

Zoning Ordinance Workshop

Board of Supervisors
&
Planning Commission

July 18, 2012



Article 2

Zones, Allowed Uses and Standards



- Discussion of residential zones
 - Multi-unit Residential Zone
 - Combines Limited Multi-Family (R2) and Residential Multi-family zones (RM)
- Residential Estate zones RE-5 and RE-10 combined into single zone for use matrix and development standards table
 - RE zone will still have 5 or 10-acre minimum lot size designator, uses are same as current code

Article 2

Discussion Items



- Discussion items identified:
 - Impact on existing home based businesses
 - Grow vs. farm
 - Agriculture commercial definition



Article 3

Site Planning & Project Design Standards

- General development standards
- Affordable housing requirements and incentives
- Standards for flood damage prevention, landscaping, lighting, parking and loading, signs and noise
- Placeholder for Oak Woodlands ordinance

Article 3

17.30 General Development Standards

- General provisions to ensure uniformity of application
- Subsequent sections on calculations, permit requirements when standards exceeded
- Administrative relief provisions for most standards



Article 3

17.30 General Development Standards

- How lots are measured
- Setbacks
 - Measuring setbacks from ROW or road easements
 - Corner lots, odd-shaped parcels
 - Retaining wall standards
 - Fire safe setback requirement (> 1 acre lots)
 - Ag and TPZ setbacks
 - Cemetery setbacks (added)
 - Mineral resource protection setback
 - Riparian setbacks
 - Side yard setbacks limited to residential lots zoned < 1 acre

Article 3

17.30 General Development Standards

- Clarify building height measurement standards
- Clarify fencing requirements, cross-visibility provisions
- Ag fencing in roadways clarified
- Expansion of gate requirements



Article 3

17.30 General Development Standards

- Development requirements on slopes > 30%
 - Consistency with Targeted General Plan amendment of Policy 7.1.2.1
 - NOP (General Plan) #33
- Expanded gate requirements
 - Gated subdivisions
 - Non-residential driveways, private driveways
- Maintenance agreement provisions for improvements required on common areas

Article 3

- **17.31 - Affordable Housing Density Bonus**
 - New provision adopted as separate ordinance in 2009
 - No changes are proposed
- **17.32 Flood Damage Prevention**
 - New provision adopted as separate ordinance in 2008
 - Minor modifications
 - Conform to glossary
 - Prohibits lot splits in dam failure inundation zones

Article 3

17.33 - Landscaping Standards

- Bring current landscaping requirements together (Parking and R&D ordinances)
- Water efficiency standards (approved by BOS in 2010)
- Add definitions re: state water efficiency provision
- Address commercial development on Ag and resource zoned lands
- Landscape plans, flexibility for unique site conditions
- Increase in landscape buffer width, visibility
- Increase in planting material
- Shade calculations
- Reclaimed water, domestic gray water, temporary irrigation
- Maintenance and protection during grading/construction or water shortages
- Nonconforming landscaping requirements consistent with state water efficiency thresholds, consistency with state law

Article 3

17.34 - Outdoor Lighting

- Expands on existing provisions
- Updated terminology
- Site plan review changed to administrative permit
- Lumen requirements for each applicable zone (Title 24 energy efficiency requirements)
 - Potential reductions in mixed-use project sites
- Lighting standards clarified as to height requirements
- Regulates lighting for outdoor sports facilities
 - Separate standards for performance and all other areas of the facility



Article 3

17.35 - Parking & Loading

- Standards carried over from existing ordinance
- New uses proposed
- Definitions added to refine parking requirements
- Parking matrix, corresponds with use types in Article 2
- Design specifications removed for inclusion in EDC Standard Plans Manual
- Reductions in parking to encourage rear-lot and on-street parking
- Clearer shaded parking provisions
- ADA parking requirements referenced to state law
- Provisions for motorcycle and bicycle parking, drive-through facilities, historic structures
- Adjusts loading bay standards based on intensity of use
- Landscaping standards move to Chapter 17.33
- Provides different surfacing standards for high, medium and low turnover

Article 3

17.36 - Signs

- Existing provisions carried over
- Existing sign summary formatted into a table with proposed zones
- Comprehensive update to sign provisions to be done after adoption of general Zoning Ordinance Update



