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CHAPTER 20.100 I-2 GENERAL INDUSTRIAL DISTRICT

***CHAPTER 20.100 I-2 GENERAL INDUSTRIAL DISTRICT***

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**Sec. 20.100.005 Intent.**

This district is intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically this district would be applied to locations where large land acreages were available and where the impacts associated with the unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential and commercial areas.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.100.010 Permitted Uses.**

The following use types are permitted in the I-2 District:

(A) Residential Use Type (See Chapter 20.016).

Industrial caretaker housing.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Cemetery;

Commercial recreation—indoor entertainment;

Commercial recreation—indoor sports and recreation;

Community recreation;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

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(C) Commercial Use Types (See Chapter 20.024).

- Administrative and business offices;
- Agricultural sales and services;
- Animal sales and services—auctioning;
- Animal sales and services—household pets;
- Animal sales and services—kennels;
- Animal sales and services—veterinary (large animals);
- Animal sales and services—veterinary (small animals);
- Automotive and equipment—all types;
- Building maintenance services;
- Business equipment sales and services;
- Communications services;
- Construction sales and services;
- Laundry services;
- Mail order businesses;
- Recycling centers;
- Redemption centers;
- Research services;
- Repair services, consumer;
- Scrap operations;
- Swap meets;
- Wholesaling, storage and distribution heavy;
- Wholesaling, storage and distribution—mini warehouses;
- Wholesaling, storage and distribution—light.

(D) Industrial Use Types (See Chapter 20.028).

- Custom manufacturing;
- General industrial.

(E) Agricultural Use Types (See Chapter 20.032).

- Animal raising—general agriculture;
- Animal waste processing;
- Forest production and processing—all types;
- Horticulture;
- Packing and processing—all types;
- Row and field crops;

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Tree crops.

(F) For further clarification, refer to Appendices A and B.

(G) Accessory uses as provided in Chapter 20.164.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998)

**Sec. 20.100.015 Uses Subject to a Minor Use Permit.**

The following use types are permitted in the I-2 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.16).

Industrial employee housing.

(B) Commercial Use Types (See Chapter 20.024).

Retail sales, general.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.100.020 Uses Subject to a Major Use Permit.**

The following use types are permitted in the I-2 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stockyard;

Commercial recreation—outdoor entertainment;

Commercial recreation—outdoor sports and recreation.

(C) Industrial Use Types (See Chapter 20.028).

Heavy industrial;

Explosives storage.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(E) All other uses which do not appropriately fall into any of the use types described in Section 20.016.005 to Section 20.036.010.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.100.025 Minimum Lot Area.**

None required.

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(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.100.030 Minimum Front Yard.**

Ten (10) feet.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.100.035 Minimum Side and Rear Yards.**

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.100.040 Building Height Limit.**

Sixty-five (65) feet.

(Ord. No. 3639 (part), adopted 1987)

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CHAPTER 20.028 INDUSTRIAL USE TYPES

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**Sec. 20.028.005 General Description of Industrial Use Types.**

Industrial use types include on-site production of goods by methods not agricultural or extractive in nature. They also include certain uses accessory to the above, as specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.028.010 Custom Manufacturing.**

"Custom manufacturing" means the on-site production of individually crafted goods using hand tools or mechanical equipment typical of the type or specifications found in a home shop or not creating noise, dust, fumes, visual impacts or electrical or water use in excess of home shop or hobby equipment and may include incidental on-site sales of those goods to retail consumers. Typical uses include ceramic studios, candle-making shops, custom jewelry manufacturing and wood working shops, or light assembly of components manufactured off-premises.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

**Sec. 20.028.015 General Industrial.**

"General industrial" means industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products. Included are aggregate processing plants such as crushing, screening, washing and mixing plants.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.028.020 Heavy Industrial.**

"Heavy industrial" means all other industrial plants or other uses involving the compounding of radioactive materials, petroleum refining or manufacturing of explosives.

