



**PLANNING COMMISSION
HEARING**

MAY 28, 2026

Long Range Planning Unit

2026 Administrative Zoning Ordinance Update (AZOU)

AZOU Background

Resolution of
Intention adopted
January 2025 (ROI
002-2025)

Last AZOU was
adopted by the
Board of
Supervisors (Board)
on August 19, 2025

Annual
administrative
updates moving
forward

AZOU ROI Categories

Minor corrections
and text
modifications for
clarity

Minor procedural
changes

State law
requirements

Director
Interpretations

Consolidate or
renumber
previously adopted
zoning regulations

Incorporate
General Plan
implementation
measures

AZOU Process

- Suggestions submitted by staff
- Identification of new State Laws
- Reviewed by LRP staff
- Amendments sorted into ROI categories
- Approval from Director
- Planning Commission hearing
- Board of Supervisors hearing

Highlights by ROI Category

Minor Corrections

- Various typos, omissions, and errors
- Restructure of Section 130.30.050.B
- Restructure of Section 130.40.080
- Removal of Ordinance 5136 for Temporary RVs

State Law Requirements

- SB 234: family daycare homes allowed in all residential units when zoning allows
 - Amendments to all other zones that allow for residential use

Minor Procedural Changes

Highlights by ROI Category Continued...

- “Commercial Recreation – Indoor Entertainment” use in R&D zone permit: A/CUP → CUP
- Parking in parks
- Exception to setback added for animal structures
- Physical sign posting added for new telecommunication facilities
- Restoration of Abandoned Nonconforming Use permit: AP → CUP
- “Golf Course” removed from the “Commercial Recreation, Outdoor Sports and Recreation”

Continued... Highlights by ROI Category

Incorporation of Director's Interpretations

- “Gates” added as project type under Table 130.51.050
- “Storage, Self” definition amended
- “Industrial—Specialized” use type definition amended

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

- 1) Find the 2026 AZOU Statutorily and Categorically exempt from CEQA under CEQA Guidelines Sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations); and
- 2) Approve the 2026 AZOU to amend Title 130 of the El Dorado County Code – Zoning Ordinance and Title 120 of the El Dorado County Code – Subdivisions.