

## CITY OF WEED ZONING DISTRICT REGULATIONS

District	Subject #	Uses Allowed		Use Permit	Minimum Building Site (square feet)		Minimum Lot Width (feet)		Maximum Allowable Lot Coverage		Maximum Allowable Height (feet)		Minimum Front Yard (feet)		Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Minimum Lot Area per Family Unit (sq. ft.)				
		Corner	Interior		Corner	Interior	Corner	Interior	Corner	Interior	Corner	Interior	Corner	Interior	Corner	Interior	Corner	Interior	Corner	Interior			
R-1	.211	<b>Single Family Dwelling</b>	No	6,000	5,400	60	60	40%	35		20		10	5	10' setback and 1000 sq. ft.		5400						
	.212	<b>Second single family dwelling, Guesthouse</b>	Yes	5,400	5,400	60	60	60%	35		20		10	5	10' setback and 1000 sq. ft. uncovered on rear 1/3		2,700						
	.213	<b>Accessory building</b>	No	See W. M. C. §18.24.080						17		See W. M. C. §18.24.080											
	.214	<b>One sign, not over 6 sq. ft. in area, pertaining to the sale, lease, or rental of property on which it is located</b>	No							6													
	.215	<b>Public buildings, churches, schools, parks, playgrounds, hospitals</b>	Yes	10,000	10,000	100	100	40%	45		20		10	10	20	20		---					
	.216	<b>Landscaped public or private parking lot when adjacent to a "C" or "CM" district.</b>	Yes	5,400	5,400	60	60	10%	35		20		5	5	5	5		---					
	.217	<b>Home Occupations, crop and tree farming, public utility buildings and uses, but not including equipment yard, storage yard, warehouse or repair shop</b>	Yes							As specified in use permit.													
	.218	<b>Group Care Facilities serving six or fewer persons**, Group Residential serving six or</b>	No							As specified for single family dwelling.													
	<u>0.2181</u>	<b>***Group Residential serving seven or more persons***</b>	Yes	<u>7,000</u>	<u>6,000</u>	<u>70</u>	<u>60</u>	<u>60%</u>	<u>35</u>		<u>15</u>		<u>10</u>	<u>6</u>	<u>15</u>	<u>15</u>	<u>2,000</u>						
	<u>0.2183</u>	<b>***Accessory Dwelling Unit***</b>	No							See W. M. C. §18.52													
	<u>0.2185</u>	<b>***Supportive Housing, Transitional Housing***</b>	No							As specified for single family dwelling.													
	<u>0.2187</u>	<b>***Farmworker Housing***</b>	No							As specified for single family dwelling. Consistent with California Code, Health and Safety Code - HSC § 17021.5													
R-2	.221	<b>All uses permitted in the "R-1" District</b>							As specified in the R-1 District														
	.222	<b>Duplex, single structure ***Farmworker Housing***</b>	No	6,000	5,400	60	60	40%	35		20		10	5	10' setback and 1000 sq. ft. uncovered on rear 1/3		2,500						
	.223	<b>Triplex, single structure</b>	No	7,000	6,000	70	60	40%	35		20		10	5	10' setback and 1000 sq. ft.		2,000						
	<u>0.2231</u>	<b>***Group Residential serving seven or more persons***</b>	Yes	<u>7,000</u>	<u>6,000</u>	<u>70</u>	<u>60</u>	<u>60%</u>	<u>35</u>		<u>15</u>		<u>10</u>	<u>6</u>	<u>15</u>	<u>15</u>	<u>2,000</u>						
R-3	.231	<b>All uses permitted in the "R-2" District</b>							As specified in the R-2 District														
	.232	<b>Apartments, Supportive Housing**, Transitional Housing**</b>	No	7,000	6,000	70	60	60%	45		15		10	6	15	15	2,000						
	.233	<b>Dwelling Group</b>	Yes	7,000	6,000	70	60	60%	35		15		10	6	15	15	2,000						
	.234	<b>Rooming and boarding houses, lodges, clubs, rest home</b>	Yes	7,000	6,000	70	60	60%	45		15		10	6	15	15	---						
	.235	<b>One sign, not over 4 sq. ft. attached to the main building and pertaining to the use therein</b>	No	--	--	--	--	--	15		--		--	--	--	--	--	--	--	--	--		
R-4	.241	<b>All uses permitted in the "R-2" District</b>							As specified in the R-2 District														
	.242	<b>Apartments, Supportive Housing**, Transitional Housing**</b>	No	7,000	6,000	70	60	60%	45		15		10	6	15	15	1,500						
	.243	<b>Dwelling Group</b>	No	6,000	5,400	60	60	60%	35		15		10	6	15	15	1,500						
	.244	<b>Hotel, Motel, Rooming and Boarding House, Lodge, Club, Rest Home, Single Room Occupancy** *** not including Extended Stay Hotels, Residential Hotels or Apartment Hotels***</b>	Yes	7,000	6,000	70	60	60%	45		15		10	6	15	15	500						
	.245	<b>Mobile Home Park, Trailer Court</b>	Yes	5 acres		100	100	-	35		25		10	10	10	10	1,800						
	.246	<b>Bar, Restaurant, or Coffee Shop accessory to uses permitted in the district, and where entrance to such is from a lobby or court without direct access to a public street</b>	Yes							In accordance with requirements for principal use and as specified in use permit.													
	.247	<b>Professional Office, Clinics</b>	Yes	5,400	5,400	60	60	60%	35		15		10	5	5	5	---						
	.248	<b>One sign, not over eight (8) sq. ft. appurtenant to the principal use of the property.</b>	No	--	--	--	--	--	15		--		--	--	--	--	--	--	--	--	--		