Article 3

17.37 - Noise Standards

- New provision
- Implements Public Health, Safety, and Noise Element of the General Plan
- Supplements Chapter 9.16 of County code regarding noise code enforcement
- Standards taken from General Plan, adjusted to reflect zone designations and use types

Article 3

17.38 - Oak Woodlands Conservation

- Placeholder for Oak Woodlands Management Plan and its implementing ordinance



10-113 Oak Woodlands Presentation

Article 3

Discussion Items



- Discussion items identified:
 - Restriction on Hilltop/Ridge line Development
 - Setbacks from Wetland and Riparian areas
 - 30% slopes
 - Lot splits in dam failure inundation zones
 - Landscaping - requirement for licensed professionals

Article 4

Specific Use Regulations

- Includes provisions for many of the uses in Article 2 matrices
 - Minor revisions for some uses
 - Other uses expanded to include updates related to other Titles in County Code and state law
 - Revisions to codify interpretations and longstanding practices.
- Public review and comment prior to May 25, 2012 on most revisions

Article 4

17.40.030 - Accessory Structures and Uses

- Barns and agricultural buildings are a primary use on ag-zoned property
 - Do not need residential development prior to construction of these accessory structures
- Clarifies permit timing for concurrent primary and accessory structures
- Clarifies structure types accessory to residential development, cross references to other code sections

Article 4

17.40.040 - Adult Business Establishments

- New provisions to ensure County has regulatory authority over development and operation of such establishments



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Article 4

17.40.060 - Agricultural Preserves and Zones

- Consolidates information on Williamson Act contracts and farmland security zones into one location in the ordinance
- Use and location of residential development, including secondary dwellings, clarified through specific findings
- Adds criteria for ag zone determination on property not under contract

Article 4

17.40.070 - Agricultural Support Services

- Process and findings for permit approval of those commercial uses specifically defined in Article 8 - Glossary



10-113 CAG Technical Presentation

Article 4

17.40.80 – Animal Raising and Keeping

- No change from current provisions
- Comprehensive update to be done after adoption of general Zoning Ordinance Update



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Article 4

17.40.100 – Campgrounds and RV Parks

- New provisions consistent with state law
 - Reviewed by State Department of Housing and Community Development (HCD)
- Differences in standards between campgrounds and RV parks clarified



Article 4

17.40.110 – Child Day Care Facilities

- New provisions consistent with state law
 - Small family day care homes to employer sponsored day care centers
- Permit approval process in compliance with state law
- Development standards proposed for Administrative Permit

Article 4

17.40.120 – Commercial Caretaker, Agricultural Employee and Seasonal Worker Housing

- New provisions consistent with state law
- Current provisions are under mobile home ordinance
- Commercial caretaker housing consistent with existing code under temporary mobile homes ordinance

Article 4

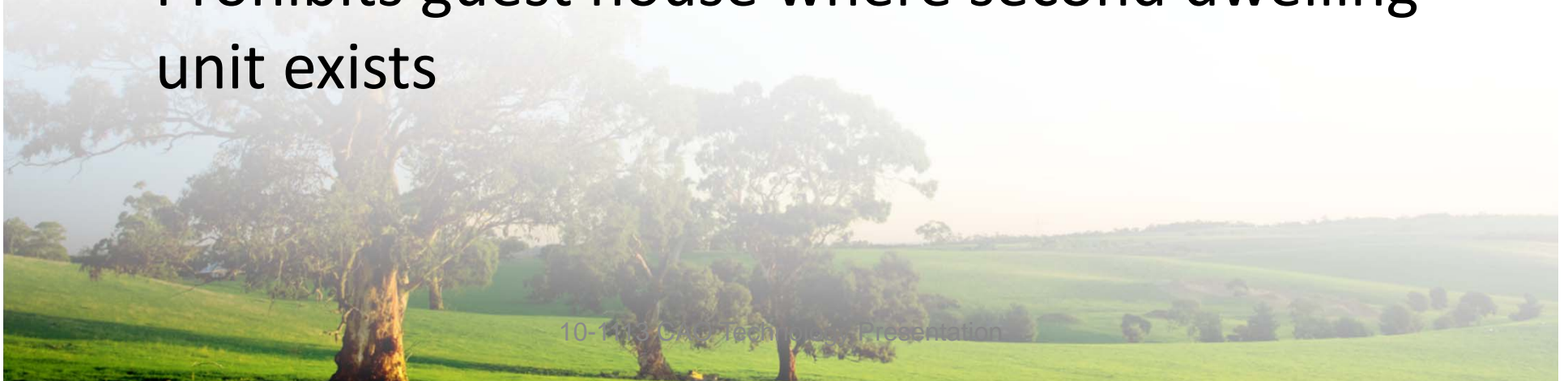
17.40.130 – Communication Facilities

- Minor modifications to existing ordinance allowing repeaters and other small facilities
- Administrative permit for co-locations on existing poles
- Prohibits speculative towers with no commercial carrier
- Stealth technology criteria added
- CC&R language removed from notification requirements