(Ord. No. 3639 (part), adopted 1987)

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**Sec. 20.028.025 Explosives Storage.**

"Explosives storage" means storage of any quantity of explosives as defined by Section 1200 of the California Health and Safety Code. Typical uses include storage in the course of manufacturing, selling or transporting explosives or in the course of blasting operations.

(Ord. No. 3639 (part), adopted 1987)

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CHAPTER 20.400 I—INDUSTRIAL DISTRICT

***CHAPTER 20.400 I—INDUSTRIAL DISTRICT***

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**Sec. 20.400.005 Intent.**

The intent of this land use district is to provide suitable locations for necessary industrial and commercial service activities where transportation facilities and utilities exist or can be provided.

(Ord. No. 3785 (part), adopted 1991)

**Sec. 20.400.010 Principal Permitted Uses for I Districts.**

The following use types are permitted in an I District:

**(A) Coastal Commercial Use Types.**

Mail Order Businesses;  
Research Services.

**(B) Coastal Industrial Use Types.**

Coastal-Related Industrial;  
Coastal-Dependent Industrial;  
Custom Manufacturing: Light Industrial.

**(C) Coastal Open Space Use Types.**

Passive Recreation.

(Ord. No. 3785 (part), adopted 1991; Ord. No. 4149 (part), adopted 2005)

**Sec. 20.400.015 Conditional Uses for I Districts.**

The following uses are permitted in an I District with a coastal development use permit:

**(A) Coastal Residential Use Type.**

Employee Caretaker Housing.

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**(B) Coastal Civic Use Types.**

Administrative Services: Government;  
Alternative Energy Facilities: On-site;  
Alternative Energy Facilities: Off-site;  
Ambulance Services;  
Community Recreation;  
Fire and Police Protection Services;  
Major Impact Facilities;  
Major Impact Services and Utilities;  
Minor Impact Utilities.

**(C) Coastal Commercial Use Types.**

Agricultural Sales and Services;  
Animal Sales and Services: Auctioning;  
Automotive and Equipment: Cleaning;  
Automotive and Equipment: Fleet Storage;  
Automotive and Equipment: Gasoline Sales;  
Automotive and Equipment: Parking;  
Automotive and Equipment: Repairs, Light;  
Automotive and Equipment: Repairs, Heavy;  
Automotive and Equipment: Sales/Rentals;  
Automotive and Equipment: Storage, Nonoperating Vehicles;  
Automotive and Equipment: Storage, Recreational Vehicles and Boats;  
Communications Services;  
Recycling Centers;  
Wholesaling, Storage and Distribution: Miniwarehouses;  
Wholesaling, Storage and Distribution: Light.

**(D) Coastal Industrial Use Types.**

General Industrial;  
Heavy Industrial.

**(E) Coastal Agricultural Use Types.**

Animal Waste Processing;  
Forest Production and Processing: General;  
Forest Production and Processing: Commercial Woodlots;  
Packing and Processing: Limited;



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Packing and Processing: General;

Packing and Processing: Fisheries Byproducts.

**(F) Coastal Extractive Use Types.**

Mining and Processing;

Onshore Oil and Gas Development Facilities.

(Ord. No. 3785 (part), adopted 1991)

**Sec. 20.400.020 Minimum Lot Area for I Districts.**

(A) Within water and sewer service areas: Six thousand (6,000) square feet.

(B) Within water or sewer service areas: twelve thousand (12,000) square feet.

(C) Not in a water or sewer service area: Forty thousand (40,000) square feet.

(Ord. No. 3785 (part), adopted 1991)

**Sec. 20.400.025 Minimum Front Yard for I Districts.**

Ten (10) feet.

(Ord. No. 3785 (part), adopted 1991)

**Sec. 20.400.030 Minimum Side and Rear Yards for I Districts.**

None required except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet and buffered from adjoining uses by fencing or plant screening or other appropriate mitigating devices.

(Ord. No. 3785 (part), adopted 1991)

**Sec. 20.400.035 Building Height Limit for I Districts.**

Fifty (50) feet.

(Ord. No. 3785 (part), adopted 1991)

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[Sec. 20.096.040 Building Height Limit.](#)

**Sec. 20.096.005 Intent.**

This district is intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Nonindustrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales and service uses.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.096.010 Permitted Uses.**

The following use types are permitted in the I-1 District:

(A) Residential Use Type (See Chapter 20.016).

Industrial caretaker housing.

(B) Civic Use Types (See Chapter 20.016).

Ambulance services;

Cemetery;

Commercial recreation—indoor entertainment;

Commercial recreation—indoor sports and recreation;

Community recreation;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

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(C) Commercial Use Types (See Chapter 20.024).

- Administrative and business offices;
- Agricultural sales and services;
- Animal sales and services—auctioning;
- Animal sales and services—household pets;
- Animal sales and services—kennels;
- Animal sales and services—veterinary (large animals);
- Animal sales and services—veterinary (small animals);
- Automotive and equipment—all types;
- Building maintenance services;
- Business equipment sales and services;
- Communications services;
- Construction sales and services;
- Laundry services;
- Mail order businesses;
- Recycling centers;
- Redemption centers;
- Research services;
- Repair services, consumer;
- Swap meets;
- Wholesaling, storage and distribution—mini warehouses;
- Wholesaling, storage and distribution—light.

(D) Industrial Use Types (See Chapter 20.028).

- Custom manufacturing;
- General industrial.

(E) Agricultural Use Types (See Chapter 20.032).

- Animal raising—general agriculture;
- Animal waste processing;
- Horticulture;
- Packing and processing—all types;
- Forest production and processing—all types;
- Row and field crops;
- Tree crops.

(F) For further clarification, refer to Appendices A and B to this Division.

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(Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998)

**Sec. 20.096.015 Uses Subject to a Minor Use Permit.**

The following use types are permitted in the I-1 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Industrial employee housing.

(B) Commercial Use Types (See Chapter 20.024).

Retail sales, general.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.096.020 Uses Subject to a Major Use Permit.**

The following use types are permitted in the I-1 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stockyard;

Commercial recreation—outdoor entertainment;

Commercial recreation—outdoor sports and recreation;

Scrap operations;

Wholesaling, storage and distribution: heavy.

(C) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.096.025 Minimum Lot Area.**

None required.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.096.030 Minimum Front Yard.**

Ten (10) feet.

(Ord. No. 3639 (part), adopted 1987)

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**Sec. 20.096.035 Minimum Side and Rear Yards.**

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

**Sec. 20.096.040 Building Height Limit.**

Fifty (50) feet.

(Ord. No. 3639 (part), adopted 1987)

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CHAPTER 20.102 P-I PINOLEVILLE INDUSTRIAL DISTRICT

***CHAPTER 20.102 P-I PINOLEVILLE INDUSTRIAL DISTRICT***

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**Sec. 20.102.005 Intent.**

The Pinoleville Industrial (P-I) Zoning District is intended to be applied to all lands zoned Limited Industrial (I-1) within the Pinoleville Rancheria. The objective of the P-I District is to provide for industrial uses and at the same time to protect the health, safety and general welfare of the residents living within the Rancheria. Creation of a new zoning district was determined to be preferable to rezoning lands within the Rancheria from I-1 to a commercial or residential zone because the new zoning district avoided making existing industrial uses nonconforming. But because some industrial uses may be incompatible with existing or future residential use of the Rancheria, it is the intent of the P-I District to require use permit approval for such uses, and further, that approval of Minor or Major Use Permits within the P-I District shall be granted only if the proposed use is compatible with residential use of the Rancheria and will not cause any significant nuisance or hardship to Rancheria residents. Within the P-I District the allowable uses shall be as specified in Sections 20.102.010 through 20.102.050.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.010 Permitted Uses.**

The following use types are permitted within the P-I District:

**(A) Residential Use Types (See Chapter 20.016).**

Family residential-single family;

Industrial caretaker housing.

