



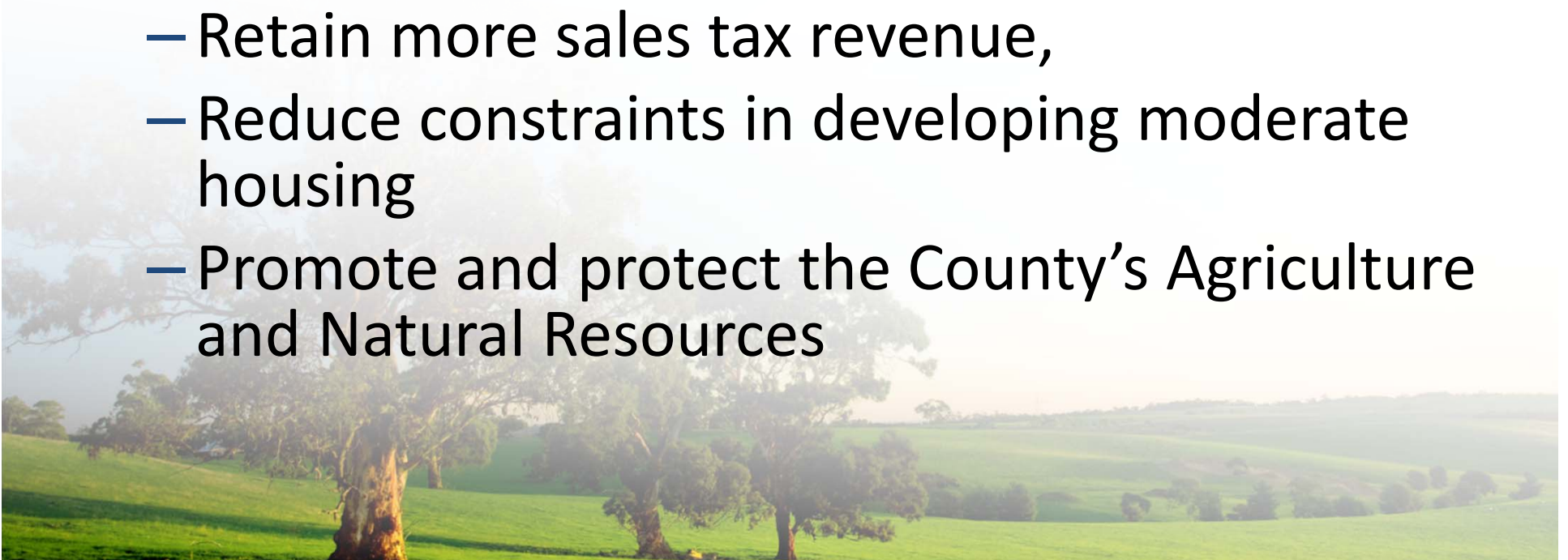
Land Use Policy Programmatic Update

Zoning Ordinance Update

August 20, 2012

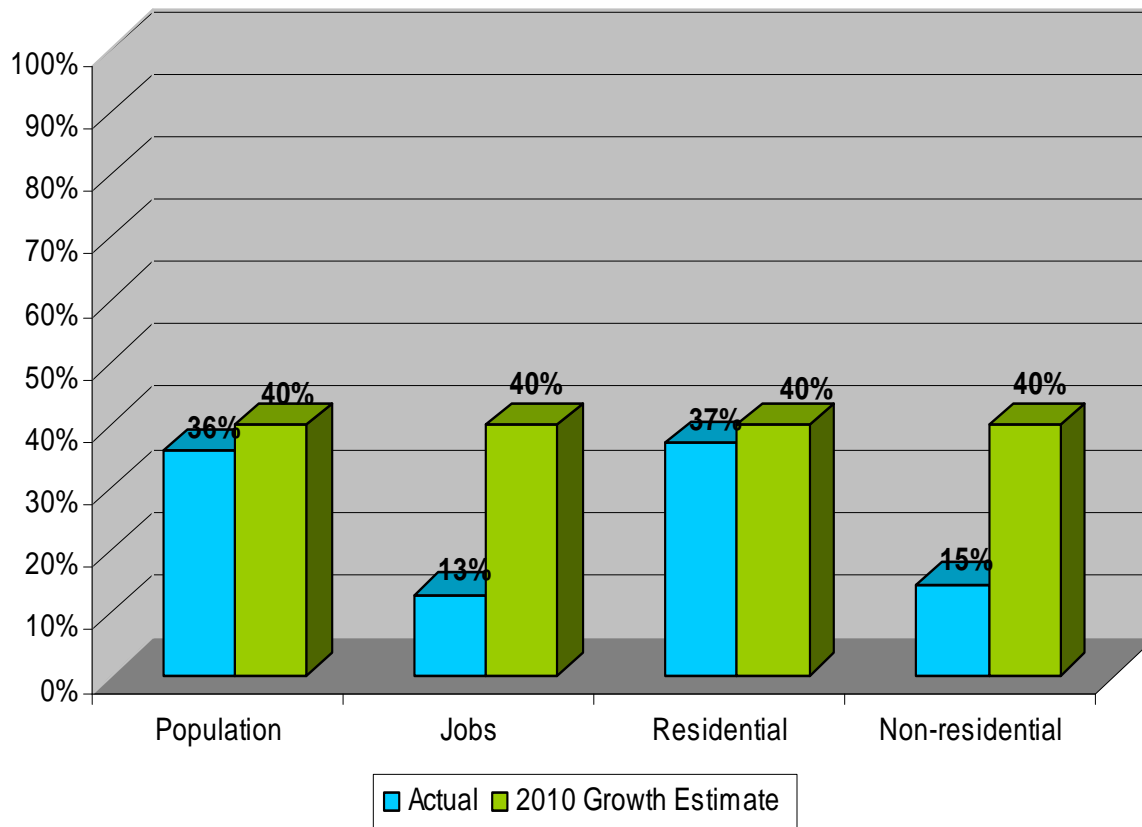
Where Have We Been

- Board adopted Resolutions of Intention setting the framework for the “Project” in support of the following:
 - Increase the creation of jobs,
 - Retain more sales tax revenue,
 - Reduce constraints in developing moderate housing
 - Promote and protect the County’s Agriculture and Natural Resources



Where Have We Been - [2004 General Plan] 5-Year Review

10 Years into a 25 Year Forecast



✓ Total Residential and Population Trend as forecasted

✓ Jobs and Non-Residential Development trended slower than forecasted

✓ Growth within General Plan forecast

Where Have We Been - Board Identified Objectives for the Project

- Bringing differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format
- Create a series of changes (reform) to the current regulatory process
- Achieve adoption of a:
 - Zoning Code Consistent with 2004 General Plan
 - Design Manual
 - Targeted General Plan amendments
 - A Travel Demand Model Update
 - Required 2013 Housing Element Update

