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ORDINANCE NO. _____

AN ORDINANCE ADOPTING AMENDMENTS TO TITLE 130 OF THE EL DORADO COUNTY
ORDINANCE CODE ZONING ORDINANCE

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

Section 1. Table 130.21.020 entitled “Agricultural, Rural, and Resource Zone Districts Use Matrix” is amended in part to read as follows (additions are underlined, deletions are ~~struck~~):

Sec. 130.21.020 Matrix of Allowed Uses.

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix) below in this Section:

Table 130.21.020—Agricultural, Rural, and Resource Zone Districts Use Matrix

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P A TUP CUP MUP TMA —	Allowed use Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional use permit required (130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone					
USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Residential							
Child Day Care Home: Small <u>or Large</u> Family Day Care Home	P	P	P	P	P	—	130.40.110
— Large Family Day Care Home	CUP	A	A	A	A	—	
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	

Dwelling: Single-unit, Detached	P	P	P	P	P	CUP	130.40.350
Temporary During Construction	P	P	P	P	P	TUP	130.40.190
Employee Housing: Agricultural 6 or Fewer Employees	P	P	P	P	P	—	130.40.120
Agricultural up to 36 Beds or 12 Units in Compliance with Standards	MUP	MUP	MUP	MUP	MUP	—	130.40.120
Agricultural Not in Compliance with Standards	CUP	CUP	CUP	CUP	CUP	—	130.40.120
Construction	—	—	TUP	TUP	TUP	—	130.40.190
Seasonal Worker	—	—	A	A	A	—	130.40.120
Seasonal Workers Not in Compliance with Standards	—	—	CUP	CUP	CUP	—	130.40.120
Guest House	P	P	P	P	P	—	130.40.150
Temporary Mobile Home	TMA	TMA	TMA	TMA	TMA	—	130.40.190
Kennel, Private ²	P	P	P	P	P	—	
Room Rental: One Bedroom, Only	P	P	P	P	P	—	

Section 2. Table 130.22.020 entitled “Allowed Uses and Permit Requirements for the Commercial Zones Matrix of Allowed Uses” is amended in part to read as follows:

Sec. 130.22.020 Matrix of Allowed Uses.

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

Table 130.22.020—Allowed Uses and Permit Requirements for the Commercial Zones

CPO: Commercial, Professional Office	P	Allowed use (Article 4: Special Use Regulations) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone
CL: Commercial, Limited	A	
CM: Commercial, Main Street	TUP	
CC: Commercial, Community	CUP	
CR: Commercial, Regional	MUP	
CG: Commercial, General	TMA	
CRU: Commercial, Rural	—	

Use Type	CPO	CL	CM	CC	CR	CG	CRU	Specific Use Regulation
Residential								
Caretaker Unit: Permanent	A	A	A	A	A	A	A	130.40.120
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home ^{5,6} Small <u>or Large</u> Family Day Care Home	<u>P</u> —	<u>PA</u>	<u>P</u> —	<u>PA</u>	<u>P</u> —	<u>P</u> —	<u>PA</u>	130.40.110
—Large Family Day Care Home	—	A	—	A	—	—	A	
Community Care Facility: Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as part of a Mixed Use Development)	P	P	P	P	P	P	P	130.40.180 and 130.52.030
Dwelling (as Part of a Mixed Use Development)	Permitted by Design Review (See Section 130.52.030—Design Review Permit in Article 5—Planning Permit Processing, of this Title)							
NOTES: ¹ Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title. ² Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: "Light Manufacturing") of this Title. ³ CUP for larger scale, 'general industrial' use. ⁴ As part of the residential component of a mixed use development. ⁵ As a rental of an existing legal nonconforming residential structure. ⁶ CUP required when adjacent to any residential zoned lot or residential use. ⁷ Must meet the setback requirements of Chapter 130.40.340 and licensing requirements of Chapter 8.68.								

Section 3. Table 130.23.020 entitled “ Industrial/R&D Zones Use Matrix” is amended in part to read as follows:

Sec. 130.23.020 Matrix of Allowed Uses.

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.23.020 (Industrial / R&D Zones Use Matrix) below in this Section:

Table 130.23.020—Industrial/R&D Zones Use Matrix

IL: Industrial Low IH: Industrial High R&D: Research & Development	P A TUP CUP MUP TMA —	Allowed use (Article 4: Special Use Regulations) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone		
USE TYPE	IL	IH	R&D	Specific Use Reg.
Industrial				
Automotive and Equipment: Salvage and Wrecking Yard	CUP	CUP	—	
Hazardous Material Handling	CUP	CUP	CUP	
Industrial: General	P/CUP	P/CUP	CUP	
Specialized ⁵	CUP	CUP	—	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	—	P	
Ceramic Products From Compounded Clay	P	—	P/CUP ¹	
Lightweight Nonferrous Metal Casting Foundry				
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)			
Printing and Publishing	P	—	P	
Research and Laboratory Services	P	—	P	
Slaughterhouse	CUP	CUP	—	
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
Commercial				
Adult Business Establishment	A	—	—	130.40.040
Animal Sales and Service: Veterinary Clinics	CUP	—	CUP	
Automotive and Equipment: Paint and Body Shops	P	CUP	—	
Repair Shop	P	CUP	—	
Vehicle Storage	P	CUP	—	130.40.320

Vehicle Sales and Rentals	P	CUP	—	
Banks and Financial Services	—	—	P	
Bars and Drinking Establishments	CUP	—	—	
Brewery:				
Large Commercial	P	CUP	CUP	
Micro Brewery	P	CUP	CUP	
Building Supply Store	P	—	—	130.40.220
Business Support Services	P	—	P	
Commercial Cannabis	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			
Commercial Recreation:				
Indoor Entertainment	—	—	A /CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	130.40.210
Distillery: ³				
Large Commercial	P	CUP	CUP	
Craft	P	CUP	CUP	
Drive-Through Facility	P/CUP ⁴	—	P/CUP ⁴	130.40.140
Employer-sponsored Child Day Care Center	A	—	A	130.40.110.C
Mobile/Manufactured Home Sales Lot	A	—	—	130.40.220
Offices: Professional and Medical	P	—	P	
Printing and Publishing	P	—	P	
Recycling Facilities	P/A	P	—	130.40.280
Restaurant	P ² / CUP	—	P	
Retail Sales and Service:				
Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	130.40.220
Temporary Outdoor Sales	A/TUP	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
Self-Storage (Mini Storage)	P	P	CUP	
Specialized Education and Training	—	—	P	
Trade School, Indoor or Outdoor	P	—	CUP	
Wineries ³				
Production Facilities	P	P	CUP	

NOTES:

- ¹ CUP for larger, general industrial-scale use.
- ² If restaurant is an ancillary use to an existing primary use, then allowed by right (P); if restaurant is a new primary use, then allowed by CUP.
- ³ Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.
- ⁴ CUP required when adjacent to any residential zoned lot or residential use.
- ⁵ [Newly proposed or expanded logistics use developments shall be consistent with standards listed in Government Code Section 65098-65098.9 \(Warehouse Design and Build Standards\) as applicable.](#)

Section 4. Table 130.24.020 entitled “Residential Zone Use Matrix” is amended in part to read as follows:

Sec. 130.24.020 Matrix of Allowed Uses.

