

CITY OF COLFAX

ORDINANCE NO. 559

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF COLFAX AMENDING COLFAX MUNICIPAL  
CHAPTER 17.12, 17.72 and 17.74 TO AMEND THE ZONING CODE TO  
IMPLEMENT PROVISIONS OF THE GENERAL PLAN HOUSING  
ELEMENT IMPLEMENTATION MEASURES IN THE RESIDENTIAL AND  
MIXED-USE ZONING DISTRICTS.

The City Council of the City of Colfax does ordain as follows:

Section 1:

Title 17, Chapters 17.12, 17.72 and 17.74 of the Colfax Municipal Code is hereby amended as set forth in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. Superceding Provisions

The provisions of this ordinance and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

Section 3. Severability

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4. California Environmental Quality Act Findings

The City of Colfax finds that these amendments are consistent with the Addendum prepared for the 1998 General Plan Environmental Impact Report (State Clearinghouse 1998072025) pursuant to the California Environmental Quality Act (CEQA), for the 2021-2029 Housing Element. There are no substantial changes in circumstances and represents no changes to the impacts that were identified by the General Plan EIR.

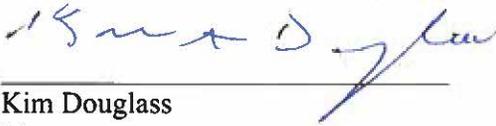
This ordinance shall, within 15 days after its adoption, be published or posted in accordance with Section 36933 of the Government Code of the State of California with the names of those City Council members voting for and against it.

The foregoing ordinance was introduced at a duly held regular meeting of the City Council of the City of Colfax on the 13<sup>th</sup> day of November 2024 and passed and adopted at a duly held regular meeting of the City Council on the 11<sup>th</sup> day of December 2024, by the following vote:

AYES: Burruss, Hillberg, Lomen, McCully, Douglass

NOES:

ABSENT:



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Kim Douglass  
Mayor

APPROVED AS TO FORM:

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Conor W. Harkins  
City Attorney

ATTEST:

Amanda Hre  
City Clerk

**EXHIBIT A  
CITY OF COLFAX  
ORDINANCE NO. 559**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLFAX AMENDING COLFAX MUNICIPAL CODE TITLES 17.72 AND 17.74 DEFINITIONS AND PERMITTED USE TYPES CONSISTENT WITH THE GENERAL PLAN HOUSING ELEMENT 2021-2029 IMPLEMENTATION STRATEGIES.**

**THE CITY COUNCIL OF THE CITY OF COLFAX DOES ORDAIN AS FOLLOWS:**

**17.72.020 - Residential zone districts permitted uses**

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

Accessory uses and structures are permitted in residential zones subject to the requirements set forth in [Chapter 17.96](#).

SEE [CHAPTER 17.32](#) "PERMIT AND VARIANCE REQUIREMENTS" FOR INFORMATION ON USE PERMITS AND OTHER TYPES OF PERMITS THAT MAY BE REQUIRED, REGARDLESS OF HOW A USE IS CLASSIFIED IN THIS CHART

<b>RESIDENTIAL USE TYPES</b>	<b>R-1</b>	<b>R-M</b>	<b>R-MHS</b>
Accessory Dwelling Unit (see also Junior ADU)	P	P	-
Community Care Facilities, Small	P	P	P
Dwelling <sup>(6)</sup>			
Multi-Family	-	P	-
Single-Family	P	P	P

<b>RESIDENTIAL USE TYPES</b>	<b>R-1</b>	<b>R-M</b>	<b>R-MHS</b>
<u>Employee Housing</u>	P	P	P
Family Day Care Homes, Small	P	P	P
Family Day Care Homes, Large <sup>(3)</sup>	AP	AP	AP
Junior Accessory Dwelling Unit	P	P	-
<u>Low-Barrier Navigation Centers</u>	-	P <sup>10</sup>	-
Mobilehome Park	-	-	CUP
Rooming and Boarding House	-	P	-
Supportive and Transitional Housing	P	P	P
<u>Single Room Occupancy (SRO)</u>	-	CUP	-

<b>COMMERCIAL USE TYPES</b>	<b>R-1</b>	<b>R-M</b>	<b>R-MHS</b>
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP
Community Care Facility	-	P	-
Lodging services <sup>(4)</sup>	AP	AP	-
Long-Term Care Facility	-	CUP	-

COMMERCIAL USE TYPES	R-1	R-M	R-MHS
Neighborhood Commercial	-	CUP	-

TRANSPORTATION AND COMMUNICATION USE TYPES	R-1	R-M	R-MHS
Telecommunication Facilities <sup>(5)</sup>	AP	AP	AP

