

North Richmond Land Use Matrix

	RESIDENTIAL		NON-RESIDENTIAL			PUBLIC USE, PARKS, OPEN SPACE		
	Single-Family (SL, SM, SH)	Multi-Family (ML, MM, MH)	Comm. (CO)	Light Industry (L-I) / Business Park (BP) (9)	Heavy Industry (HI) (9)	Public/Semi-Public (PS)	Parks & Recreation (PR)	Open Space (OS)
Agriculture								
Agricultural Production	----	----	----	A	A	P	P	P
Agricultural Storage	----	----	P	P	P	----	----	----
Community Garden	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)
Commercial Nursery/Greenhouses	L	L	L	A	A	----	----	----
Demonstration/Educational Garden	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)
Edible Landscape	P	P	P	P	P	P	P	P
Home Garden (1.a)	P	P	----	----	----	P	P	P
Horticulture (1.b)	----	----	P	P	P	----	----	----
Selling Incidental to Agriculture	----	----	A	A	A	A	A	A
Processing Incidental to Agriculture (1.c)	----	----	A	A	A	A	A	A
Urban Agriculture Demonstration Site	----	----	A (18)	A (18)	A (18)	A (18)	A (18)	A (18)
Urban Farm (>1 acre)	----	----	L (18)	A (18)	A (18)	A (18)	A (18)	A (18)
Animals								
Animal Hospital/Clinic	----	----	A	L	L	A	L	----
Apiary (19)	P	----	----	P	P	----	----	----
Aviaries	L	----	P	P	P	P	P	----
Dog Kennel	----	----	L	L	L	----	----	----
3 dogs/5 cats (or less)	P	P	P	P	P	P	P	P
3 dogs/5 cats (more than)	L	L	L	L	L	L	L	L
Horse Riding Academy	----	----	----	L	L	L	L	----
Livestock	P (2)	----	----	A	P	----	----	----
Poultry	P (3)	----	----	P (3)	P (3)	----	A (3)	----
Petting Zoo (Interactive Animal Display)	----	----	----	L	L	L	L	----
Automotive								
Auto Garage	----	----	L	L	L	----	----	----
Body Repair	----	----	L	L	L	----	----	----
Gas Station	----	----	L	L	L	----	----	----
Wrecking Yard	----	----	----	L	L	----	----	----
Commercial								
Adult Entertainment (4)	----	----	L	----	----	----	----	----
Area-Serving Retail	----	----	A	L	L	----	----	----
Bakery	----	----	A	A	A	----	----	----
Barber/Beauty Shop	----	----	A	A (12)	A (12)	----	----	----
Bed & Breakfast	A	A	A	----	----	----	A (5)	A (5)
Contractor's Yard	----	----	L	A	A	----	----	----

Key

P = Permitted Use
 A = Permitted Use - Requires Administrative Review
 L = Use Requires a Land Use Permit (LUP)
 [----] = Not a Permitted Use

Development Permit Required for all development of new non-residential projects and additions to non-residential projects over 50% of the existing gross floor area or 10,000 square feet (whichever is less) and residential projects over 3 units.

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Heavy Distribution (20)	----	----	----	----	----	----	----	----
Distribution	----	----	A	A	A	----	----	----
Drug Store	----	----	A	A (12)	A (12)	----	----	----
Equipment Repair & Welding	----	----	L	A	A	----	----	----
Freight Terminal	----	----	L	A	A	----	----	----
Grocery Store	----	----	A	----	----	----	----	----
Hotel/Motel	----	L	A	----	----	----	----	----
Laundry	----	----	A	P	P	----	----	----
Liquor Store (6)	----	----	L	----	----	----	----	----
Lumber Yard	----	----	A	A	A	----	----	----
Personal Services	----	----	A	A (12)	A (12)	----	----	----
Restaurant	----	----	A	A (12)	A (12)	----	A (12)	----
Retail Sales	----	----	A	A (12)	A (12)	----	A (12)	----
Shopping Malls	----	----	A	----	----	----	----	----
Take-Out Food (7)	----	----	A	A (12)	A (12)	----	----	----
Temporary Sales	----	----	A	A	A	----	----	----
Trucking Yard	----	----	----	A	A	----	----	----
Warehousing	----	----	L	A	A	----	----	----
Manufacturing								
Book Binding	----	----	A	A	A	----	----	----
Cabinet Shop	----	----	A	A	A	----	----	----
Chemical/Petroleum Processing	----	----	----	A	A	----	----	----
Fabricating	----	----	L	A	A	----	----	----
Light Industry	----	----	----	A	A	----	----	----
Manufacturing	----	----	A	A	A	----	----	----
Metal Working	----	----	----	A	A	----	----	----
Oil & Gas Drilling	L	L	L	L	L	A (14)	A (14)	A (14)
Packaging	----	----	A	A	A	----	----	----
Printing/Lithography	----	----	A	A	A	----	----	----
Processing	----	----	L	A	A	----	----	----
Product Development & Testing	----	----	A	A	A	----	----	----
Mobile Homes								
Caretaker Mobile	----	----	L	L	L	L	L	L
Family Member Mobile Home	L	L	L	----	----	L	L	L
Mobile Home Parks	----	L	----	----	----	----	----	----
Mobile Home Subdivision	----	L	----	----	----	----	----	----
Permanent Mobile Home	A	A	A	----	----	A	A	A
R.V. Parks or Campgrounds	----	----	L	----	----	----	L	----
Temporary Mobile Home	L	L	L	----	----	L	L	L
Temporary Construction Trailer	A	A	A	A	A	A	A	A