Where Have We Been – Board Workshops on Zoning

Were Held

- **Monday July 16, 2012**
 - Table of Contents, Article 8 – Glossary, and Articles 1 & 2
- **Wednesday July 18, 2012**
 - Article 3, 4, & 5, and continuing discussion of previously discussed Articles if needed
- **Thursday July 19, 2012**
 - Article 6, 7, 8 and County-wide zoning map component
- **Friday July 20, 2012**
 - Recommend final revisions to draft Articles 1-8 text and zoning map

Work Being Done – Zoning Ordinance Update

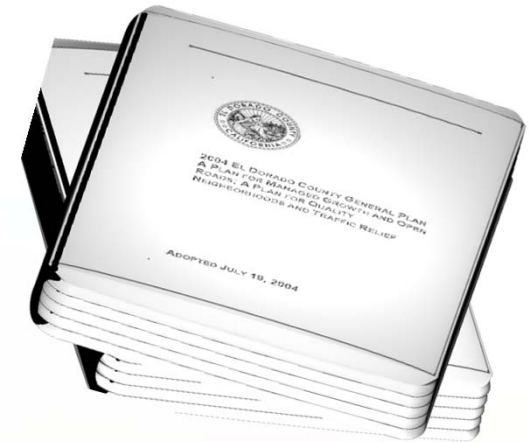
- Reviewing Board and Planning Commission Discussions and previous Board Direction
- Reviewing Public Comments
- General Revisions to address
 - Inconsistencies



- Terms: Principal vs. Primary or Permitted vs. Allowed
- Glossary: When can we rely on common definitions
- Matrices : Clarify when a type of permit is needed
- Consistency with other Plans, Policies and State Laws

Work To Be Done

- Complete 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



What is Needed - *The Parking Lot*

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



Purpose and Intent

- Remove the Term and unnecessary language in “Purpose” statements.