District	Subject #	Uses Allowed (None but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed.)	Use Permit	Minimum Building Site (square feet)		Minimum Lot Width (feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Minimum Lot Area per Family Unit (sq. ft.)									
				Corner	Interior	Corner	Interior				Corner	Interior	Corner	Interior										
C-1	.251	<b>Retail Business</b> establishments within a building, conducting sales of the following: Apparel, Books, Confectionary, Drugs, Flowers, Food, Furniture, General Merchandise, Gifts, Hardware, Household Appliances, Jewelry, Liquor, Periodicals, Photo Supplies, Self-Service Laundries. <b>Personal Service</b> establishments within a building including the following: Barber Shop, Photographic Studio, Beauty Shop, Radio and TV Repair, Cleaning Agency, Shoe Repair. <b>Also:</b> Department Stores, Bank, Office, Theaters, Bars, Restaurants, Bowling Alleys, Public Utility Uses, but not including equipment yards, storage yards, warehouse, or repair shop.	No	2,500	2,500	25	25	100%	45	0' except 10' when adjacent to an alley or an "R" District						---								
	.252	<b>Signs</b> , pertaining to any permitted use	Yes	As specified in use permit.						As specified in use permit.						---								
	.253	<b>Parking lots</b>	Yes	As specified in use permit.						15	As specified in use permit						---							
	.254	<b>Retail Sales and Personal Services</b> not within a building. <b>Service Stations, Car Washes</b>	Yes	As specified in use permit.						45	As specified in use permit						---							
	.255	<b>Residential uses, Hotels, Motels, Single Room Occupancy** ***Accessory Dwelling Units, Transitional Housing, Supportive Housing ***not including Extended Stay Hotels, Residential Hotels or Apartment Hotels****</b>	Yes	As specified in R-4 District																				
	.256	Services within a building, Pet Hospitals, veterinary services for household pets*, <b>Group Care Facilities**</b>	Yes	As specified in use permit.																				
	<u>0.2561</u>	<u>Low Barrier Navigation Center**</u>	<u>No</u>	<u>2,500</u>	<u>2,500</u>	<u>25</u>	<u>25</u>	<u>100%</u>	<u>45</u>	<u>0' except 10' when adjacent to an alley or an "R" District</u>						<u>---</u>	<u>---</u>							
	<u>0.2563</u>	<u>Group Residential***</u>	<u>No</u>	<u>As specified in R-4 District</u>																				
C-2	.261	All use permitted in the "C-1" District	As specified in the C-1 District																					
	.262	The following uses within a building: Animal Hospital, Auto Sales, Service, Repair, Body, Paint, Commercial Recreation, Creamery, Dry Cleaner, Heavy Equipment Sales & Service, Laundry, Locker Plant, Mortuary, Nursery, Plumbing, Sheet Metal, and Tire Shops, Second Hand Sales, Wholesaling.	Yes	2,500	2,500	25	25	100%	60	0' except 10' when adjacent to an alley or an R District						---								
	.263	<b>Signs</b> , pertaining to any permitted use	Yes	As specified in use permit.																				
	.264	Out door storage and sales establishments, service stations, car washes	Yes	As specified in use permit.																				
C-M	.271	All uses permitted in the "C-2" District	As specified in C-2 District	10,000	10,000	100	100	33%	50	25		10	10	10	10	As specified in C-2 District								
	.272	The following uses, when conducted within a building or surrounded by a solid fence of board, masonry, or otherwise suitable material, at least six (6) feet high: Blacksmith Shop, Bottling Plant, Building Materials, Cabinet Shops, Cold Storage, Contractor's Yard, Feed & Fuel Yard, Food Processing, Lumber Yard, Machine Shop, Outdoor Storage & Sales, Pipe Yard, Public Utility Service Yards, Warehousing.	No	10,000	10,000	100	100	33%	50	25		10	10	10	10	---								
	.273	Light manufacturing, fabricating, assembling, component manufacturing, small parts processing.	No	10,000	10,000	100	100	33%	50	25		10	10	10	10	---								

