

# Zoning Ordinance Update

Board of Supervisors  
September 18, 2012

# Board Direction on August 20, 2012

- Global Items
  - Purpose and Intent Statements
  - Document Structure and use of a Design Manual
  - Treatment of Optional Analysis
  - State and Federal Minimum Standards
  - Terms, Glossary and Index
- Article and Subject Specific Items
  - Use Matrices
  - Specific Use Regulations
  - Mapping and Combining Zones
  - Non-Conforming Uses, Structures And Lots

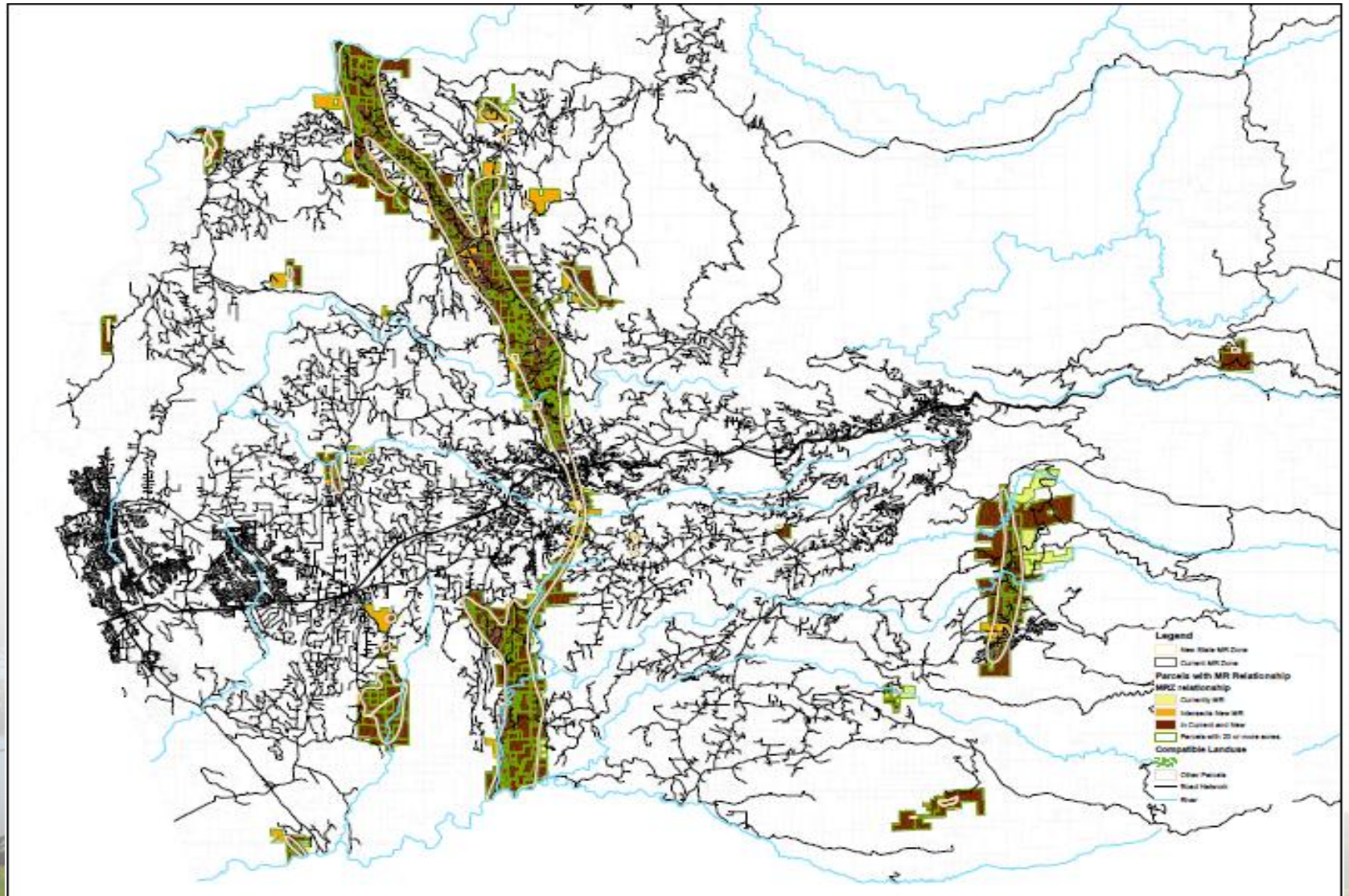
# Discussion Items

1. Planned Development / Density Bonus / 30% Open Space
2. Mineral Resources – Combining Zone (MR) Maps
3. Protection of Wetlands and Sensitive Riparian Habitat
4. Hillside Development Standards; 30 Percent Slope
5. Landscaping and Outdoor Lighting
6. Signs (separate Board item on September 18<sup>th</sup>)
7. Animal Raising and Keeping
8. Nonconforming
9. Glossary
10. Site Planning and Design Manual

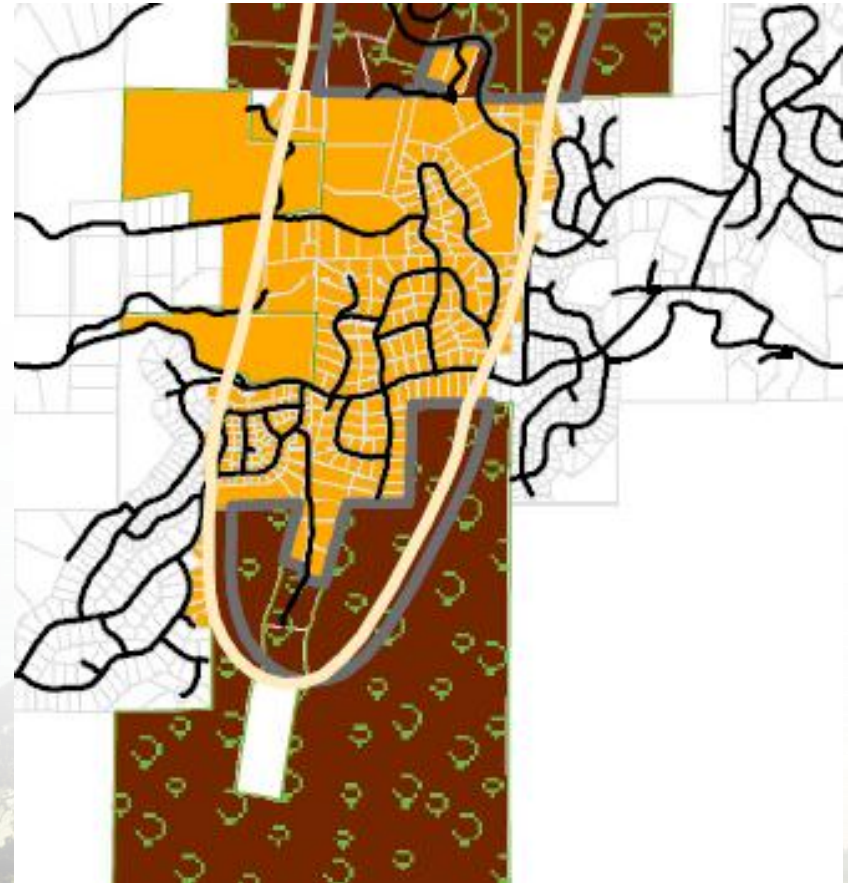
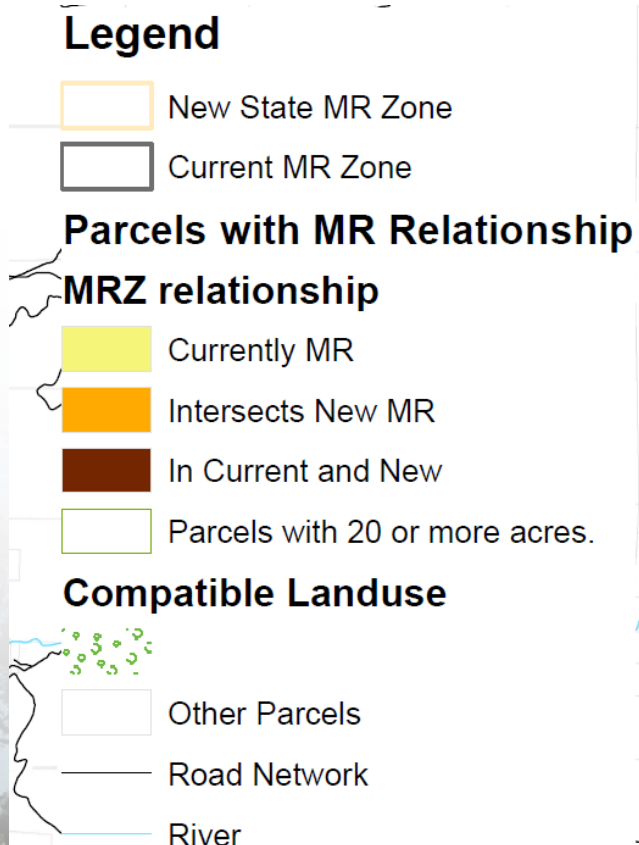
# Planned Development / Density Bonus / 30% Open Space