CHAPTER 17.10 – ENACTMENT AND APPLICABILITY OF THE ZONING ORDINANCE

Sections:

17.10.010	Title and Purposes <u>Enactment</u> of Zoning Ordinance
17.10.020	Authority, Relationship to General Plan
17.10.030	Responsibility for Administration
17.10.040	Applicability of Zoning Ordinance
17.10.050	Rules of Interpretation
17.10.060	Severability
17.10.070	Indemnification and Hold Harmless Agreement

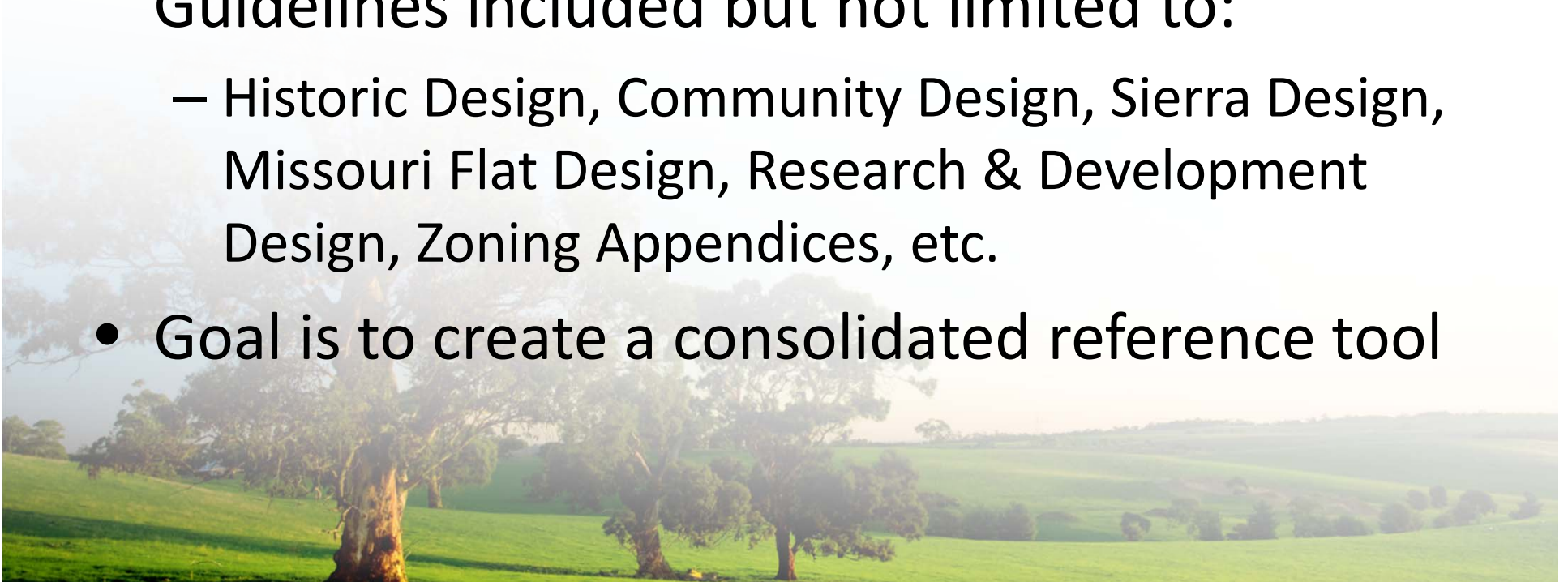
- Global revision in document to restate “Purpose and Intent” to be more clear and concise.

17.20.010 Purpose Contents of Chapter

This Chapter ~~describes~~contains the County’s requirements for the approval of proposed development and new land uses. ~~The~~Development Standards and permit requirements established by this Ordinance for specific land uses are in Chapters 17.21 through 17.26.

Document Structure and Use of a Design Manual

- Craft a Design Manual outside of the Zoning Ordinance adopted by Resolution
- Incorporate other adopted Standards and Guidelines included but not limited to:
 - Historic Design, Community Design, Sierra Design, Missouri Flat Design, Research & Development Design, Zoning Appendices, etc.
- Goal is to create a consolidated reference tool



Design Review

- Set Standards vs. “I’m thinking of a color”
- Establish criteria for when required
- Apply to discretionary and ministerial alike
- Standard Engineering practices are supported
- Community supported design is applied
- Planned Development is an alternative...not a requirement


Form Based Coding 101
Large Mixed-Use Building

Standards

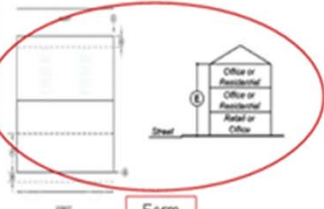
Table 6-25

Building Placement	
Front build-to-line: The front facade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some footage types.	B
Side setbacks: None required, 10 feet minimum if provided.	C
Rear setback: 5 feet from the alley.	D
Building Size and Massing	
Building height: Two, three or four-stories.	E
Parking	
On site covered or uncovered parking spaces shall be located a minimum of 20 feet behind the back of the sidewalk.	F

Design



Form



39

Missouri Flat Adopted Commercial Design Guidelines (i.e. what we wanted)



What we got!



What we could have had!



11 of 12

Treatment of Optional Analysis

To more fully Represent the Range of Analysis

- Revise Document to fully incorporate Optional Items.
- Confirm which “Option” will become part of the Project.

*Currently Shown Following Section

Mixed Use Development Standards

Home Occupation

Animal Keeping

Ranch Marketing & Ag Services Increase Allowable uses

Rural Lands 10 -160

Planned Development & Open Space

Riparian/Wetland Setbacks

Second Dwelling 1,600 sq. ft.

Rural Commercial Zone

Mixed Use in Multi Family Zones

Multiple Industrial Zones

Timberland Preserve Zone

State and Federal Requirements

- Wetland and Riparian Setbacks
- Flood Prevention
- Landscape Ordinance
- Right to Farm
 - Add Ag Districts and lands with the Agricultural Land (-A) land use designation to the definition of “Agricultural Land”

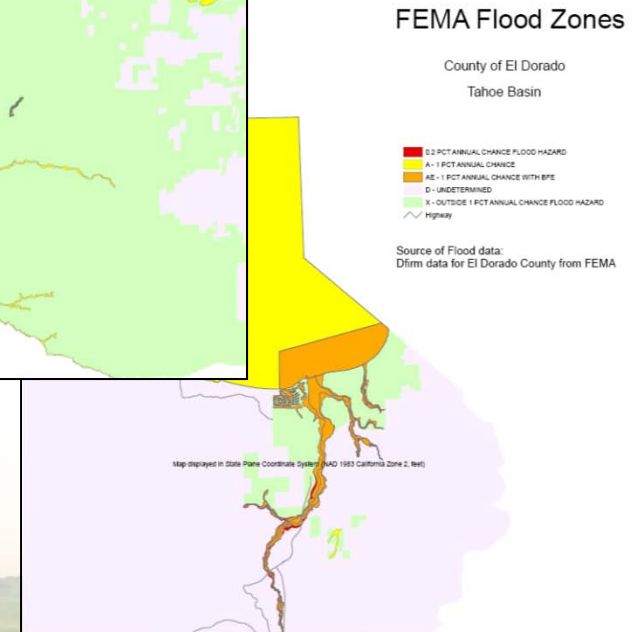
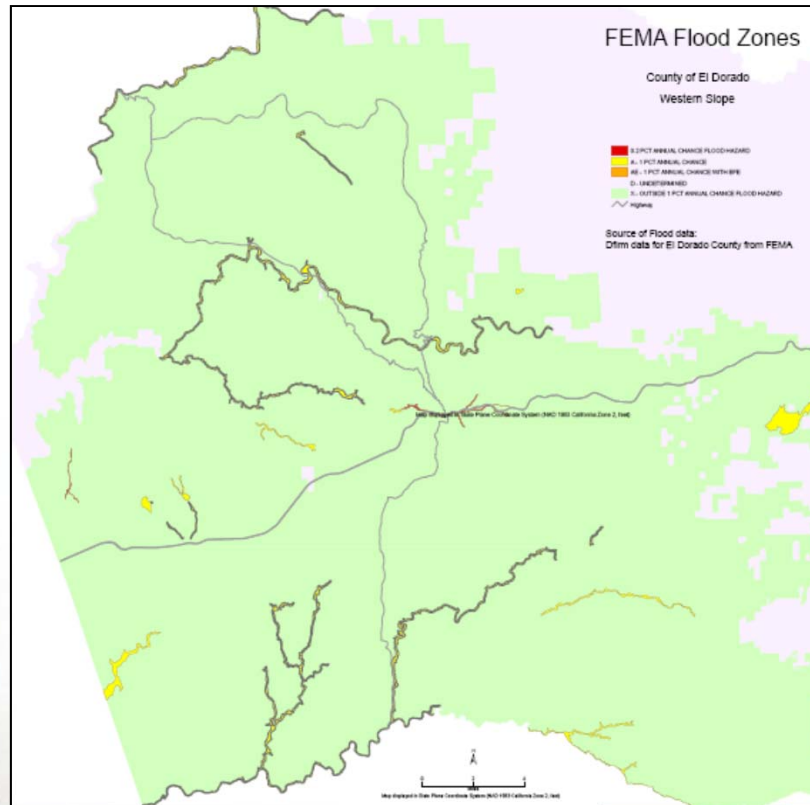


