

17.12.020 Land uses and permit requirements for the Airport District.

Site and Architectural Review shall be required for construction of new buildings in the AP Zoning District unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property within the last three years and the Development Services Director determines that the plans substantially conform to the approved program. Site and Architectural Review shall also be required for major façade improvements to portions of existing buildings that face streets or public use areas including alteration of roof lines or the location of doors or windows. An Administrative Permit Review is required for the addition or removal of up to two doors or windows where the Director determines that the alteration is harmonious with the defining architectural characteristics of the building in relation to materials, scale, size and color and that the building will comply with applicable codes for health and safety, fire, ingress and egress and standards for commercial development. The City Planner may require the addition of an awning or similar feature to comply with the intent of the District.

The following table identifies the uses of land allowed by this Zoning Ordinance in the Airport Zoning District.

Table 17.12-1 Airport Zone Districts Land Use and Permit Requirements

Land Use—Airport	Permit Requirements
Agricultural, Resource and Open Space Uses	
Crop production	P
Floriculture	P
Aviation Related Uses	
Aircraft chartering and leasing	P
Air cargo facilities	P
Aircraft electronics sales and services	S&A
Air freight terminal	CUP
Aircraft parking, tie-down and aircraft hangars or and shelters	P
Aircraft parts rebuilding	P
Aviation related, flying or navigational schools	APR
Aircraft sales, manufacture, service and related administrative offices	P
Aircraft Manufacturing	<u>P</u>
Aircraft Repair or Services	<u>P</u>
Aircraft Research and Design	<u>P</u>
Airport	<u>P</u>
Airport administration and maintenance buildings and facilities	P
Auto rentals	CUP
Aviation equipment and accessories sales or repair	P
Aviation storage	P
Commercial and industrial uses incidental to and in support of Hollister Municipal Airport subject to the requirements of the applicable General Commercial or Light Industrial Zoning District	CUP
Executive/general aviation terminal facilities with related offices and food services uses	<u>P</u>-CUP
Federal aviation administration flight service facilities	P
Fixed base operations	CUP
Aircraft Fuel Facility or lubricant sales and facilities	P

Hang gliding	NP
Intermodal facilities	P
Cultural Institutions (related Museums and other cultural displays relation to aviation)	APR
Municipal emergency response facilities Public Safety Facilities	P
Passenger terminals with accessory uses	P
Private parking facilities	CUP
Public parking facilities	P
Public gatherings in conjunction with an airport-related activity sponsored or approved by the Hollister Municipal Airport	MTUP APR
Runways, taxiways, aprons, and related lighting and air support apparatus	P
Schools – Specialized Aviation Education and Training	APR
Commercial Uses and Services	
Ancillary office supplies or copying occupying ten percent of the first floor area of the industrial building or complex or a maximum of 3,000 square feet	APR
Automatic teller machines (ATMs)	APR AP
Convenience store convenience store (maximum 2,500 sq. ft.)	S&A CUP
Courier and small package delivery service	P
Small Ancillary café or deli (less than 5,000 sq. ft.)	APR
Residential Uses	
Caretaker and employee housing	CUP

Permit Requirement	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements.
AP	Administrative Permit issued at Development Services Department.
APR	Administrative Permit Review and approval by the Development Review Committee (DRC) for compliance with standards without a public hearing.
mTUP	Minor Temporary Use Permit.
MTUP	Major Temporary Use Permit.
CUP	Conditional Use Permit required with Planning Commission approval.
S&A	Site and Architectural Review required with Planning Commission approval.
NP	Not permitted.

17.12.030 Land use and permit requirements for the Airport Support (AS) Zoning District.

~~Site and Architectural Review shall be required for construction of new buildings in the AS Zoning District unless a Master Architectural, Landscaping, Lighting and Sign program has been approved by the Planning Commission for the property within the last three years. Site and Architectural Review shall be required for construction of new buildings, and master sign programs in the Airport Support Zoning District unless a Master Architectural, Landscaping, Lighting and Sign Program has been approved by the Planning Commission for the property within the last three years and the Development Services Director determines that the submittal substantially conforms to the approved program. Site and Architectural Review shall also be required for major~~

façade improvements to portions of existing buildings that face streets or public use areas including alteration of roof lines or the location of doors or windows. Administrative Permit Review (APR) is required for uses that involve such as rental car parking or changes to the façade of a building that does face a public street or road. APR is also required for the addition or removal of up to two doors or windows where the Director determines that the alteration is harmonious with the defining architectural characteristics of the building in relation to materials, scale, size and color and that the building will comply with applicable codes for health and safety, fire, ingress and egress and standards for commercial development. The City Planner may require the addition of an awning or similar feature to comply with the intent of the Districts.

