

# EDAC Zoning Recommendation

## Attachment 5

Zoning Ordinance Project Component Issues	Zoning Ordinance Sections	Description of Policy Issue and Proposed Amendment
1 Multiple commercial zones		<p>Description of Policy Issue and Proposed Amendment</p> <p>GP Provides for use of multiple commercial zones. EDAC believes the limited number of commercial zones proposed in the ZO should be increased in compliance with this policy.</p> <p>EDAC supports inclusion of policies in ZO which expand commercial and industrial uses in Rural Regions. In concert with GPA to allow Commercial and Industrial land uses within Rural Regions, draft ZO should be revised to allow Commercial, Industrial and Ag Support Uses within zone designations applicable to Rural Regions.</p>
2 Commercial/Industrial and Ag Support Uses or Zones		<p>ZO should be revised to conform to GPAs for PDs recommended by EDAC. (Eliminate 30% open space requirement in favor of lesser amount of improved open space; eliminate requirement for PD where more than 50 lots or more than 2 DU/ac.) <i>EDAC does not recommend adoption of language as proposed as it defeats the GPAs recommended by EDAC.</i></p> <p>Once ZO revisions are finalized, revisions to Table 2-4 will be required.</p>
3 Planned Development provisions		<p>EDAC recommends the ZO allow provide for expanded home occupations, including employees in home occupations to the extent feasible in compliance with CEQA. This action will improve the jobs/housing balance, already addressed in GP Policy 10.1.7.4</p>
4 Table 2-4 Amendment		<p>EDAC recommends the ZO allow provide for expanded home occupations, including employees in home occupations to the extent feasible in compliance with CEQA. This action will improve the jobs/housing balance, already addressed in GP Policy 10.1.7.4</p>
5 Home occupations		<p>ZO should incorporate GP standards; current ordinance and ZO update as drafted contains requirements more stringent than GP. EDAC recommends a consistency review process to develop on TPZ lands</p>
6 Residences in TPZ		<p>ZO should be revised to designate multiple Commercial/Industrial uses. Include "master" or "safe harbor" plans for residential component of C/MUD2.</p>
7 Mixed Use Development (MUD 2)		

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8	Animal Keeping		Staff recommends deferral of Animal Keeping to separate ordinance. EDAC agrees, provided that language as proposed is not included in ZO.
9	Wetland/Riparian Setbacks		Criteria in draft ZO measure setbacks from “edge of riparian vegetation” rather than “top of bank” or “ordinary high water mark” as used in the Interim Guidelines adopted in 2006. EDAC recommends revisions to ZO to conform to Interim Guidelines and Army Corps of Engineers wetland delineation standards.
10	Zoning Map Update		Significant issues remain, including appropriate designation of rolled-out AE (former Williamson Act Contract) lands and designation of multiple commercial zone districts. Also an issue with regard to eliminating conflicts between planned higher density housing and ag zoned lands. Imperative to get the map right.
11	Ranch Marketing on Grazing Lands		Incorporate standards into Ranch Marketing provisions to allow Ranch Marketing for livestock operations, including visitor-serving uses and direct sales.
12	Ag Zoning “Opt In” within Ag Districts and Rural Regions		Recommend an “Opt In” process for lands within Ag Districts and RA Lands in Rural Regions to continue agricultural protection of underlying land uses.
13	Agriculture Homestays		Permitted under 10.1.6.1 and 8.2.4.3 “lodging facilities”. Can be addressed through Zoning Ordinance, but clarification through GPA might be helpful. [Jobs, Retail, Protection of RR]