- Retains 30% open space objective in General Plan
- Modifies 30% open space requirement to:
  - Exempt projects less than 5 units, or smaller than 3 acres in Community Region and Rural Center, or condo conversions, or Multi Family Residential, or Mixed Use Development
  - Allows 15% *improved* open space and 15% exclusive use open space to meet 30% requirement in High Density Residential.
- Retains density bonus policies ONLY for projects meeting minimum 30% open space requirement
- Incorporates Ag protections and resources, including ability to use open space for Ag in Ag Districts

# Mineral Resources



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# Mineral Resources

## MR Combining Zone – Map

1. General Plan vs. State Department of Conservation Report, Division of Mines and Geology from 2000
2. Compatibility Issues, General Plan Policy 7.2.1.2
3. Mapping – MR Overlay 20 acre buffers

# Wetlands and Sensitive Riparian Habitats

- General Plan Policy 7.3.3.4 and 7.4.2.5 - mitigate impacts to “sensitive riparian habitats”
  - Discretionary applications with potential to impact wetlands or riparian habitats require a biological resource assessment to establish the setbacks, where required
    - May consider standardized setbacks for discretionary applications to streamline CEQA review for small projects.
  - Ministerial projects have standardized setbacks :  
25 feet from intermittent stream; 50 feet from perennial lakes, rivers, or streams



# Wetlands and Sensitive Riparian Habitats

- Any setbacks or buffers, when required, shall be measured from ordinary high water mark
- Exceptions, as needed, for native landscaping, fencing, utilities and storm drains, trails, Agricultural uses, etc.
- Environmental Management setbacks for septic system disposal areas and septic tanks for water quality protection are codified

# Hillside Development Standards; 30% Slope Restrictions

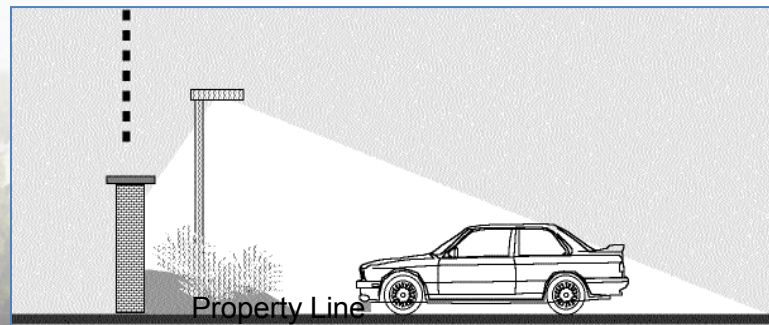
- Implements General Plan policies applicable to development within hillside areas
- Sets slope gradient calculation – 30 feet of vertical distance for every 100 feet of horizontal distance, and vertical elevation of at least 50 feet
- Allows reasonable use on existing lots
- Includes Exemptions:
  - Construction of roads, public, public trails, entitled developments (previously approved), projects in Tahoe Basin, Agricultural uses
- Standards for new subdivisions to be incorporated into the Land Development Manual