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.24.020 (Residential Zone Use Matrix) below in this Section:

Table 130.24.020—Residential Zone Use Matrix

RM: Multi-unit Residential R1, R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estate	P PD A CUP MUP TMA TUP —	Allowed use Planned Development Permit required (130.52.040) Administrative Permit required (130.52.010) Conditional Use Permit (130.52.021) Minor use Permit required (130.52.020) Temporary Mobile Home Permit required (130.52.050) Temporary use permit required (130.52.060) Use not allowed in zone					
USE TYPE	RM	R1, R20K	R1A	R2A	R3A	RE	Specific Use Reg.
Residential							
Child Day Care Home: Small or Large Family Day-Care Home	P	P	P	P	P	P	130.40.110
Large Family Day-Care Home	P	P	P	P	P	P	130.40.110
Community Care Facility: Small (serving 6 or fewer)	P	P	P	P	P	P	
Large (serving 7 or more)	CUP	CUP	CUP	CUP	CUP	CUP	
Dwelling: Multi-unit	P	—	—	—	—	—	
Single-unit, Attached	P	P	—	—	—	—	
Single-unit, Detached	p ¹	P	P	P	P	P	
Temporary During Construction	—	P	P	P	P	P	130.40.190

Employee Housing: Agricultural—Six or Fewer	—	P	P	P	P	P	130.40.120
Seasonal Worker in Compliance with Standards	—	—	A	A	A	A	
Seasonal Worker not in Compliance with Standards	—	—	CUP	CUP	CUP	CUP	
Construction	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190
Guest House	—	P	P	P	P	P	130.40.150
Hardship Mobile Home	—	TMA	TMA	TMA	TMA	TMA	130.40.190
Kennel, Private	—	—	—	—	—	CUP	130.40.080
Mobile/Manufactured Home Park	CUP	CUP	CUP	CUP	CUP	CUP	130.40.190 Also refer to adopted Mobile Home Park Design Standards (Resolution 198-2015)
Room Rental: One Bedroom, Only	P	P	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	P	P	130.40.300
Transitional Housing: Small (Serving 6 or Fewer)	P	P	P	P	P	P	130.40.360
Large (Serving 7 or More)	CUP	CUP	CUP	CUP	CUP	CUP	
Commercial							
Child Day Care Center	—	—	—	—	—	—	130.40.110
Contractor's Office	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190
Stables; Commercial	—	—	—	—	—	CUP	130.40.210
Home Occupation	See Table in 130.40.160.1 (Home Occupation Use Matrix)						130.40.160
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170
Mixed Use Development	p ²	—	—	—	—	—	130.40.180 & 130.52.030
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	P	130.40.220
Seasonal Sales	—	—	—	—	—	A	
Temporary Real Estate Sales Office	A	A	A	A	A	A	130.40.330
Wineries	—	—	—	—	—	CUP ³	130.40.400

NOTES:

- ¹ Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual.
- ² Allowed as part of a Mixed Use Development, residential component meets minimum General Plan density requirement and is subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.
- ³ Or as otherwise permitted under Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.
- ⁴ Cultivation of industrial hemp allowed pursuant to a license issued under Chapter 130.43 of this Title.

(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5152, § 3, 11-16-2021; Ord. No. 5168, § 3, 11-1-2022; Ord. No. 5241, §§ 3, 16, 8-19-2025)

Section 5. Section 130.30.050 entitled “Setback Requirements and Exceptions” is amended in part to read as follows:

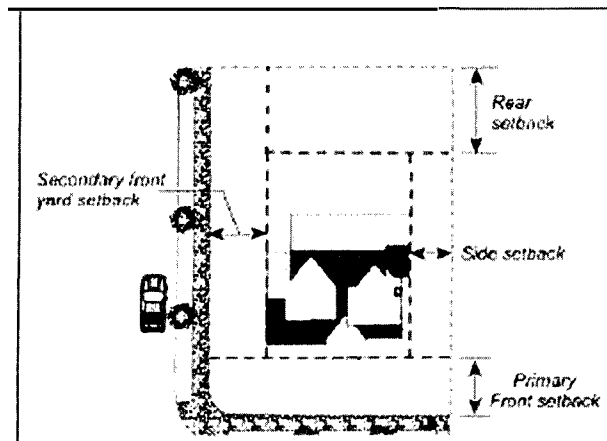
Sec. 130.30.050 Setback Requirements and Exceptions.

All structures and buildings (see Article 8—Glossary: "Structure" of this Title) shall be located on a lot so as to conform to the setback requirements established for the zone in which the lot is located, as set forth in Chapters 130.21 (Agricultural, Rural , and Resources Zones) through 130.26 (Meyers Area Plan [MAP] Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, inclusive, except as provided in this Chapter unless and until a Variance is granted in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title or standards are modified pursuant to a Development Plan permit in compliance with 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

- A. Measurement of Setbacks. Setbacks shall be measured from the closest of either a property line, the edge of a road easement, or the edge of a right-of-way line to the nearest point of the foundation ~~or support of a building or~~ of a structure, on a line perpendicular to the property line, road easement, or right-of-way line.
1. Setbacks adjacent to existing private roads without defined right-of-way or road easements shall be measured from the edge of the maintained area of the road. Setbacks adjacent to County-maintained roadways shall be measured from a distance of 30 feet from the centerline of the road.
 2. Where the Board has adopted a future roadway alignment, the minimum setback shall be measured from the edge of the future right-of-way line.
 3. Expanded setbacks from major roads identified in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document shall be applied to protect future right of way for the planned widening of those roads. Proposed development adjacent to these roads shall be increased by the distance shown in the DISM/LDM, or successor document.
 4. Corner Lots. A corner lot with frontage on two or more streets shall have front yard (see Article 8 - Glossary: "Yards" of this Title) setback requirements, as identified in the Development Standards Tables in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, along each property line adjacent to a street, subject to the following exceptions:

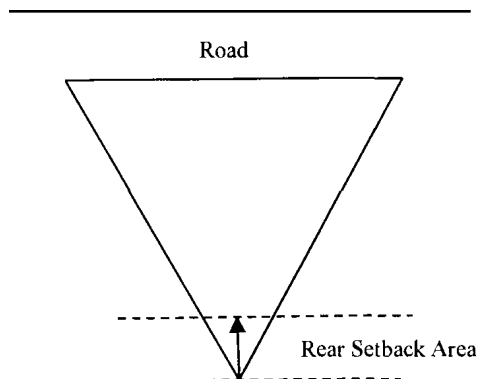
- a. **Double Frontage Corner Lots.** On a corner lot with frontage on two streets, the building permit application shall specify the primary front yard; the remaining street frontage shall be considered the secondary front yard, as shown in Figure 130.30.050.A (Example: Corner Lot Setbacks) below in this Section. The yard opposite the primary front yard shall be considered the rear yard. The primary front yard setback shall comply with the front yard setbacks of the zone; the secondary front yard setback shall comply with the secondary front setback applicable to the zone.

Figure 130.30.050.A Example: Corner Lot Setbacks



- b. **Triple Frontage Corner Lots.** On a corner lot with frontage on three streets, the building permit application shall specify the primary front yard. The frontage opposite the primary front yard shall be considered a rear yard for setback purposes, providing vehicular access is restricted.
- c. **Rear Setback on Triangular Lot.** Where a triangular lot has no rear lot line because its side lot lines converge to a point, an assumed line placed at the point, or vertex, of the angle and running perpendicular to a line bisecting the angle shall be considered the rear lot line for the purpose of measuring the required rear setback, as shown in Figure 130.30.050.B (Example: Rear Setbacks, Triangular Lots) below in this Section.

Figure 130.30.050.B Example: Rear Setbacks, Triangular Lots



5. **Through Lots.** Through lots, or double frontage non-corner lots, shall maintain front yard setbacks for the primary frontage containing the driveway encroachment, and rear yard setbacks for the opposite frontage, providing vehicular access is restricted. Where vehicular access is allowed, front yard setbacks shall apply.

- B. Exceptions to Setback Requirements. The following exceptions to the setback requirements ~~shall~~ may be allowed ~~when~~ where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot ~~the~~ and these qualifying conditions have been documented by a licensed civil engineer or surveyor. The qualifying slope must be located directly in front of the proposed structure and must influence its placement. All reductions in front yard setbacks shall be subject to cross visibility area (CVA) requirements under Subsection 130.30.070.B.4 (Fences, Walls, and Retaining Walls—Front Yards) below in this Chapter.
1. Front Setback Reduction for Single-Story Structures. ~~Slope. Where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot,~~ Where a lot meets the qualifying conditions set forth in Subsection 130.30.050.B, the required front setback for a single-story structure may be reduced by 50 percent, except:
 - a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection B.1 ~~must~~ must be satisfied for all frontages. If all frontages of a lot do not meet this elevation criteria, a front setback reduction for slope may be approved under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing).
 - b. Any parking structure allowed by this Subsection B.1 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.
 2. Front Setback Reduction for Multi-Story Structures. Where a lot meets the qualifying conditions set forth in Subsections 130.30.050.B, the required front setback for a multi-story structure may be reduced under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) except:
 - a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection B must be satisfied for all frontages.
 - b. Any parking structure allowed by this Subsection B.2 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.
 2. ~~Administrative Relief. Setback reductions for a multi-story structure, or where all frontages of a lot do not meet the elevation criteria set forth in Subsection B.1 (Front Setback Reduction for Slope) above in this Subsection may be approved under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) of this Title provided the requirement under Subsection B.1.b above in this Subsection is met.~~

Section 6. Section 130.30.070 entitled “Fences, Walls, and Retaining Walls” is amended in part to read as follows:

Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- C. Side and Rear Yards. In all zones, fences, walls, ~~cut~~ retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their

- view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;
2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
 3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).

Section 7. Section 130.35.030 entitled “Off-Street Parking and Loading Requirements” is amended in part to read as follows:

Sec. 130.35.030 Off-street Parking and Loading Requirements.

- A. Off-street parking shall be provided in accordance with Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements) below in this Section, unless otherwise provided in this Chapter. Where a parking requirement results in a fraction of a space, the number of parking spaces required shall be rounded to the nearest whole number.
- B. Uses Not Listed. Where the parking requirement for a use is not specifically listed in the parking schedule, the parking requirement for that use shall be determined by the Director based on the most similar use or activity for which parking requirements are established.
- C. Combined Uses. In situations where a combination of uses or activities are developed on a single site, parking shall be calculated for each separate use according to the parking schedule, except as otherwise provided in standards for shared parking, or for certain accessory uses that are subject to a 50 percent reduction in parking requirements, as noted in the parking schedule.

Table 130.35.030.1—Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
RECREATIONAL	
Amusement center, arcade	1 per 200 sf. GFA.
Billiard hall	2 per table.
Bowling alley	4 per lane; plus 50 percent of requirements for each indoor accessory use.
Campground, RV park	1 per campsite; plus 1 per every 3 day users as determined by maximum occupancy under a Conditional Use Permit.
Dance studio	1 per 200 sf. of AUA, not including waiting room.
Golf course, regulation	4 per hole; plus 1 per driving range tee; plus 50 percent of requirements for each accessory use.
Golf course, miniature	3 per hole; plus 50 percent of requirements for each accessory use.
Health/Fitness club	1 per 300 sf. of AUA; plus 50% of requirements for each accessory use. Pools and tennis/racquetball courts calculated separately.
Marina	1 per 2 boat slips. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with trailers.
Movie theater (indoor)	1 per 3 fixed seats or equivalent occupancy.

Park	1 per 10,000 sf. of OUA.
Picnic area	1 per table.
Riding stable	1 per 4 stalls. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with horse trailers.
River put-in and take-out	1 per 3 day users; plus 1 bus parking space (10ft x 30ft) per 56 day users.
Skateboard park	1 per 1,000 sf. of OUA.
Skating/ice rink	1 per 300 sf. of AUA.
Ski area	1 per 2.5 users based on total ski lift area capacity.
Snow play area	1 per 1,000 sf. of OUA.
Special events: Outdoor	1 per 2.5 people in attendance.
Swimming pool (Public or membership)	1 per 200 sf. of pool area; plus 1 per 500 sf. of deck area.
Tennis courts/racquetball	2 spaces per court; plus 50% of requirements for each accessory use (i.e. Retail sales area).
Trail head parking and staging area	As determined by the appropriate review authority.
TABLE NOTES:	
• See special requirements and adjustments for Parking Lot Turnover and Loading Bay Intensity as identified in the Adopted Parking and Loading Standards (Resolution 202-2015).	
• Standards contained in this table may be modified by the Special Parking Requirements and Adjustments contained in the DISM/LDM, or successor document.	
• A parking plan shall not be required for single family residential developments where all lots will have a minimum of two off-street parking spaces.	

(Ord. No. 5127, § 4, 9-1-2020; Ord. No. 5152, § 7, 11-16-2021)

Section 8. Section 130.39.060 entitled “Oak Tree and Oak Woodland Removal Permits” is amended in part to read as follows:

Sec. 130.39.060 Oak Tree and Oak Woodland Removal Permits.

C. *Oak tree and oak woodland removal permits—Permit processing:*

1. The director shall issue an oak tree or oak woodland removal permit pursuant to administrative permit processing requirements.
2. The property owner shall be required to mitigate oak resources impacts as shown in Section ~~130.39.060.D~~ [130.39.070.A](#) (Mitigation-Oak Woodland Removal) and/or Section ~~130.39.060.E~~ [130.39.070.B](#) (Mitigation—Individual Native Oak Tree/Heritage Tree Removal) below in this Section.

Section 9. Section 130.40.080 entitled “Animal Raising and Keeping” is amended in part to read as follows:

Sec. 130.40.080 Animal Raising and Keeping.

C. Animal Keeping in Residential Zones.

[Animal raising and keeping of specific types of animals shall occur only in the zone districts where “Animal Raising and Keeping” is identified as an allowable use and only as also allowed by Table 130.40.080.1 \(Animal Raising and Keeping Matrix\) below in this Section. Owners must adhere to all Operation and Maintenance Standards in Subsection E. All animal sheltering structures shall meet the setbacks requirements in Subsection F \(Setbacks\) below in this section.](#)

Table 130.40.080.1 – Animal Raising and Keeping Matrix

R1: Single-unit Residential R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estates (-5 or -10)	P A MUP CUP T ---	Permissible (allowed) use Administrative permit required (130.52.010) Minor use permit required (130.52.020) Conditional use permit required (130.52.021) Temporary use permit required (130.52.060) Use not allowed in zone						
TYPE	RM	R1	R20K	R1A	R2A	R3A	RE	Reference
Apiaries, Commercial ¹	---	---	---	---	P	P	P	130.40.080.C.1
Small Animals ^{2,3}	---	P	P	P	P	P	P	130.40.080.C.2
Medium Animals	---	---	A ⁴	P	P	P	P	130.40.080.C.3
Large Animals ⁵	---	---	---	A ⁶	P	P	P	130.40.080.C.4

Table Notes:

¹ Requirements for bee raising and keeping shall meet industry standards as approved by the Agricultural Commissioner and Title 6 (Animals), Chapter 6.44 (Apiaries and Beekeeping) of the County Code of Ordinances. No apiary shall be located within 100 feet of any other property boundary without the written consent of the adjacent resident.

² The keeping of roosters, guinea hens, or pea hens (peacock family) is prohibited on any lot less than three acres. Poultry, fowl, and rabbits must be contained within the boundary of the residential lot and provided a suitable enclosure for nesting, feeding, watering, and roosting.

³ The keeping of small animals for the purpose of sale, including their products, so long as the animals are maintained in a healthy and sanitary manner that does not violate any section of the State of California Penal Code or Title 6 (Animals) of the County Code of Ordinances.

⁴ The keeping of no more than four medium animals may be approved by Administrative Permit for lots greater than one half acre, zoned Single-unit Residential (R20K) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.

⁵ Large animal keeping is only allowed on lots of more than two acres in size. Two or more adjacent lots that are less than two acres in size but managed as a single operation and under the same ownership may meet the minimum acreage standard. An Administrative Permit is required for large animal keeping on lots less than two acres in size.

⁶ The keeping of no more than two large animals may be approved by Administrative Permit for lots less than two acres when zoned Residential One-acre (R1A) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.

~~1. — Apiaries, Commercial. Apiaries are allowed on the following Residential Zones: R2A, R3A, RE-5 and RE-10. Requirements for bee raising and keeping shall meet industry standards as approved by the Agricultural Commissioner and Title 6 (Animals), Chapter 6.44 (Apiaries and Beekeeping) of the County Code of Ordinances. No apiary shall be located within 100 feet of any other property boundary without the written consent of the adjacent resident.~~

~~2. — Small animal keeping is allowed on lots within these Residential Zones: R1, R20K, R1A, R2A, R3A, RE-5 and RE-10 provided that owners adhere to all Operation and Maintenance standards in Subsection E (Operation and Maintenance Standards) and subject to Subsection G (Administrative) below in this Section and the following:~~

- ~~a. Poultry, fowl, and rabbits must be contained within the boundary of the residential lot and provided a suitable enclosure for nesting, feeding, watering, and roosting.~~
- ~~b. The keeping of roosters, guinea hens, or pea hens (peacock family) is prohibited on any lot less than three acres.~~
- ~~3. Medium animal keeping is allowed on lots within these Residential Zones: R1A, R2A, R3A, RE-5 and RE-10 provided that owners adhere to all Operation and Maintenance standards. The keeping of no more than four medium animals may be approved by Administrative Permit for lots greater than one half acre, zoned Single-unit Residential (R20K) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.~~
- ~~4. Large animal keeping is allowed on lots of more than two acre in size within these Residential Zones: R1A, R2A, R3A, RE-5 and RE-10 provided that owners adhere to all Operation and Maintenance standards. Two or more adjacent lots that are less than two acres in size but managed as a single operation and under same ownership may meet the minimum acreage standard. The keeping of no more than two large animals may be approved by Administrative Permit for lots less than two acres when zoned Residential One-acre (R1A) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.~~

D. Stables.

- ~~1.~~ Commercial. Standards for Commercial Stables can be found in 130.40.210.C (Outdoor Recreational Facilities - Commercial or Public, Commercial Stables), and are defined in Article 8 (Glossary: See "Stables; Commercial") of this Title. The licensing requirements and standards for commercial Equine Rental Facilities are included in Title 6 (Animals), Chapter 6.24 (Commercial Animal Establishments) of the County Code of Ordinances.
- ~~2.~~ Private. Private stables, including the breeding and raising of horses, are allowed on residential zoned lots as specified in the zone matrices. Facilities are subject to the following standards:
 - ~~a.~~ The facility shall not involve more than three patrons visiting the site at any one time and no more than a maximum of fifteen patrons per day, unless authorized by a use permit as provided in Section 130.40.160 (Home Occupations) below in this Chapter.
 - ~~b.~~ The Operation and Maintenance Standards in Subsection E (Operation and Maintenance Standards) below in this Section shall be adhered to.

E. Operation and Maintenance Standards.

- ~~1.~~ Odor and Vector Control. Pastures, agricultural accessory structures and animal enclosures, including but not limited to pens, coops, cages, barns, corrals, paddocks and feed areas, shall be maintained free from excessive litter, garbage, and the accumulation of manure, so as to discourage the proliferation of flies, other disease vectors and offensive odors. Sites shall be maintained in a neat and sanitary manner.
- ~~2.~~ Erosion and Sediment Control. In no case shall any person allow animal keeping to cause soil erosion, or produce sedimentation on any public road, adjacent property, or in any drainage channel. In the event such soil erosion and sedimentation occurs, the keeping of animals outdoors on the site shall be deemed a nuisance and subject to abatement under the County Code of Ordinances.
- ~~3.~~ Noise. No animals will be allowed to create a public nuisance, disturbing the peace by frequent or continuous noise of an irritating or raucous nature. If a nuisance is deemed to have occurred it may be subject to abatement as specified in Title 6 (Animals) of the County Code of Ordinances.
- ~~4.~~ Specified types of animals allowed. More than one type of animal may be kept on a single site as allowed for in the use matrix for the applicable zone.

- F. Setbacks. Animal sheltering structures, including but not limited to coops, stables, and aviaries, shall meet the agricultural structure setbacks established in the applicable zone district in which they occur except that the side and rear yard setback may be reduced as follows:-

1. The required setback for a structure that provides shelter for poultry, fowl, or rabbits may be reduced to 25 feet if the following standards are met:

- a. The structure is no larger than 120 square feet in size and no more than seven (7) feet in height.
c. The structure is not visible from a public street.

- ~~G. Administrative. On all lots of less than two acres in size, an Administrative Permit shall be required for:~~

- ~~1. The keeping of large animals allowed pursuant to Subsection C (Animal Keeping in Residential Zones) above in this Section.~~
~~2. The keeping of small animals for the purpose of sale, including their products, so long as the animals are maintained in a healthy and sanitary manner that does not violate any section of the State of California Penal Code or Title 6 (Animals) of the County Code of Ordinances.~~

- GH. Penalties. Violations of this Section may be charged as either an infraction or misdemeanor.

Section 10. Section 130.40.110 entitled “Child Day Care Facilities” is amended in part to read as follows:

Sec. 130.40.110 Child Day Care Facilities.

- A. Child Day Care Homes. Child day care homes, as defined in Article 8 (Glossary: See "Child Day Care Home") of this Title, may be provided in ~~any zone that allows~~ a detached, single-unit residential dwellings, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling, including rental units, in which the underlying zoning allows for residential use ~~including rental units~~, in compliance with California Health and Safety Code Section 1596.70 and 1597.30-1597.622. ~~As such, the following permit requirements shall apply:~~

- ~~1. Small Family Day Care Homes. Allowed by right.~~
~~2. Large Family Day Care Homes. Allowed by right.~~

Section 11. Section 130.40.130 entitled “Telecommunication Facilities” is amended in part to read as follows:

Sec. 130.40.130 Telecommunication Facilities.

Table 1. Telecommunication Facility Types

Telecommunications Facility Type	Relevant State/Federal Legislation/Existing Regulations	Recommended <u>Required</u> Permit
Small Cell Wireless Telecommunication Facilities	FCC Declaratory Ruling and Third Report and Order (FCC 18-133)	A
Building Facade Mounted Antennas	Meeting Existing El Dorado County Code (EDC) Regulations	A
Roof Mounted Antennas	Meeting Existing EDC Regulations	A
Co-location on Existing Non-Building Structures or Public Facilities	Meeting Existing EDC Regulations	MUP
Co-location on Existing Approved Monopoles or Towers	Meeting Existing EDC Regulations	P*/A
Co-location Facilities (by right processing)	Meeting criteria of CA Government Code 65850.6	P

New Towers or Monopoles	Meeting Existing EDC Regulations	MUP/CUP
Emergency Standby Generators	Meeting criteria of CA Government Code 65850.75	P
Modifications (non-substantial)	That do not constitute a substantial change per Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act") 47 U.S.C. § 1445(a), 47 C.F.R. § 1.6100	P
Temporary Facilities		P/A
Other Types of Facilities Not Listed Above		A/MUP/CUP
Note: P = Allowed use A = Administrative permit required (130.52.010) CUP = Conditional use permit required (130.52.021) MUP = Minor use permit required (130.52.020)		

Section 12. Section 130.40.160 entitled "Home Occupations" is amended in part to read as follows:

Sec. 130.40.160 Home Occupations.

8. Heavy Commercial Vehicles, as defined in Article 8 (Glossary: See "Vehicle, Heavy Commercial") of this Title are allowed as follows:
 - a. Agricultural, Rural Lands (RL), and Resource zones (See Chapter 130.21: Agricultural, Rural, and Resources Zones) in Article 2 (Zones, Allowed Uses, and Zoning Standards), may be stored on-site.
 - ~~b. — On lots five acres or larger and in Residential Estate (RE) may be stored on-site providing they are not visible from a right-of-way or road easement, except when in use.~~
 - ~~b.e.~~ On lots larger than ~~or equal to~~ one acre ~~but less than five acres~~ and ~~are~~ zoned R2A, ~~or~~ R3A, ~~or Residential Estate (RE)~~, commercial vehicles are allowed provided that the vehicle is stored or parked on-site within an enclosed structure or screened from public view when not in use.
 - ~~c.d.~~ On lots less than one acre or lots zoned RM, R1, R20K and R1A, no heavy commercial vehicles used as part of the home occupation shall be stored or parked on-site or on the road frontage.

Section 13. Section 130.40.190 entitled "Mobile/Manufactured Homes" is amended in part to read as follows:

Sec. 130.40.190 Mobile/Manufactured Homes.

A. Applicability. A mobile or manufactured home (hereinafter referred to as "mobile home") or a recreational vehicle (RV) may be allowed for temporary or permanent use in compliance with the provisions of Chapter 110.64 (Mobile Home Regulations) of Title 110 (Buildings and Construction) of the County Code of Ordinances, the development standards of the zone, and the provisions of this Section.

B. Permit Requirements.

1. Residential Dwellings. In all zones that permit detached, single-unit residential or multi-family dwellings by right, the permanent placement of a mobile/manufactured home as primary and/or accessory dwelling unit shall be allowed.
2. Temporary While Constructing. One mobile home or recreational vehicle may be placed on a lot for the purpose of habitation during the construction of a permitted primary dwelling or during major repair of a damaged dwelling that is uninhabitable. A temporary occupancy permit shall be obtained from Building Services for the

mobile home or recreational vehicle, and an active building permit must remain in effect for the primary dwelling.

3. Hardship Purposes. One temporary mobile home may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title only when there is an existing primary dwelling and the temporary mobile home is for the following uses:

- a. To provide temporary housing or shelter for the owner or members of the household and/or to allow for in-home care of household members who reside on the lot.
- b. To provide caretaker assistance to the elderly or disabled homeowner(s) in their personal care and/or protection of their property. The elderly or disabled homeowner(s) must reside on site. Under this Section, "elderly" shall mean a person 62 years of age or older.

4. Contractor's Office. One or more mobile home(s) may be used exclusively as a temporary office for contractors engaged in construction projects during the course of construction of the project where an active building, grading, or other permit remains in effect, subject to the following provisions:

- a. A temporary contractor's office may be located on the same property as the construction project subject to approval of an Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title.
- b. A temporary contractor's office may be located off-site subject to approval of a Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title.
- c. A temporary contractor's office located on or adjacent to agricultural or resource zoned land shall be subject to review by the Agricultural Commissioner.

5. Construction Employee Housing. The temporary placement of one or more mobile homes or recreational vehicles to provide construction-related employee housing may be allowed subject to the use matrices for the zones. Such temporary housing shall be limited to projects in remote areas where permanent housing is infeasible and where a mobile home park, recreational vehicle park, or campground space are unavailable. A temporary occupancy permit shall be obtained from Building Services for the mobile home(s) or recreational vehicle(s), and an active building permit must remain in effect for the construction project.

6. Agricultural Employee Housing. One or more mobile homes may be used for housing agricultural employees and their immediate families in compliance with the requirements under Section

130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) above in this Chapter.

7. Caretaker Housing. On lots that contain commercial, industrial, recreational, or civic uses including public and private schools and churches, one mobile home may be placed on the lot or contiguous lots under common ownership for the purpose of providing housing for a caretaker in compliance with the requirements of Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) above in this Chapter.

~~8. Temporary Housing Option Recreational Vehicle. One "temporary recreational vehicle" (TRV) may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title.~~

- ~~a. A "temporary recreational vehicle" (TRV) is defined in this Section as meaning a motor home or travel trailer with or without motive power, originally designed for human habitation that is: Designed for recreational or emergency occupancy; contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; contains 400 square feet or less of gross area measured at maximum horizontal projections; is built on a single chassis; is self-propelled or permanently towable on California roadways bearing the State or Federal insignia of approval for recreational vehicles and maintains current registration with the Department of Motor Vehicles (DMV).~~

- ~~b. A TRV is for the following uses: To provide temporary housing for a property owner or family member and/or to allow for in-home care of family members who reside on the lot, or by a~~

~~caretaker where the purpose of the caretaker is to assist elderly or disabled homeowner(s) with their personal care and/or the care and protection of their property. The elderly or disabled owner(s) must reside in the primary dwelling or accessory dwelling unit. Under this Section, "elderly" shall mean a person 62 years of age or older.~~

~~c. Exceptions: A TRV may be allowed on a lot of less than one acre in the event of fire, flood, or other disaster, which has destroyed or damaged a dwelling to the point where it is no longer habitable and the property owner needs a temporary mobile home or TRV in which to reside.~~

~~d. The urgency ordinance for temporary housing options from which this Subsection is derived is set to sunset from this Title three years from the date of adoption (December 2, 2020), upon which date no new TRV permits may be issued or renewed.~~

C. Temporary Mobile Home Removal. Where the permit has expired in compliance with Subsection 130.52.050.E (Permit Expiration) in Article 5 (Planning Permit Processing) of this Title, the mobile home or recreational vehicle shall be removed from the property within 30 days following the date of expiration. The applicant shall be required to obtain a demolition permit in order that the County can verify that water, sewer or septic systems, and other utilities are disconnected and the unit is removed from the site.

(Ord. No. 5136, § 2, 12-2-2020; Ord. No. 5152, §§ 13, 14, 11-16-2021)

Section 14. Section 130.51.050 entitled “Public Notice Requirements and Procedures” is amended in part to read as follows:

Sec. 130.51.050 Public Notice Requirements and Procedures.

- A. This Section implements greater public notice requirements than the prescribed requirements in California Government Code §§ 65090—65095). The public notice requirements and procedures for the various types of planning actions are set forth below in Table 130.51.050.1 (Public Notice Requirements and Procedures—Administrative Projects) and Table 130.51.050.2 (Public Notice Requirements and Procedures—Discretionary Projects). Public notice regarding projects will be mailed to nearby property owners according to the distance radius from the project site parcel boundary as specified in these tables. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.
- B. The notice shall be mailed at least ten days prior to the hearing to any person who has filed a written request for notice either with the clerk of the governing body or with any other person designated by the governing body to receive these requests. The local agency may charge a fee, which is reasonably related to the costs of providing this service, and the local agency may require each request to be annually renewed. As used in this Chapter, "person" includes a California Native American tribe that is on the contact list maintained by the Native American Heritage Commission (Government Code § 65092).
- C. The failure of any person or entity to receive notice pursuant to this Title shall not constitute grounds for any court to invalidate the actions by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors for which the notice was given (Government Code § 65093).
- D. Any public hearing conducted under this Title may be continued from time to time (Government Code § 65095). If a hearing on a project is continued to a date certain, no additional public notice is required. Projects continued off calendar require new public notice.
- E. Public Notice Requirements and Procedures—Administrative Projects. Administrative projects are projects that require the issuance of an Administrative Permit as specified throughout the various matrices of allowed uses set forth in this Title. Administrative project types listed in Table 130.51.050.1 (Public Notice Requirements and Procedures—Administrative Projects) require public notice prior to a Director decision or no public notice as specified below.

**Table 130.51.050.1. Public Notice Requirements and Procedures—
Administrative Projects**

Project Type	Notice Mailed to Property Owners ¹ Nearby (distance radius ²)	Hearing Body (D—Director, ZA— Zoning Administrator, PC—Planning Commissioner)	Physical Sign Posting (publicly visible)	Notice to: Agent/Applicant/Appellant/ Property Owners ³ /Local Businesses	Notice Date Prior to Decision (applies to the following: mailed notice, hand-delivered notice, or electronic notice)	Notice Mailed via U.S. Postal Service ⁴	Notice Published in One Newspaper of General Circulation ⁴
<u>Gates⁵</u>	<u>500 ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>

F. Public Notice Requirements and Procedures—Discretionary Projects. Discretionary projects require the issuance of a discretionary permit as specified throughout the various matrices of allowed uses set forth in this Title. Discretionary projects include project types such as Conditional Use Permit, Design Review, General Plan Amendment, and other project types listed in Table 130.51.050.2 (Public Notice Requirements and Procedures—Discretionary Projects). Discretionary projects listed in this table require public notice prior to Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors decision; or no public notice as specified below:

1. Notwithstanding any other provisions of this Title, the following determination shall apply to all County-initiated planning efforts, including, but not limited to, Board of Supervisors directed zone changes:
 - a. The physical sign posting requirements shown on Table 103.51.050.2 shall not apply. No physical sign posting shall be required for County-initiated planning efforts, including Planned Developments, Specific Plans, or Zone Changes.

**Table 130.51.050.2 Public Notice Requirements and Procedures—
Discretionary Projects**

Project Type	Notice Mailed to Property Owners ¹ Nearby (distance radius ²)	Hearing Body (D—Director, ZA—Zoning Administrator, PC— Planning Commission)	Physical Sign Posting (publicly visible, at least 30 days prior to first hearing)	Notice to: Agent/Applicant/Appellant /	Notice Date Prior to Hearing (applies to the following: mailed notice, hand-delivered notice, or electronic notice)	Notice Mailed via U.S. Postal Service ⁴	Notice Published in One Newspaper of General Circulation ⁴
Conditional Use Permit ⁶	1,000 ft	ZA/PC	N/A	Yes	At least 10 days	Yes	Yes
Minor Use Permit ⁶	1,000 ft	ZA/PC	N/A	Yes	At least 10 days	Yes	Yes
¹ Property owners includes property owners from the latest assessment roll record and any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code. (Government Code Section 65091)							

² The mailed public notice distance radius is from the project site parcel boundary. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.

³ Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.

⁴ The mailed and published notice shall include: hearing body, location of hearing, date, time, project name and number, applicant's name, project description, APN, property acreage, location, Supervisor District, County Planner and contact information, and environmental document type. The notice shall also identify if the project is within a community region, rural center, or rural area.

⁵ The County of El Dorado Subdivision Ordinance (Title 120) prescribes the public notice requirements and procedures for planning activities associated with tentative maps. Please refer to the requirements prescribed in Section 120.24.085 (Major Land Divisions) and Section 120.48.065 (Minor Land Divisions). The greater distance radius shall apply to planning activities with conflicting distance radii in either Title 120 or Title 130.

⁶ [A Use Permit for a new telecommunication facility shall require a physical sign posting that is publicly visible in accordance with Section 130.51.050.H \(Physical Sign Posting\).](#)

Section 15. Section 130.52.050 entitled "Temporary Mobile Home Permit" is amended in part to read as follows:

Sec. 130.52.050 Temporary Mobile Home Permit.

D. Temporary Mobile Home Permit Requirements.

1. One temporary housing unit may be granted on a lot or contiguous lots under common ownership.
2. The property owner shall occupy a dwelling on the site for the uses allowed under Subsections B.1 and B.2 (Applicability) above in this Section.
3. The applicant shall comply with all development standards for the zone and any other statutes and ordinances relating to building, fire, and health codes.
4. The applicant shall sign and notarize an agreement that at the conclusion of the permit or the violation thereof, the temporary housing unit shall be removed from the property. In the event the property owner fails to remove the unit, the County may be authorized to remove the housing unit and record a lien on the property for the cost of removal. Such agreement shall be recorded by the County.

~~5. In addition to the provisions in Subsection B.2 (Applicability) above in this Section, in residential and agricultural zones suitable for residential development on lots measuring one acre or larger, one "temporary recreational vehicle" (TRV), as defined in Subsection 130.40.190.B.8, may be allowed on site as a temporary housing option, under a temporary mobile home permit pursuant to the following criteria:~~

~~a. The method of establishing suitability for residential development may be based on topography, access and connections to groundwater (or public water) or septic (or sewer) capability in accordance with Title 110 (Buildings and Construction), Section 110.32.150 (Temporary Mobile Homes), including enforcement thereof as stated in Section 110.32.250 (Enforcement), and other utility infrastructure requirements. The parcel's suitability for residential development, given the evidence and information provided will be evaluated during the temporary mobile home permit application process including but not limited to the following:~~

~~(1) Proof that there is an adequate potable water supply consisting of an operating well or water service connection is provided on the site as required by the Department of Environmental Management. Any alternative water system for the TRV shall be approved by the Department of Environmental Management prior to the issuance of a TRV permit.~~

~~(2) A functioning septic system or public sewer system connection shall exist at the site. Septic systems connections or alternative wastewater disposal methods require review and approval by the El Dorado County Environmental Management Department.~~

~~(3) The site shall contain electrical service to a TRV used for temporary housing.~~

~~b. If the parcel has an existing permitted primary dwelling, then establishing suitability for residential development is not required as long as the proposed TRV meets the development standards for the zone with the appropriate groundwater (public water), septic (sewer) capacity, and power hook-ups.~~

~~c. The applicant shall comply with all development standards for the zone and any other statutes and ordinances relating to building, fire, and health codes in addition to the following:~~

~~(1) A current DMV registration and operating permit shall be required and maintained on the TRV at all times;~~

~~(2) A TRV used for temporary housing shall be structurally sound and protect its occupants against the outdoor elements, including snow load;~~

~~(3) Alterations to a TRV are prohibited;~~

~~(4) Property owner must certify that a TRV used for temporary housing shall be equipped with smoke alarm/carbon detectors;~~

~~(5) The parking site for a TRV used for temporary housing must be located on the lot and shall be paved with hard durable surface with adequate drainage; and~~

~~(6) A TRV used for temporary housing shall not be used as a rental unit.~~

~~d. Permit Revocation. The County may revoke a temporary mobile home permit for a TRV if the placement or occupancy of the recreational vehicle:~~

~~(1) Is in violation of any local, State or Federal laws or regulations; or~~

~~(2) Appears to create a nuisance, such as by:~~

~~i. Accumulation, proliferation, or dispersal of trash, debris, or personal possessions; or~~

~~ii. Constitutes an unlawful activity; or~~

~~iii. Creates a disturbance that exceeds the standard outlined in Section 130.37.060 (Noise Standards) in Article 3 of this Title.~~

~~(3) If a property owner or owners who hold a temporary mobile home permit violate any provisions of the permit or of this Subsection, the property owner or owners will be served with a notice setting forth the nature of the violation. If, within a period of 30 days from the date of such notice, the property owner or owners have not complied with the provisions of the permit or of this Subsection, the permit shall be revoked.~~

~~(4) Property owner(s) must certify in a statement that if violations concerning the temporary mobile home permit are not removed or abated by the property owner by the specified date in a notice, that such materials, up to and including the TRV, may be removed under authority of the County, and the costs of such removal and abatement may be made a legal charge against the owner or owners of the property, a lien imposed on and recorded against the property in the amount of such costs, and such costs referred to the County Auditor for collection together with property taxes on such property pursuant to the provisions of Health and Safety Code §§ 14875 through 14931, and Government Code § 25845. Upon full recovery of County costs, a new TRV permit may be obtained after compliance with the provisions of this Chapter and the payment of a fee as specified in the building fee schedule as adopted by the Board.~~

~~(5) The conditions in this Subsection also pertain to violations by a property owner or owners with an expired temporary mobile home permit.~~

Section 16. Section 130.61.100 entitled “Restoration of Abandoned Nonconforming Uses” is amended in part to read as follows:

Sec. 130.61.100 Restoration of Abandoned Nonconforming Uses.

Restoration of an abandoned nonconforming uses may be allowed by [Conditional Use Permit \(CUP\)](#) ~~Administrative Permit~~ pursuant to standards for approval in Article 5 (Planning Permit Processing) of this Title. In addition to standard requirements, the [Planning Commission](#) ~~Director~~ shall also make the following five additional findings:

1. Positive action(s) will be taken to resume the nonconforming use within a reasonable period;
2. The nature and character of proposed structure(s) are substantially the same as that for which the structure(s) were originally designed;
3. There is no material difference in the quality, character or degree of use;
4. The proposed use will not adversely affect the other uses allowed by right in the Zone Districts of adjacent parcels; and
5. The nonconforming use will not be detrimental to the public health, safety or welfare or be injurious to the neighborhood.

~~If in the opinion of the Director, restoration of the abandoned nonconforming use could contain potentially significant environmental impacts subject to CEQA or if the above findings cannot be made, a Conditional Use Permit (CUP) shall be required from the Commission pursuant to Article 5 (Planning Permit Processing) of this Title to consider restoration of the nonconforming use.~~

Section 17. Section 130.80.020 entitled “Definitions of Specialized Terms and Phrases” is amended in part to read as follows:

Sec. 130.80.020 Definitions of Specialized Terms and Phrases.

Vehicle Storage. The service and storage of operable vehicles, boats and trailers. Typical uses include recreational vehicle storage lots, fleet storage lots, impound lots, and construction vehicle storage areas. It also includes storage of vehicles incidental to a commercial use, such as delivery, taxicab, and towing services. [Individual, compartmentalized, and controlled storage of vehicles that is fully enclosed within a building or group of buildings and does not include any types of sales or services \(e.g., repair, vacuuming, washing\), may be classified as Storage, Self \(Use Type as defined in this Section\).](#)

Commercial Recreation (Use Type). Establishments engaged in providing recreation and entertainment activities for participants and spectators. This use may include secondary and incidental retail sales and food services. The following are Commercial Recreation use types:

Arcade. Places open to the public where four or more coin operated amusement devices are installed, including establishments where the primary use is not devoted to the operation of such devices.

Indoor Entertainment. Predominantly spectator uses conducted within a building, typical uses include concert halls, community assembly, museums, and dance halls.

Indoor Sports and Recreation. Predominantly participant sports and recreation activities conducted within a building, typical uses include bowling alleys, skating rinks, indoor racquetball courts, gymnasiums, indoor batting cages and sport courts, athletic and health clubs.

Large Amusement Complex. Theme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides.

Outdoor Entertainment. Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.

Outdoor Sports and Recreation. Commercially operated, predominantly participant sports and recreation activities conducted wholly or partially outside of a building, including, but not limited to [golf driving ranges, miniature](#) golf courses, tennis courts, swimming pools, outdoor batting cages, shooting and archery ranges, ball fields, and sport courts and courses.

Industrial:

General (Use Type). Manufacturing, processing, assembling, or fabricating from raw materials to include any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially outdoors. It includes, but is not limited to lumber mills; batch plants; truss manufacturing; co-generation plants; food and byproducts processing plants; and fabric, textile, and carpet mills.

Specialized (Use Type). Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involve special safety or public health considerations; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities. [It also includes, but is not limited to logistics uses such as fulfillment centers, heavy distribution and parcel hub uses.](#)

Light Manufacturing (Use Type). The manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, paper, ceramic, metals, pre-cut wood, and wood products. It does not include saw and planing mill operations or manufacturing uses involving primary production of wood, metal, or chemical products from raw materials (See also "Industrial, General"). It includes, but is not limited to electronics and computer component assembly and cabinetmaking; but can include small-scale, artisanal production of goods, such as soap, cheese, hand-loomed textiles and garments, ceramic products, lightweight nonferrous metal castings.

Storage, Self (Use Type). A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access units, stalls, or lockers for the storage of lessees' goods or wares. [Individual, compartmentalized, and controlled storage of vehicles may be permitted if it is fully enclosed within a building or group of buildings and does not include any type of sales or services \(e.g., repair, vacuuming, washing\).](#) (See also Section 130.40.320: Storage Facilities, in Article 4: Specific Use Regulations, of this Title.)

Section 18.

The adoption of this Ordinance is exempt under the California Environmental Quality Act (CEQA) based on CEQA Guidelines 15305 (Minor Alterations in Land Use Limitations), 15274 (Family Day Care Homes), and 15061(b)(3) (General Rule) of the CEQA Guidelines because the proposed changes would not cause direct or reasonably indirect physical change in the environment.

Section 19.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 20.

Pursuant to California Government Code section 25123, this Ordinance shall become effective thirty (30) days from the date of final passage by the Board.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2026, by the following vote of said Board:

ATTEST
KIM DAWSON
Clerk of the Board of Supervisors

Ayes:

Noes:

By _____
Deputy Clerk

Absent:

Chair, Board of Supervisors

APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL

By: _____

Title: _____