Wetland and Riparian Setbacks

- Not a state or federal requirement
- General Plan Policy to mitigate impacts to “sensitive riparian habitats” (relatively limited)
- Not a one-size fits-all issue; setbacks should adapt to differing conditions
- Considering the following:
 - Adopt standardized setbacks for ministerial projects; use biological resource assessments for discretionary applications or modifications to ministerial setbacks
 - Use objective measurements (high water mark; spillway elevation)
 - Incorporate larger setbacks for major lakes, rivers and creeks
 - Codify Environmental Management setbacks for septic system disposal areas and septic tanks for water quality protection

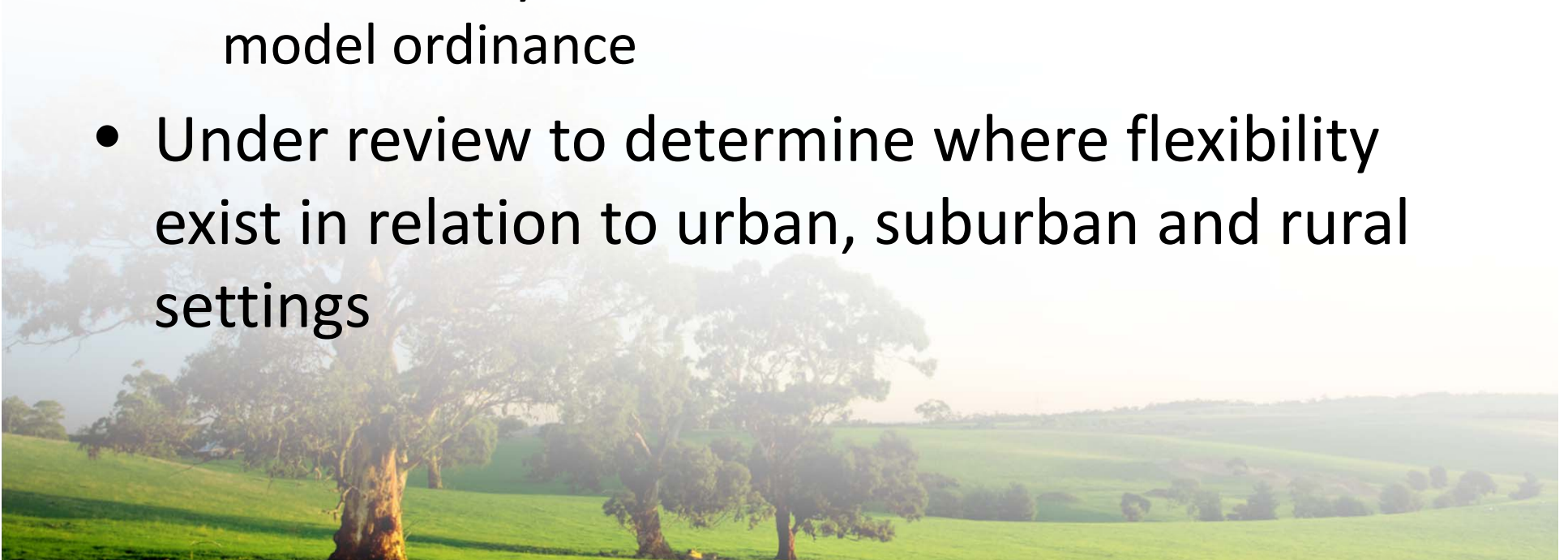
Flood Prevention

- Implements General Plan Policy 6.4.1.1 requiring continued participation in the National Flood Insurance Program
- Board Policy Decision
 - 2 Feet Above Base Flood Elevation
 - At or Above Base Flood Elevation



Landscape Ordinance

- Govt. Code §65591-65599
 - County must adopt, by ordinance, landscape regulations as strict as the State model ordinance.
 - If the County does not, it must enforce the State model ordinance
- Under review to determine where flexibility exist in relation to urban, suburban and rural settings



Terms, Glossary & Index

- Terms
 - “*Permitted*” = Permissible, Exempt or Allowed.
- Glossary
 - Reduce and rely on General Plan Glossary and common definitions
 - Definitions unique to the ordinance will stay embedded in the section
 - Ensure terms unique to Zoning Ordinance are listed in Glossary
- Index
 - Coordinate by Subject or Use