# Landscaping

- County must comply with Govt. Code §65591-65599 (Water Efficient Landscape Plan Requirements), when applicable
  - Plan requirements will be incorporated into the new site planning and design manual
- Projects not subject to State requirements may still require a landscape plan. Plan requirements will be incorporated into the new site planning and design manual.

# Lighting

- Retains minimum requirement that no direct lighting falls outside the property line or into public right-of-way
- Provides for exemptions
- Incorporates lighting requirements, including limits and standards, into the site planning and design manual



# Signs

- Board will consider Signs in separate item on September 18, 2012
- Board direction will be incorporated into Draft Zoning Ordinance

# Animal Raising and Keeping

- Comprehensive ordinance
  - Establishes requirements for keeping of small, medium, & large animals, and apiaries
  - Applies to residential zones (Animal Keeping allowed by right in Ag and Rural Lands Zone)
  - Contains a Matrix outlining animal type by zone
  - Provides exceptions for agriculture and resource zones and educational projects
  - Allows for animal processing
  - Establishes Operation & Maintenance standards for odor and vector control, erosion and sedimentation, noise and commercial apiary standards
  - Does not apply to domestic animals that are addressed in County Code Title 6

# Nonconforming

- Chapter 17.61 – Comprehensively rewritten
  - Allows for one legal nonconforming use to be replaced with another nonconforming use when the new use is not more intensive
  - Allows for the reconstruction or expansion of a nonconforming structure
  - Allows for additional conforming uses on a property containing a nonconforming use, if it does not worsen the nonconformity
  - Provides a longer horizon for the determination that a legal use has been abandoned
  - Allows for the extensions of those time frames by the Planning Commission.
- Revise or remove specific nonconforming sections in Ordinance including Ranch Marketing, Landscaping, Lighting and Parking



# Glossary

- Comprehensive update still underway
  - Final step following revisions to other Articles
  - Define use types when applicable
  - Eliminate inconsistencies with General Plan



# Glossary – Partial List

## Revise Definitions for:

Accessory Structure

Agriculture Homestays

Agriculture Structure (i.e. barn)

Aquaculture

Home Occupation

Livestock

Ordinary High Water Mark

Stable; Residential

Vineyard & Orchard  
(garden vs. farming)

## Define Additional Terms:

Animal Keeping

Commercial; Agriculture

Fence

Feedlot

Gate

Horticulture

Husbandry

Legal Lot

Micro Brewery

Ranching

# Site Planning and Design Standards Manual

- Serves as a consolidated reference tool
- Incorporates other adopted Standards and Guidelines
- Adopted by Board Resolution

## ***Option:***

Could combine with Land Development Manual to create a single document

## Table of Contents

- Community Design\*
- Flood Damage Prevention -Determination of Substantial Improvement Checklist
- Historic Design\*
- Landscaping and Irrigation Design and Plan Requirements
- Lighting Inventory Plan and Requirements
- Missouri Flat Design\*
- Mixed Use Development Design
- Outdoor Lighting Design
- Parking and Loading Design
- Research and Development Design\*
- Signs Design
- Traditional Neighborhood Design

*\* Denotes Adopted Guidelines not intended to be amended*

# Work To Be Done

- Finish Zoning Ordinance Revisions
- Revise proposed Targeted General Plan Amendments to reflect changes when needed
- Return to Board for Review
- Accept Final Project Description
- Set schedule for Environmental Review