**(B) Civic Use Types (See Chapter 20.020).**

Ambulance services;

Cemetery;

Community recreation;

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Essential services;  
Fire and police services;  
Group care;  
Minor impact utilities.

**(C) Commercial Use Types (See Chapter 20.024).**

Administrative and business offices;  
Agricultural sales and service;  
Animal sales and services—household pets;  
Automotive and equipment—all types;  
Building maintenance service;  
Business equipment sales and service;  
Commercial recreation—all types;  
Communications services;  
Construction sales and service;  
Redemption centers;  
Repair services, consumer;  
Research services;  
Wholesaling, storage and distribution-mini warehouses;  
Wholesaling, storage and distribution—light.

**(D) Agricultural Use Types (See Chapter 20.032).**

Horticulture;  
Row and field crops;  
Tree crops;  
Animal raising—general agriculture;  
Animal raising—personal;  
Packing and processing—limited;  
Forest production and processing—limited.

(Ord. No. 3804 (part), adopted 1992; Ord. No. 3867 (part), adopted 1993)

**Sec. 20.102.015 Uses Subject to a Minor Use Permit.**

The following use types are permitted within the P-I District upon issuance of a Minor Use Permit:

**(A) Residential Use Types (See Chapter 20.016).**

Industrial employee housing.

**(B) Civic Use Types (See Chapter 20.020).**

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Lodge, fraternal and civic assembly;

Religious assembly.

**(C) Commercial Use Types (See Chapter 20.024).**

Animal sales and services—kennels;

Animal sales and services—veterinary (small animals);

Animal sales and services-veterinary (large animals);

Cottage industries—all types.

**(D) Agricultural Use Types (See Chapter 20.032).**

Packing and processing—winery;

Packing and processing—general;

Forest production and processing—general;

Forest production and processing—commercial; woodlots;

Forest production and processing-portable sawmills.

(Ord. No. 3804 (part), adopted 1992; Ord. No. 4038 (part), adopted 1999)

**Sec. 20.102.020 Uses Subject to a Major Use Permit.**

The following use types are permitted within the P-I District upon issuance of a Major Use Permit:

**(A) Civic Use Types (See Chapter 20.020).**

Major impact facilities;

Major impact services and utilities.

**(B) Commercial Use Types (See Chapter 20.024).**

Animal sales and services—auctioning;

Animal sales and services—stockyards;

Recycling centers;

Retail sales, general;

Scrap operations;

Swap meets;

Wholesaling, storage and distribution-heavy.

**(C) Industrial Use Types (See Chapter 20.028).**

Custom manufacturing;

General industrial.

**(D) Agricultural Use Types (See Chapter 20.032).**

Animal waste processing.

**(E) Extractive Use Types (See Chapter 20.036).**



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Mining and processing.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.025 Minimum Lot Area.**

(A) Industrial: none.

(B) Residential: six thousand (6,000) square feet.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.030 Maximum Dwelling Density.**

One unit per six thousand (6,000) square feet.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.035 Minimum Front Yard.**

Ten (10) feet.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.040 Minimum Side and Rear Yards.**

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.045 Building Height Limit.**

Fifty (50) feet.

(Ord. No. 3804 (part), adopted 1992)

**Sec. 20.102.050 Findings.**

Prior to granting any use permit on lands subject to the P-I Industrial District, the Zoning Administrator, Planning Commission or Board of Supervisors shall make the following findings in addition to the findings required by Section 20.196.020:

(A) The proposed project, including traffic generated by the project, will not produce noise levels in excess of:

50 dBA Ldn day (DEH goal from General Plan),

40 dBA Ldn night measured at the project site property lines (excluding roads).

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- (B) The proposed project will not subject neighboring parcels to dust, odor or other impairment to air quality in excess of that which would normally be associated with residential or agricultural uses within the Rancheria.
- (C) At least fifteen (15) calendar days prior to any hearing on the use permit application and supporting information, the application was referred to the Governing Council of the Pinoleville Indian Community for its review and recommendation.

(Ord. No. 3804 (part), adopted 1992)