Use Matrices

- Revising Matrices to more clearly describe when a permit is required

Employee Housing: Agricultural	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	—	17.40.120
Construction	—	—	A	A	A	—	17.40.190
Seasonal Worker	—	—	P/A/CUP	P/A/CUP	P/A/CUP	—	17.40.120
Home Occupation	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	—	17.40.160

Current

Contractor's Office: On site	A	A	—	—	17.40.190
Off site	TUP	TUP	—	—	
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)				17.40.390

Proposed

Specific Use Regulations

- Home Occupation Ordinance
 - Optional Analysis Regarding Employee Limits

	RM	R1	R20K	R1A/ R2A	R3A	RE	Rural Lands, Agriculture and Resource Zones
<1 acres	1	1	1	1	1	1	1
1-5 acres	1	1	2	2	2	2	4
> 5 but less than 10 acres	1	1	2	2	4	4	7
> 10 acres	1	1	2	2	4	7	10

- Address number of students and clients in table or similar table



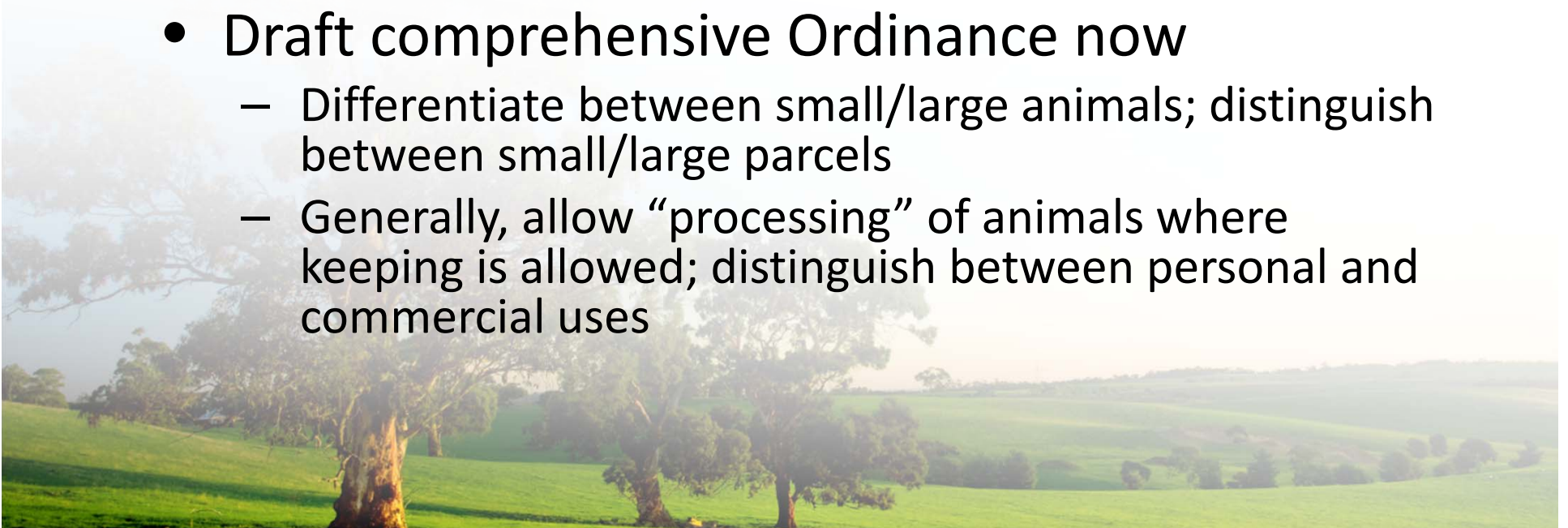
Agriculture

- Adding new matrices for clarity:
 - Agricultural Support Services
 - Ranch Marketing
 - Lodging to address Ag Homestays and Dude Ranches
- Reviewing Ranch Marketing and Winery Ordinances for internal consistency
 - Ranch marketing on grazing lands embedded in document



Animal Raising and Keeping

- Policy Decision to:
 - Defer to after Ordinance Adoption (i.e. *Reserve Section* for later)
 - Revise current language and adopt Board Interpretation
 - Draft comprehensive Ordinance now
 - Differentiate between small/large animals; distinguish between small/large parcels
 - Generally, allow “processing” of animals where keeping is allowed; distinguish between personal and commercial uses