**Notes:**

- (1) Additional requirements are contained in [Chapter 17.180](#).
- (2) See [Chapter 17.196](#) for second dwelling unit regulations.
- (3) See [Chapter 17.160](#) for large family day care home regulations.
- (4) Bed and Breakfast establishments only, with five or fewer rooms.
- (5) Additional requirements are contained in [Chapter 17.136](#).
- (6) Supportive and transitional housing are considered residential use types.
- (7) Food service or distribution facilities are allowed in conjunction with this use with approval of an admin permit.
- (8) Subject to the limitations set forth in Colfax Municipal Code [Chapter 6.20](#) (Limitations on Number of Animals).
- (9) Employee housing serving six (6) or fewer persons is considered single family,
- (10) (a) Low Barrier Navigation Centers requires that it: offers services to connect people to permanent housing through a services plan that identifies services staffing.  
(b) It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.  
(c) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

(d) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

**Chapter 17.74 MIXED USE ZONES**

**17.74.020 Permitted use types.**

Primary uses are permitted in mixed use zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P".
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district. Any single use that occupies more than 5,000 square feet in the MU-1 zone or more than 8,000 square feet in the MU-2 zone is subject to a conditional use permit.

Accessory uses and structures are permitted in mixed use zones subject to the requirements set forth in Chapter 17.96.

<b>OPEN SPACE USE TYPE</b>	<b>R-1</b>	<b>R-M</b>	<b>R-MHS</b>
Animal Keeping	AP <sup>(a)</sup>	-	-
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P

<b>CIVIC USE TYPES</b>	<b>MU-1</b>	<b>MU-2</b>
Community Assembly <sup>(2)</sup>	P <sup>(1)</sup>	P
Community Services	P	P
Essential Services	P	P
Libraries and museums	P	P
Power Generating Facilities <sup>(3)</sup>		
Emergency	P	P
Passive Power	P	P

Public Parking Services	-	AP
Social Services		
Food Distribution <sup>(4)</sup>	CUP	CUP
Food Service <sup>(5)</sup>	CUP	CUP
Emergency Shelter <sup>(6)</sup>	-	CUP
<b>RESIDENTIAL USE TYPES</b>	<b>MU-1</b>	<b>MU-2</b>
Community Care Facilities, Small		
Dwelling		
Accessory Dwelling Unit	P <sup>(1)</sup>	P
Junior Accessory Dwelling Unit	P <sup>(1)</sup>	P
Multi-Family	P <sup>(1)</sup>	P
Single-Family	P <sup>(1)</sup>	P
<u>Employee Housing</u>	<u>P<sup>(1)</sup></u>	<u>P</u>
Family Day Care Homes, Small	P <sup>(1)</sup>	P
Family Day Care Homes, Large <sup>(7)</sup>	P <sup>(1)</sup>	P
<u>Low-barrier Navigation Centers</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>
Rooming and Boarding House	P <sup>(1)</sup>	P
Supportive and Transitional Housing	P <sup>(1)</sup>	P
<b>COMMERCIAL USE TYPES</b>	<b>MU-1</b>	<b>MU-2</b>
Animal Sales and Service <sup>(8)</sup>		
Grooming and Pet Stores	P	P
Veterinary Clinic	P	P
Automotive and Equipment		
Automotive Body and Equipment Repair	-	CUP
Automotive Rentals	AP	AP
Automotive Repairs	-	CUP
Automotive Sales	-	-
Carwash and Detailing	-	CUP
Commercial Parking	-	CUP

Gasoline Sale	-	CUP
Banks and Financial Services	P	P
Bars and Drinking Places	AP	AP
Broadcasting and Recording Studios	P <sup>(4)</sup>	P
Business Support Services	P <sup>(4)</sup>	P
Community Care Facility	-	AP
Day Care Center	AP <sup>(1)</sup>	AP
Eating and Drinking Establishments		
Fast Food with Drive-Through	-	-
Convenience	P	P
Full Services	P	P
Food and Beverage Retail Sales	P	P
Lodging	P <sup>(4)</sup>	P
Long-Term Care Facility	CUP	-
Maintenance and Repair	P <sup>(1)</sup>	P
Medical Services, General	P <sup>(1)</sup>	P
Neighborhood Commercial	P	P
Nightclubs <sup>(9)</sup>	AP	-
Offices, Professional	P <sup>(4)</sup>	P
Personal Services	P <sup>(1)</sup>	P
Retail Sales and Services	P	P
Specialized Education and Training		
Vocational Schools	P <sup>(1)</sup>	P
Specialty Schools	P <sup>(1)</sup>	P
<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>	<b>MU-1</b>	<b>MU-2</b>
Telecommunication Facilities <sup>(10)</sup>	-	P/AP/CUP

(1) Only allowed on the second story or on ground floor portions of buildings that are no less than 30 feet from the front property line.

(2) (a) It offers services to connect people to permanent housing through a services plan that identifies services staffing.

(b) It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

(c) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

(d) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations

