

ERRATA SHEET #2 – Revised

(May 15, 2012)

**For the Document and Appendices Titled:
Public Review Draft Zoning Ordinance (May 1, 2012 version)**

	Date Revised	Chapter.section	Page(s)	Revision	Reason for revision
1	5/7/12	Article 2: Table 17.24.020	35	Under Agricultural section, revise Animal Keeping use to read “P” under R1, R20K column.	To be consistent with current regulations. Animal Keeping Ordinance deferred until adoption of comprehensive Zoning Ordinance update.
2	5/7/12	Article3: 17.30.060	25	Strikeout heading “ Ridgeline Development and 30 Percent Slopes. ”. Insert draft Slope Ordinance.	To be compliant with ROI 182-2011 regarding Policy 7.1.2.1. (Line 40 of Checklist)
3	5/7/12	17.36.130	103	Revise Sign Matrix under “Zones” column to read: First Row - <u>CC</u> , <u>CR</u> , CG, I Second Row - CPO, <u>CL</u> , <u>CM</u>	To be compliant with ROI 183-2011 Item 13. (Line 13 of Checklist)
4	5/10/12	17.36.130	103	Revise Sign Matrix under “Maximum Height” column to read: First Row – 35 <u>50</u> Second Row – 35 <u>50</u>	Consistent with height limits in zones.

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5	5/7/12	Article 4: 17.40.080	10	<p>Revise Subsection B to read: “The standards set forth in this Section shall apply to residential, non- <u>and</u> agriculturally zoned lands, where the permitted use matrices for the zones allows the raising and keeping of animals.</p> <p>Strikeout Subsection C.</p> <p>Revise Subsection D to read: The slaughtering of fowl or domestic farm animals owned by the property owner or lessee is <u>not permitted on a lot of more than one acre</u> in any residential zone, <u>including R1, R1A, R2A, R3A, RE-5, and RE-10.</u>”</p>	To be consistent with current regulations. Animal Keeping Ordinance deferred until adoption of comprehensive Zoning Ordinance update.
6	5/7/12	17.40.370	66	Strike out ordinance in its entirety and insert “ <i>Reserved</i> ”	Vacation Home Rental Ordinance deferred until adoption of comprehensive Zoning Ordinance update.

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Draft Slope Ordinance

17.30.060 Development Standards for Slopes Exceeding 30 Percent Gradient

A. **Purpose and Intent.** The General Plan Land Use, and Conservation and Open Space Elements provide for the conservation and protection of hillsides and ridgelines, soils, wildlife habitat, vegetation, and open space under Policies 2.3.2.1, 7.1.2.1, and 7.1.2.2. It is the purpose of these development standards to:

1. Provide for General Plan consistency in regulating disturbance and development on slope gradients of 30 percent and greater in order to maintain natural drainage patterns, minimize erosion, sedimentation, and impervious surfaces, maximize retention of natural vegetation and reduce visual impacts;
2. Provide a process for the County to consider and authorize exceptions in order to allow reasonable use of property, relieve burdens on and promote agricultural production, and protect public health, safety and welfare; and
3. Provide review standards to assist the Board, Planning Commission, Director, Transportation Director, and staff in evaluating reasonable use of slopes 30 percent and greater.

B. Application and Exemptions

1. The provisions of this ordinance shall apply to any building or grading development that result in ground disturbance on slopes 30 percent and greater.
2. The following types of development are exempt from this ordinance:
 - a. Development that will avoid disturbance of all on site and off site land with slopes 30 percent and greater;
 - b. Development with previous approvals, prior to adoption of this ordinance, which have defined the specific extent of allowable development within the subject lot. These would include approvals of variances, subdivision maps, parcel maps, planned developments, or other actions in which a building or development envelope has been delineated, or specific criteria adopted as part of a discretionary approval that defines the portion of a lot available for development;

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- c. Development that will impact existing artificial slopes previously created under the authority of a permit issued by the County or are otherwise considered nonconforming;
- d. Development activities that are necessary for the interest of public safety, such as the removal of poisonous or noxious plants, the controlled removal or thinning of vegetation as a part of a fire protection program required by a fire district, or other public safety purpose approved by the Director;
- e. Development of a public trail comprising a component of the County's adopted master trails plan or an adopted regional trail plan;
- f. Projects located in the Tahoe Basin. Such projects are subject to the policies and regulations of the Tahoe Regional Planning Agency Code of Ordinances;
- g. Underground utilities with accessory above ground components, utility poles and guy wires, and other similar utility features; or
- h. Agricultural activities that utilize best management practices (BMPs), as recommended by the County Agricultural Commission and adopted by the Board.

C. Development Standards

- 1. A grading or building permit shall be required from the County permit authority and shall include an erosion and sediment control plan prepared by a California registered civil engineer in compliance with the County Grading Design Manual.
- 2. Performance for long term erosion control shall be established by collection of a cash deposit or other security acceptable to the County, to ensure that vegetation or other recommended erosion control measures are permanently established.