painting
- Amusement park or other commercial recreational facility
- Caretaker or night watchman residence
- Commercial coach (temporary)
- Commercial uses***
- Day care center
- Heliport
- Lumber yards, retail
- Mini-warehouses (mini-storage)
- Motel, hotel
- Other uses as determined by the Community Services Director to be compatible and in character with the intent of the Specific Plan
- Racing facilities
- Recycling collection and materials processing facilities
- Power generation, co-generation plant, alternative energy/fuel production
- Restaurant, café or catering shop
- Sales and repair of commercial trucks and trailers and other heavy equipment
- Outdoor sales (temporary)
- New wireless communication facilities (as provided in Division 95 of the Zoning Code)

*Uses must be conducted within a building or enclosed within a solid wall or fence not less than six (6) feet in height.

**Maximum retail sales area of industrial uses is limited to 15% of the building square footage with products limited to those created on-site or directly related to those created on-site. These types of retail sales do not count against the 50 acres of commercial uses allowed in the industrial zone.

***These services shall be evenly distributed throughout the industrial areas, in blocks ranging from 3 to 5 acres. As industrial facilities develop, proposals for specific commercial uses shall be considered through a conditional use permit and reviewed for compliance with land use, development size and location.