

**Attachment E - 2026 Administrative Zoning Ordinance
Update Proposed Summary of Changes Table**

Ref. No.	Issue	ROI Category	Code Section(s)	Subsection Title	Solution
1	Subsection 120.68.060.A.20 requires 30 copies of vesting tentative maps, unnecessary amount.	Minor procedural change	120.68.060	Required submittal data; completion of application.	Change number from "30" to "5"
2	Land use table (130.22.020) for commercial zones states that the "dwelling (as part of a mixed-use development)" use requires a Design Review (DR) permit in all zones. However, the referenced section (130.52.030 - DR Permit) states that a DR is required only in certain areas. Furthermore, the table is missing a reference to Section 130.40.180 (Mixed Use Development).	Minor text correction	130.22.020	Allowed Uses and Permit Requirements for the Commercial Zones	"P" for "permitted" was added to all zones and the appropriate references to code section were added to the column titled "Specific Use Regulation"
3	For the Research and Development (R&D) zone, the "Commercial Recreation - Indoor Entertainment" use is listed as requiring an "A/CUP". There are no footnotes and therefore it is unclear whether an Administrative Permit (A) or a Conditional Use Permit (CUP) is required. Staff researched local jurisdictions and found that similar uses in zones similar to that of an R&D zone, require a CUP or are not permitted. Additionally, Staff finds that such use could potentially result in a nuisance to surrounding businesses do to noise and parking requirements. A CUP would allow the County to apply Conditions to the project to mitigate those impacts.	Minor procedural change	130.23.020	Industrial/R&D Zones Matrix	Permit requirement for "Commercial Recreation - Indoor Entertainment" switched from "A/CUP" to "CUP"

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4	"Mixed Use Development" use type in the RM zone has a P with footnote 2 (which references section 130.40.180[Mixed Use Development] and General Plan density requirements). There is no reference to Section 130.52.030 (Design Review Permit).	Minor text correction	130.24.020	Residential Zone Use Matrix	Add reference to Section 130.52.030 (Design Review Permit) in the "Specific Use Reg." column.
5	The measurement of setback is ambiguous.	Minor text correction; minor procedural change	130.30.050.A	Setback Requirements and Exceptions	Erased "support of a building"
6	The intent of this section is to allow for front setback reduction where a lot has a qualifying slope condition. However, due to the structure of the subsections, there are interpretations that multi-story structures can qualify for front setback reductions without a slope condition.	Minor text correction	130.30.050.B	Exceptions to Setback Requirements	Standards are kept the same but language is re-organized for clarity that all setback reductions in this subsection apply to lots with slopes.
7	Subsection 130.30.070.C contains the requirements for fences and walls located in the side and rear yards. The first sentence lists " cut retaining walls" but does not list " fill retaining walls." This implies that fill retaining walls are not subject to this section. This has resulted in extremely tall retaining walls in side and rear yards.	Minor procedural change	130.30.070.C	Fences, Walls, Retaining Walls - Side and Rear Yards	Removed the word "cut" so that this section is applicable to all types of retaining walls. Please note that no other sections of the zoning ordinance differentiate between "cut" and "fill" retaining walls.
8	Required parking for parks is 1 space per 1,000 sq. ft. of outside use area (OUA). This is a very large amount of parking and it is believed that this was never the intent and possibly a typo. Staff researched requirements in other jurisdictions and consulted with the CAO's Parks and Trails Division to decide on the new requirement.	Minor procedural change	130.35.030	Off-Street Parking and Loading Requirements	Change "1,000 SF" to "10,000 SF"

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9	Incorrect references to subsections within Chapter 130.39 (Oak Resources Ordinance)	Minor text correction	130.39	Oak Resources Ordinance	References to subsections corrected in Subsections 130.39.060 (Oak Tree and Oak Woodland Removal Permits-Permit Processing).
10	Table 130.40.080.1 at the end of this section lists which zones allow the keeping and raising of different sizes of animals. The specific standards for the keeping of animals in Subsection 130.40.080.C.1-4 contradicts with this table. The "Animal raising and keeping" use type is allowed in certain zones per the Table but if they do not meet the lot size as listed in Subsection 130.40.080.C.1-4, then an Administrative Permit is required.	Minor text correction	130.40.080	Animal Raising and Keeping	This section has been restructured for clarity. Table 130.40.080.1 has been moved under subsection 130.40.080.C and the standards listed in Subsection 130.40.080.C.1-4 have been listed as footnotes under the table.
11	Owners are required to have sheltering structures for small animals. Zones where small animals are allowed may not be able to have a small animal structure such as a coop because they cannot meet the 50 ft setback.	Minor procedural change	130.40.081	Animal Raising and Keeping	Staff researched local jurisdictions for standards relating to small animal structures. City of Placerville allows a 20-foot setback for chicken coops.
12	Third column is titled "Recommended Permit" when really it should say "Required Permit"	Minor text correction	130.40.130	Telecommunication Facilities	Strike out "Recommended" and switch it to "Required".
13	Section 130.40.160.C.8 lists the standards for storage of heavy commercial vehicles associated with a home occupation use. Heavy commercial vehicles can be stored on a lot zoned Residential Estate (RE) if the lot is larger than five (5) acres. However, smaller lots zoned R2A and R3A, are permitted to have heavy commercial vehicles. The standard for RE lots should either be the same as or less restrictive than R2A and R3A zoned lots.	Minor text correction; minor procedural change	130.40.160.C.8	Home Occupations	Combine the requirements for R2A, R3A, and RE lots. Proposed amendments specify that heavy commercial vehicles are allowed on lots that are larger than one acre and zoned either R2A, R3A or RE.