Rural Lands and Rural Commerce

- Allow full range of agricultural uses, although without nuisance protections
- Permit wide range of Ag Support, Ranch Marketing, Employee Housing and Lodging/Recreational uses
- Allow expanded Home Occupations (HOO)
- Add “Rural Commercial” Zone
 - As a result of General Plan Amendment to allow Commercial outside of Community Region and Rural Centers
- Allow Rural Industrial uses; eliminate I-PL zone and associated limitations on expansion of Industrial uses

RURAL COMMERCE

Legend

STREET CLASSIFICATION

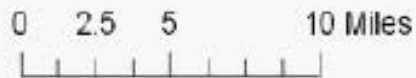
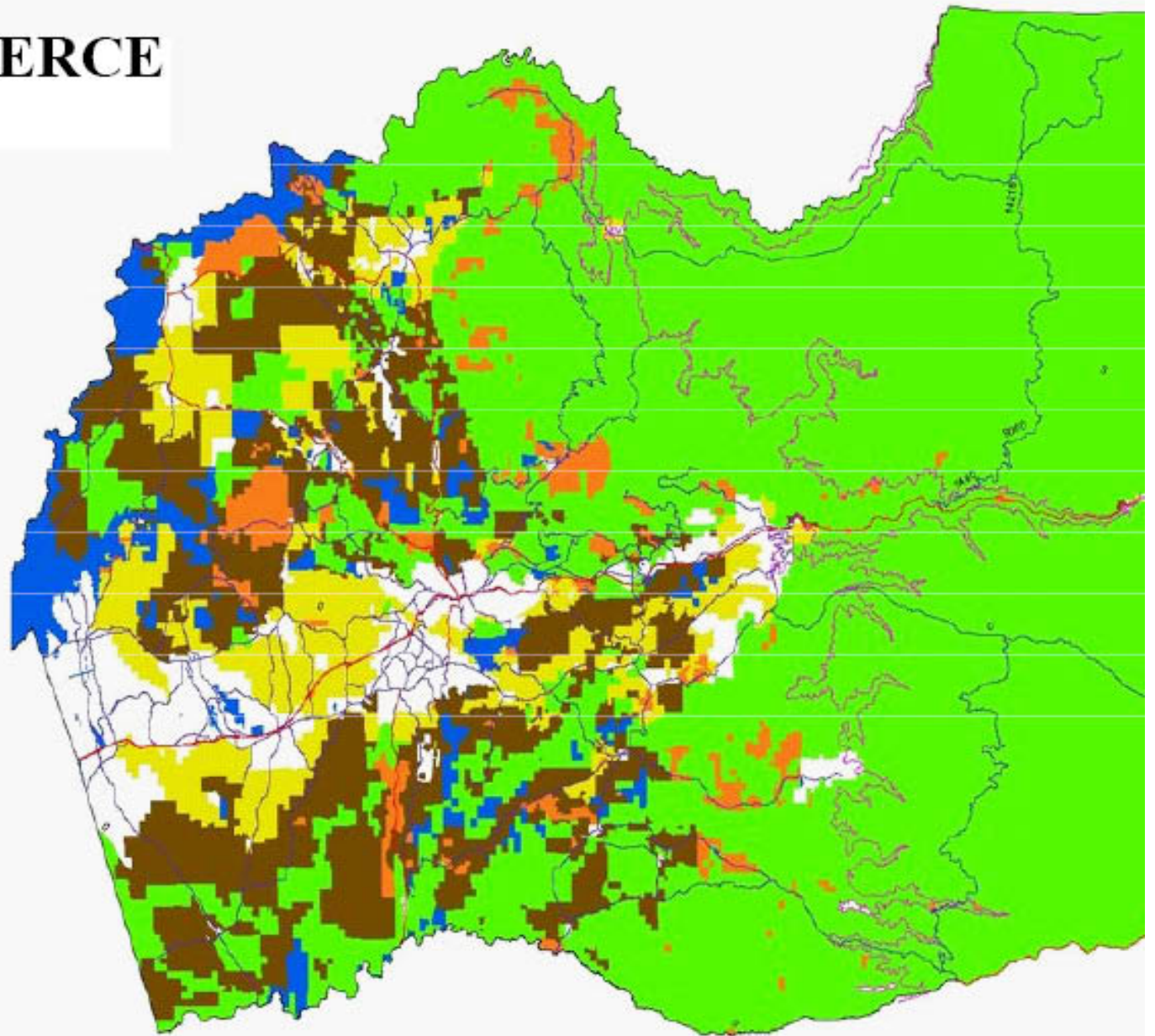
- HWY
- MAJOR