The following table identifies the uses of land allowed by this Zoning Ordinance in the Airport Support Zoning District. **For projects that include direct access to the airport, a separate Access Approval is required.**

Table 17.12-2 Airport Support Districts Land Use and Permit Requirements

Land Use—Airport Support	Permit Requirement
Agricultural, Resource and Open Space Uses	
Crop Production	P
Manufacturing and Processing Uses	
Industrial uses permitted in the IBP Zoning District and subject to the requirements of the Industrial Business Park Zoning District	P
Aircraft manufacturing	P
Aircraft parts manufacturing	P
Air Freight terminal	CUP
Public aircraft sales and promotion	CUP (1)
Aeronautical related services to the general public	CUP (1)
Aircraft Repair or Services maintenance	CUP (1)
Aircraft Manufacturing parts rebuilding	CUP (1)
Aircraft electronic sales and service	CUP (1)
Aircraft pilot or navigational schools – Specialized Aviation Education and Training	CUP (1)
Retail sales of aircraft fuel and lubricant sales Aircraft Fuel Facilities	NP
Aircraft agricultural services	NP
Aircraft parking incidental to business use	P (2)
Aircraft parking, hangers solely for storage	NP
Aircraft Research and Design or Testing	P
Wholesale aircraft and parts distribution	P
Recreation, Educational and Institutional Uses	
Health/fitness clubs	CUP
Medical Services - Hospital	NP
Parks, playgrounds, golf courses	CUP
Special aviation related libraries and museums Cultural Institutions related to aviation	CUP
Schools—Specialized aviation related education and training	CUP
Schools—Other	NP
Trails, bike paths	CUP
Land Use—Airport Support	Permit Requirement
Retail Trade	

Automatic teller machines (ATMs)	APR (3)
Auto rentals	P
Bars and drinking places	CUP
Convenience store (maximum 2,500 sq. ft.)	APR (4)
Deli or café, outdoor seating, sidewalk cafe	APR (4)
Hotels <u>or</u> and motels	CUP (4)
Long-term mobile food vending	APR
Offices, business and professional Professional Offices	P
Private property mobile food vending	APR
Restaurants	P (4)
Sales yards	APR
Short-term mobile food vending	APR
Services	
Automatic teller machines (ATMs)	AP
Cemeteries, columbarium, mortuaries	NP
Child day care centers Day Care	NP
City government offices and facilities	P
Kennels and animal boarding Animal Kennels or Boarding	CUP
Public Safety Facilities	CUP
Public utility and safety facilities	CUP
Storage, outdoor	NP
Prohibited Land Uses	
Telecommunication Antennas, communication facilities	NP
Cannabis Facilities	
Cannabis cultivation	CUP (5)
Cannabis delivery	CUP (5)
Cannabis dispensary	CUP (5)
Cannabis distribution	CUP (5)
Cannabis manufacturing	CUP (5)
Cannabis nursery	CUP (5)
Cannabis testing	CUP (5)

Permit Requirement by Zone:	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements.
AP	Administrative Permit issued at Development Services Department.
APR	Administrative Permit Review and approval by the Development Review Committee (DRC) for compliance with standards without a public hearing.
mTUP	Minor Temporary Use Permit.
MTUP	Major Temporary Use Permit.
CUP	Conditional Use Permit required with Planning Commission approval.
S&A	Site and Architectural Review required with Planning Commission approval.

NP	Not permitted.
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Additional Use Regulations and Notes:

~~(1) A conditional use permit for the aviation related land use near the Hollister Municipal Airport shall be allowed only if the following findings can be made:~~

- ~~a. Public improvements or funds will not be required for the successful operation of the business or use.~~
- ~~b. There is not sufficient land available within the Hollister Municipal Airport Layout Plan area to support the proposed land use within the foreseeable future.~~
- ~~c. The proposed land use will not directly compete with existing services or planned services/uses in the Hollister Municipal Airport Layout Plan and applicable master plans for the Hollister Municipal Airport.~~
- ~~d. The proposed land use will contribute to the economic vitality of the Hollister Municipal Airport.~~
- ~~e. The proposed land use will not jeopardize grant assurances for the city of Hollister with the Federal Aviation Administration.~~

(2) An airport access permit is required to access the Hollister Municipal Airport pursuant to Chapter 8.28 of the Municipal Code.

~~(3) Administrative Permit Review shall be required to ensure compliance with standards in Section 17.24.190(B)(2) (Site and Architectural Review Project Review).~~

~~(4) See Section 17.22.070 (Alcohol Uses) for commercial uses that sell alcohol for permit requirements.~~

~~(5) Subject to special use regulations in Chapter 5.42 "Cannabis Facilities Regulatory Permit" for information on criteria, procedures, standards, requirements, regulations, and provisions for cannabis.~~