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14	Language remaining from Ordinance No. 5136 (Exhibit E) needs to be removed since the sunset date was December 2, 2023.	Minor text correction; minor procedural change	130.40.190.B .3 and 130.52.050.A and B.2	Mobile- Manufactured Homes and Temporary Mobile Home Permits	Strike out all amendments that were added through Ordinance No. 5136
15	Gates require an administrative permit, but the Public Notice Requirements and Procedures section Table 130.51.050 is missing "Gates" as project type. A Director's Determination was made on November 21, 2024 (Exhibit F-1).	Incorporation of Director Interpretation	130.51.050.1	Public Notice Requirements and Procedures - Administrative Projects	Added a line to Table 130.51.050.1 for "Gates" and a footnote to specify that projects with Gates that have already been noticed under a different application are exempt for further noticing.
16	There are concerns from the Board of Supervisors and the community that new telecommunications facilities lack proper noticing. Currently, applications are noticed to property owners within 1,000 feet of the project site, and the project is published in a newspaper ad. Adding a physical sign posting would provide an additional method of noticing to ensure that the public is aware of a pending telecommunication facility application.	Minor procedural changes	130.51.050.2	Public Notice Requirements and Procedures - Discretionary Projects	Added a footnote to "Conditional Use Permit" and "Minor Use Permit" stating that use permits for new telecommunication facilities require a physical sign posting.
17	Restoration of a nonconforming use is currently allowed with an Administrative Permit provided that certain findings are made. If those findings cannot be made, the Director can escalate to a CUP that is heard by the Planning Commission. This process could allow a use to return to a property no matter how long ago it was discontinued. This could be problematic in situations where such use is not compatible with adjacent uses.	Minor procedural change	130.61.100	Restoration of Abandoned Nonconforming Uses	Switched the permit requirement from an Administrative Permit to a Conditional Use Permit (CUP) to be more restrictive and allow the County to impose conditions of approval.

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18	There were uncertainties about whether self-storage includes storage of vehicles. Director interpretation dated October 1, 2025 (Exhibit F-2), states that self-storage does include vehicle storage if it is fully enclosed and there are no sales or services.	Incorporation of Director Interpretation	130.80.020	Definitions of Specialized Terms and Phrases	Amended definitions of "Vehicle Storage" and "Storage, Self"
19	"Golf course" is defined as it's own land use category AND it is also included in the "Commercial recreation, outdoor sports and recreation" use definition. The zones in which each use type is allowed contradicts. For example, "Outdoor sports and recreation" is permitted in the R&D zone but "golf course" is not.	Minor procedural changes; minor text correction	130.80.020	Definitions of Specialized Terms and Phrases	Amended the "Commercial recreation, outdoor sports and recreation" use definition. Add "golf driving ranges" which are similar to other uses listed in this definition. "Miniature" was added in front of "golf course" to specify that this use does not include golf courses since that is identified separately within the Zoning Code. When Staff researched local jurisdictions, many defined golf courses separate from driving ranges and mini golf courses.
20	"Light manufacturing" use type definition states "planning mill" when it should state "planing mill"	Minor text correction	130.80.020	Definitions of Specialized Terms and Phrases	Removed the extra "n" in the word "planning"
21	SB 234 (Skinner, 2019) specifies that the use of a home as a small or large family daycare home shall be considered a residential use of property and a use by right for the purposes of all local ordinances, including, but not limited to, zoning ordinances. Furthermore, it specifies that "small family daycare home or large family daycare home" includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family	State Law requirements	130.21.020;130.22.020;130.24.020;130.40.110.A	Agricultural, Rural, and Resource Zone Districts Use Matrix; Allowed Uses and Permit Requirements for the Commercial Zones; Residential Zone Use Matrix; Child Day Care Facilities	Combined small and large child care home into one row since they are treated the same way per Sate Law. Changed use to "P" (permitted by right) in zones that allow residential uses. Updated the specific use regulation section for Child Day Care Homes (130.40.110.A) for consistency with State Law.

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	daycare home is where the family daycare provider resides, and includes a dwelling or dwelling unit that is rented, leased, or owned.				
22	Incorporation of Director's Determination on Fulfillment Center/Heavy Distribution/Parcel Hub Uses dated June 12, 2023 (Exhibit F-3). There is no use listed in the Industrial/Research and Development Zones Use Matrix of the Zoning Ordinance (Table 130.23.020) or defined elsewhere in the zoning code for fulfillment centers, heavy distribution, or parcel hub uses. Director's interpretation classified this use under "Industrial—Specialized" use type. Additionally, AB 98 (2024) and SB 415 (2025) amended Government Code Section 65098-65098.9 setting new requirements for logistics uses.	Incorporation of Director Interpretation	130.80.020; 130.23.020	Specialized Terms and Phrases; Industrial/Research and Development Zones Use Matrix	The "Industrial—Specialized" use type has been amended to include "fulfillment centers, heavy distribution, or parcel hub uses." Additionally, a note has been added to table 130.23.020 to specify that new or expansions of warehouses must comply with the development standards in Government Code Section 65098-65098.9 which includes standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage.