

ATTACHMENT 3

ZONING ORDINANCE AMENDMENT

17.14.120 Parcel size exception. In the following zone districts: RE-5, RE-10, A, AE (where the property is not under a Williamson Act contract), RA-20, RA-40, RA-60, RA-80, RA-160, PA and SA-10, an existing parcel may be subdivided in such a way that one new parcel of less size than is required in the prevailing zone regulations is created within each subdivision provided the following conditions exist:

- A. Either the parcel is shown on the county tax roll or recorded deed as a separate parcel, is described as a fractional division of a section and a subsequent survey of the parcel shows it to be a maximum of ten percent less than the acreage indicated on that tax roll; or
- B. The parcel is shown on the 1979 county tax roll as a separate parcel and the roll shows it to be a maximum of ten percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned; or
- C. The parcel is shown on the 1979 county tax roll as a separate parcel and a survey shows it to be a maximum of ten percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned; and both of the following:
 1. The smallest parcel proposed to be created is no less than seventy-five percent of the minimum size required by the applicable zone but, in no case shall a parcel be created less than 4.5 acres when groundwater dependant.; and
 2. All other parcels proposed to be created are no less than the minimum required by the applicable zone or no more than one-tenth of an acre larger than the minimum. (Ord. 4156 §1, 1991: Ord. 3200 §1, 1981: prior code §9430(q))
 3. No parcel size exception shall be granted where the exception would conflict with General Plan policies or Zoning Ordinance provisions that require buffers to adjacent parcels.