District	Subject #	Uses Allowed (None but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed.)	Use Permit	Minimum Building Site (square feet)		Minimum Lot Width (feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Minimum Lot Area per Family Unit (sq. ft.)		
				Corner	Interior	Corner	Interior				Corner	Interior	Corner	Interior			
M	.281	Wholesale stores and storage, service establishments, light and heavy industrial and manufacturing uses, which in connection with, there is no appreciable, offensive or objectionable odor, dust, noise or other nuisance factors; all uses provided in Subsection .272 are included herein.	No	2,500	2,500	25	25	100%	100		None unless established by plan lines.					---	
	.282	Industrial or manufacturing uses, which, in the opinion of the Planning Commission may be objectionable by reason of the production of offensive odors, dust, noise, bright lights, vibration or involving the storage or handling of explosives or dangerous materials, and including, but not limited to those uses listed hereunder. Auto wrecking; bituminous paving plants and manufacturing of bituminous paving product; commercial excavation of building or construction materials, concrete batching plants; junk yards; manufacturing or storage of acid, cement, explosives or fireworks, fertilizer, gas, glue, gypsum, inflammable fluids, lime or plaster of paris; refining or storage of petroleum or its products; salvage or war surplus yards; smelting of iron, tin, zinc or other ores.	Yes	2,500	2,500	25	25	100%	100		None unless established by plan lines.					---	
	.283	Service Stations	Yes	10,000	10,000	100	100	100%	60		None unless established by plan lines.					---	
	.284	Retail sales and personal service establishments.	Yes	2,500	2,500	25	25	100%	60		None unless established by plan lines.					---	
	.285	Residential use only when accessory to industrial or commercial uses.	Yes	As required for principal industrial or commercial use.											2,500		
	.286	Signs, appurtenant to permitted uses	Yes	--	--	--	--	--	30		--	--	--	--	--	---	
	.287	Outdoor advertising signs and structures, not appurtenant to uses	Yes	--	--	--	--	--	35		20	10	--	--	--	---	
U	.291	All uses, unless otherwise prohibited by law, provided that a use permit shall first be secured for any use established in the district.	Yes	As specified in use permit.													
OS	.325	Open Space, Crop and tree farming, grazing of horses, cattle, sheep, goats and similar animals; riding and hiking trails.	No	--	--	--	--	--	--	--	--	--	--	--	--	---	
	.326	All other uses.	Yes	10,000	60	35%	35		20		6	6	20	20		---	
	.327	***Farmworker Housing***	No	Consistent with California Code, Health and Safety Code - HSC § 17021.6													

Notes: \*Added by Ord 348-2000, 1/2000  
 \*\*Added by Ord 405-2012, 5/2012  
 \*\*\*Added by Ord 477-2024 11/2024  
 \*\*\*\*Added by Ord 485 -2025 7/2025