Article 4

17.40.150 – Guest House

- Codifies and creates uniformity in existing provisions
 - Limits maximum floor area to 600 square feet (from 400 square feet)
- Clarifies use and development standards
- Prohibits guest house where second dwelling unit exists



Article 4

17.40.160 – Home Occupations

- Standards to ensure compatibility with residential development
- Employees allowed on site based on lot size, compliance with building codes
 - Optional analysis includes up to 10 employees
- Heavy commercial vehicles and storage provisions clarified
- Student instruction hours codified
- Prohibited uses clarified
- Conditional use permit provisions

Article 4

17.40.170 – Lodging Facilities

- General standards
- Parking provisions – flexibility in configuration and surfacing requirements
- Agricultural Homestay provisions expanded
- New provision for Agricultural and Timber Resource Lodging
- Incorporates Bed and Breakfast Inn ordinance
- Dude Ranch proposed as new use
- Health Resort and Retreat Center proposed as new use

Article 4

17.40.180 – Mixed Use Development

- New provision adopted as a separate ordinance in 2009
- Optional analysis proposed allowing mixed use development in RM, Multi-unit Residential Zone



Article 4

17.40.190 – Mobile/Manufactured Homes

- Updated to include manufactured housing
- Uses expanded – construction and agricultural employee housing
- Permit requirements moved to Article 5
- Removal of temporary mobile homes due to permit expiration codified



Article 4

17.40.210 – Outdoor Recreational Facilities

- Subsections for specific facility types
- New provisions for
 - Commercial stables
 - Equestrian trails
 - Hunting/fishing club, farm or facility
 - Off-road vehicle use
 - Parks for day use
 - Public swimming and tennis facilities

Article 4

17.40.220 – Outdoor Retail Sales

- Development standards for permanent outdoor sales areas
- General standards for temporary outdoor sales
- Specific use standards expand on existing code to address deficiencies, codify current requirements
- Provision for itinerant sales

Article 4

17.40.230 – Private Schools in Light Manufacturing Facilities

- Standards expanded to include facilities in zones other than R&D
- Exemption offered for trade schools as compatible use
- Standards to facilitate permit process

Article 4

17.40.240 – Produce Sales

- Clear development standards
- Value-added product sales allowed
- Allow multi-farm stands for off site sales
- Distinction between levels of produce sales and ranch marketing



Article 4

17.40.250 – Public Utility Infrastructure

- Standards carried over from current ordinance
- Definitions moved to Article 8 – Glossary
- Site plan review clarified under an administrative permit



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Article 4

17.40.260 – Ranch Marketing

- Currently a separate ordinance
- Applicable definitions proposed for clarification
- Marketing events allowed with sale of off site produce or byproducts (same type as grown on site)
- Maximum ranch market area 5 acres or 50% of lot (whichever is less)
- Bake shop indoor seating area limited to 1,000 sq. ft.
- Handicraft vendor sales area limited to 2,000 or 4,000 sq. ft. depending on lot size

Article 4

17.40.260 – Ranch Marketing (cont.)

- Marketing activities with single event restrictions removed, outdoor music allowed
- Special events up to 250 people
 - Increase from 6 to 12 per year depending on lot size
 - 24 events per year regardless of lot size, can be held outside of harvest season
 - Non-cumulative with Christmas tree lot and winery events



Article 4

17.40.260 – Ranch Marketing (cont.)

- Cold storage on site produce can be sold off season. Existing kitchen can be used to process byproducts for sale.
- Administrative permit required for facilities off a private road (provided there is a road maintenance agreement by property owner)
- Uses in excess of by right or administrative permit are subject to conditional use permit, with findings provided

Article 4

17.40.260 – Ranch Marketing (cont.)

- Christmas tree farms added
 - Allow sale of pre-cut trees grown off site
 - Up to 49% of trees sold
 - Special events allowed based on number of acres of planted trees
- Parking standards for bus stop, drop off areas
- Sign requirements moved to Article 3

Article 4

17.40.260 – Ranch Marketing (cont.)

- Setback buffers required with administrative relief provisions
- Provision for existing ranch marketing activities made nonconforming through Administrative Permit within 1 year of adoption
- Optional analysis for ranch marketing provisions proposed for Agricultural Grazing (AG) zone over and above those proposed under Dude Ranch (17.40.170)

Article 4

- 17.40.280 – Recycling Facilities
 - Site plan review permit changed to administrative permit with standards provided
- 17.40.290 – Right to Farm
 - No change to existing code
 - Definition changed to reflect proposed zones

Article 4

17.40.300 – Secondary Dwellings

- Expands provisions to provide clarity and codify current requirements in compliance with state law
 - Maximum floor area measurement parameters
 - Maximum floor area based on lot size
 - Optional analysis to increase from 1,200 to 1,600 sq. ft.
 - Attached dwelling minimum and residential compatibility requirements
 - Secondary dwelling and guest house limitations
 - Parking and utility standards clarified

Article 4

- 17.40.310 – Solar Collection Systems
 - New provision intended to implement General Plan measure on energy efficient site development and meet state requirements
- 17.40.320 – Storage Facilities
 - New provision clarifying development of storage facilities
 - Uniformity and reduction of visual impacts
 - Codify current practices
- 17.40.330 – Temporary Real Estate Sales Office
 - Consolidates existing provisions found in several residential zone districts

Article 4

17.40.350 – Timber Production Zone

- Permitted uses moved to Article 2
(matrix of permitted uses Table 17.21.020)
- Rezone application requirements added
- Basic findings added for conditional use permit approval of compatible, non-timber uses
- Optional analysis includes
 - Reduction of permitting requirements for residential development
 - Additional commercial recreational uses

Article 4

- 17.40.360 – Transitional Housing
 - New provision required by state law
- 17.40.380 – Vehicle Maintenance, Repair and Storage Accessory to a Residential Use
 - New provision
 - Clarifies standards to maintain residential character of neighborhoods

Article 4

17.40.390 – Wind Energy Conversion Systems

- Eliminates Cumulative System Capacity in Table 17.40.390.1
- Added provisions for Large WECS in Ag, Rural and Resource zones to limit number or rated capacity, or require CUP
- Minimum lot size for >100kw revised from “20 acres per each Megawatt” to “20 acres or Manufacturer’s Recommendations – CUP will require case-by-case review

Article 4

17.40.400 – Wineries

- Winery standards carried over from existing ordinance
- New uses proposed in the PRD have been added
- Structure reformatted for consistency with PRD
- Definitions moved to Article 8 – Glossary
- Existing use classifications consolidated into Table 17.40.400.1. Zones revise to reflect proposed zones.
- Special events provisions located in one paragraph for clarity

Article 4

17.40.400 – Wineries (cont.)

- Setbacks revised to non-residential and residential zones
- Sign requirements moved to Article 3, Table 17.36.130 (Sign Ordinance)
- Offsite directional signs removed from PRD
- Site plan review changed to Administrative permit for access requirements

Article 4

17.40.400 – Wineries (cont.)

- Reference to noise standards in General Plan revised to reference Article 3, Chapter 17.37 (Noise Ordinance)
- Wine cave provisions added
- Micro-winery and small vineyard provisions grouped together, zone and permit requirements in table for clarity
- Solid waste disposal provisions revised to require applicable permit from Regional Water Quality Control Board

Article 4

Discussion Items

- Discussion items identified:
 - Definition for items in Article 4 and interpretation/intent
 - Animal Slaughtering Restrictions
 - Restriction in Ranch Marketing Ordinance
 - Limitations on commercial and not agricultural related sales



Article 4

Discussion Items (cont.)



- Discussion items identified:
 - Residential and Recreational Uses on TPZ
 - Home Occupation Employment limits
 - Increase in 2nd Dwelling Unit sq. ft.
 - Guest house prohibited where 2nd dwelling unit exists

Zoning Ordinance Workshop

End of Presentation for July 18, 2012

✓ Daily Wrap Up



10-143 City Technology Presentation