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Miscellaneous								
Accessory Structure	P	P	P	P	P	P	P	P
Athletic Complex	-----	L (12)	A	L	L	L	L	L
Outdoor Recreation Complex	-----	-----	L	L	L	L	L	L
Outdoor Storage	-----	-----	A	A	A	-----	-----	-----
Private Retreats	-----	-----	-----	-----	-----	L	L	L
Shooting Ranges	-----	-----	-----	-----	-----	L	L	L
Temporary Use	-----	-----	A	A	A	-----	-----	-----
Office								
Administrative/Executive Offices	-----	-----	A	A (12)	A (12)	-----	-----	-----
Business/Professional Offices	-----	-----	A	A (12)	A (12)	-----	-----	-----
Medical Clinics	-----	-----	A	A	A	-----	-----	-----
Medical/Dental Offices	-----	-----	A	A	A	-----	-----	-----
Multi-Tenant Offices	-----	-----	A	A	A	-----	-----	-----
Professional Offices	-----	-----	A	A	A	-----	-----	-----
Research Laboratories	-----	-----	A	A	A	-----	-----	-----
Public/Semi Public								
Cemeteries	L	L	-----	-----	-----	L	L	L
Child Care (12 or less)	P	P	P	P	P	P	P	P
Child Care (13 or more)	L	L	A	A (12)	A (12)	L	L	L
Churches	L	L	A	L	L	-----	-----	-----
Convalescent Care (<6 or >6)	P/A	P/A	P/A	-----	-----	P/A	P/A	P/A
Communication Towers/Facilities	L	L	L	L	L	L	L	L
Golf/Outdoor Sports	L	L	-----	-----	-----	L	A	A
Hospitals/Institutions	-----	-----	A	-----	-----	A	-----	-----
Museums	-----	-----	A	-----	-----	A	-----	-----
Parking Lots (8)	A	A	A	A (12)	A (12)	A	A	A
Public Buildings	A	A	P	P	P	P	P	A
Public Utilities/Pipelines (10)	-----	-----	-----	-----	-----	-----	-----	-----
Quasi-Public Facilities	L	L	A	L	L	A	L	L
Radio/TV Transmitting & Receiving	L	L	L	L	L	L	L	L
Residential Care (<6 or >6)	P/A	P/A	P/A	-----	-----	P/A	P/A	P/A
Recycling/Disposal Facilities (17)								
Buy-Back Facility/Container	-----	-----	-----	A	A	-----	-----	-----
Buy-Back Facility/Non-Container	-----	-----	-----	A	A	-----	-----	-----
Bulk Material Processing	-----	-----	-----	L	L	-----	-----	-----
Composting Facility	-----	-----	-----	L	L	-----	L	-----
Drop-Off - Unattended	-----	P	P	P	P	-----	-----	-----
Interim Recycling Facility (16)	-----	-----	-----	-----	-----	-----	-----	L

