

## Minor Discretionary Permits



As an introduction to Minor Discretionary Permits it's important to remember what "zoning" is and why zoning is important in Turlock. Zoning means dividing land into districts reserved for different purposes. Within each district, local rules on height, bulk, and area of buildings, the area of yards and open space, and permitted land uses are established. These local rules are contained in the Turlock Zoning regulations, part of the City's Municipal Code.

The "permitted" land uses of each zoning district are those that are considered most appropriate for the particular type of district or area in which they are located. For instance, single family homes are permitted by right in the Low Density Residential zoning district.

The City also identified other land uses for each zoning district that are sometimes, but not always, compatible with the "permitted" land uses. The City must use discretion in deciding whether to approve these uses. These uses are only allowed if certain conditions are met. The City has established the Minor Discretionary Permit process to review these uses.

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