PLATTED LANDS



LAND USE DESIGNATION

- OS (Blue square)
- AL (Light Green square)
- NR (Medium Green square)
- RR (Brown square)
- LDR (Yellow square)



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

MAP PREPARED BY



Exhibit B (Mod)

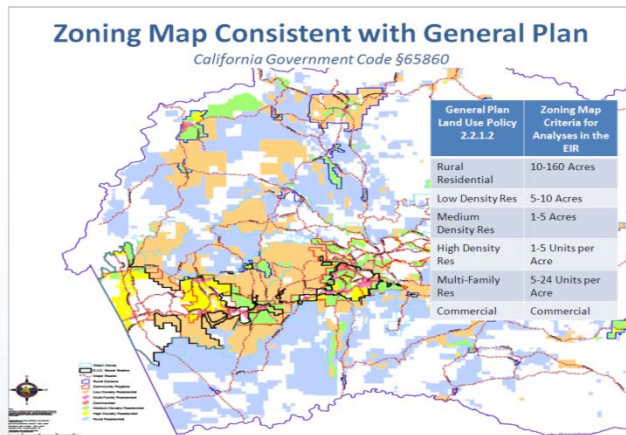
Timberland Preserve Zone

- Revise findings for residence and minor recreational uses to be consistent with State and General Plan
- Optional Analysis
 - More intense recreational activities requiring a structure (i.e. Meeting/Lodging Facilities and Health Retreats)
 - House by Right over 160 Acres or by Admin Permit under 160 Acres



Zone Mapping

- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*



Zoning Map Criteria for the Purpose of Analysis

- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*

Land Use	Current Zoning	Proposed for the Purpose of Analysis	Proposed Zoning
Commercial (C)	Residential 1 Acre (R1A)	Community Commercial (CC) <small>(options: Limited, Mainstreet, Regional etc.)</small>	Residential 1 Acre (R1A)
High Density Residential (HDR)	Residential 10 Acre (RE-10)	Residential 1 Acre R1A <small>(allows for 1-5 units per acre)</small>	Residential 10 Acre (RE-10)
Low Density Residential (LDR)	Exclusive Agriculture (A)	Residential Estate 10 Acre (RE-10) <small>(Option to Opt-In to Ag)</small>	Rural Lands 20, 40, 80 or 160
Rural Residential (RR)	Agriculture Residential (RA)	Residential Estate 5 Acre (RE-5)	Natural Resources 40 acres (NR 40)

Timing: 9-12 Months

Change in Project Description Required

Requires a Change in Land Use

Makes Sense as a result of analysis

- Where an inconsistency exists is discovered between the General Plan and Zoning:
 - Recognized to constitute a mapping error, and
 - It is the responsibility of the County to process rezone application

Combining Zones

- Platted Lands
- Ecological Preserve
- Planned Development



General Plan Overlays with Combining Zones

- Existing General Plan Overlays
 - Platted Lands
 - Ecological Preserves
- Reviewing to determine the benefit to creating a combining zone for
 - Platted Lands
 - Ecological Preserves



Planned Development

- Retain 30% open space objective in General Plan
- Modify 30% open space requirement to:
 - Exempt projects less than 5 units, or smaller than 3 acres in CR and RC, or condo conversions, or MFR, or Mixed Use Development
 - Allow 15% *improved* open space and 15% exclusive use open space to meet 30% requirement in HDR.
- Retain density bonus policies ONLY for projects meeting minimum 30% open space requirement
- Incorporate Ag protections and resources, including ability to use open space for Ag in Ag Districts

Non-Conforming Uses, Structures And Lots

- Avoid creating new non-conforming uses, structures or lots
 - Maintain existing standards (lot width, setbacks, etc.)
 - Ag to remain a principal use where currently allowed
- “Legalize” compatible non-conforming uses
 - Home Occupation Ordinance (HOO)
 - Ranch Marketing and Ag Support Services
- Board direction requested on the following:
 - Legal Non-Conforming Uses: Phase out, Continue Use without Expansion, or Allow Limited Expansion (with permit)
 - Non-Conforming Lots: Apply development standards of zone (setbacks, etc.) or allow standards for parcels of similar size



A scenic landscape featuring rolling green hills under a bright, hazy sky. In the foreground, a large, mature tree with a thick trunk and dense foliage stands prominently. The overall atmosphere is peaceful and natural.

QUESTIONS?