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Intermediate Processing	-----	-----	-----	L	L	L	-----	L
Material Recovery Facility	-----	-----	-----	L	L	-----	-----	-----
Redemption Center	-----	-----	A	A	A	-----	-----	-----
Solid Waste Disposal (15)	-----	-----	-----	L	L	-----	-----	-----
Transfer Station	-----	-----	-----	-----	L	-----	-----	-----
Residential								
Accessory Structures	P	P	P	P	P	P	P	P
Boarding Homes	-----	A	A	-----	-----	-----	-----	-----
Single-Family Res. Attached	L	P	-----	-----	-----	-----	-----	-----
Single-Family Res. Detached	P	P	-----	-----	-----	P	P	P
Urban Lot Split (21)	(21)	-----	-----	-----	-----	-----	-----	-----
Footnotes								
(1.a)	Must be incidental to residential use.							
(1.b)	Commercial Horticulture requires a minimum of 2½ acres.							
(1.c)	Pursuant to the "California Homemade Food Act" (AB 1616), cottage food operations are allowed to prepare and/or package certain non-potentially hazardous foods in private-home kitchens within residential zones. For more details, consult with the Environmental Health Division, Health Services Department, Contra Costa County.							
(2)	40,000 sq. ft. minimum is required to keep livestock. One head of livestock is permitted per 20,000 sq. ft.							
(3)	Poultry means hen chickens for egg production on a parcel of not less than 20,000 sq. ft. in area, with chicken coops or chicken houses setback in compliance with Ordinance Code Section 84-14.1402 (Animal Structure – General Provisions).							
(4)	Adult Entertainment must comply with Ordinance Code Chapter 88-12.							
(5)	Bed & Breakfasts in areas designated PR and OS require a minimum parcel size of 20 acres.							
(6)	Liquor Stores may not be closer than 300 and may only be open from noon to 9:00 p.m.							
(7)	Food outlets designed for take-out must comply with the bonding requirements of Ordinance Code Section 88-16.010.							
(8)	Parking lots are only allowed adjacent to a public transportation hub or for an adjacent business use.							
(9)	LUP required if the proposal is hazardous per Ordinance Code Chapter 84-63 or use with the potential for groundwater or air contamination.							
(10)	Exempt except within Railroad Right-of-Way.							
(11)	If consistent with intent of existing approvals or on existing commercial site, only an Administrative Permit is required.							
(12)	If clearly incidental to primary use (< 5% of gross floor area of building) or where the Zoning Administrator finds the site is not feasible for Heavy Industrial uses primarily due to parcel size.							
(13)	Home occupation permitted only if the house exists.							
(14)	Oil & Gas drilling to comply with Ordinance Code Section 88-14.402.							
(15)	Subject to Division 418 of the County Code.							
(16)	"Interim Recycling Facility" refers to the uses permitted and regulated by LUP 2054-92, as it may be amended, which uses may include all of the specific uses listed under the heading "Recycling/Disposal Facilities." LUP 2054-92 and subsequent amendments rather than this ordinance shall govern the uses permitted, and the procedures and standards applied to approval, construction, and operation of new facilities at the Bulk Materials Processing Center located on the West Contra Costa Sanitary Landfill.							

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(17)	LUP 2053-92 and subsequent amendments rather than this ordinance shall govern the uses permitted, and the procedures and standards applied to approval, construction and operation of new facilities at the Central Processing Facility authorized by LUP 2053-92.								
(18)	Subject to compliance with development standards for Community Garden, Demonstration/Educational Garden, Urban Agriculture Demonstration Site, and Urban Farm as described in #60. Section D. Conditions for Development and Use of Property in North Richmond. Note certain operating standards described in #60. Section D. Conditions for Development and Use of Property in North Richmond do not apply to Urban Agriculture Demonstration Site or Urban Farm categories.								
(19)	All bee hives or boxes housing bees shall be placed at least twenty-five (25) feet from the neighboring side or rear property line, and shall not be located in a front setback; bee hives and boxes shall be screened from neighboring dwellings and public walkways, and in residential zones, bee hives or boxes must be situated behind a solid fence or hedge at least six (6) feet in height running parallel to the property line to ensure appropriate height for a honeybee flight path. Additionally, a water source shall be provided on-site for the apiary.								
(20)	Uses such as fulfillment centers, parcel hubs, and parcel sorting facilities are collectively and individually considered "Heavy Distribution". A "fulfillment center" is a facility where the primary purpose is storage and distribution of e-commerce products to consumers or end-users, either directly or through a parcel hub. A "parcel hub" is a last mile facility or similar facility where the primary purpose is the processing or redistribution of parcels or products, primarily by moving a shipment from one mode of transport to a vehicle with a rated capacity of less than 10,000 pounds, for delivery directly to consumers or end-users. A "parcel sorting facility" is a facility where the primary purpose is the sorting or redistribution of parcels or products from a fulfillment center to a parcel hub.								
(21)	Allowed in compliance with the provisions of Article 94-4.10 of the County Ordinance Code. Urban Lot Split application required.								

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