

ERRATA SHEET

(May 1, 2012)

For the Document and Appendices Titled: March 12 Public Review Draft Zoning Ordinance

	Date Revised	Chapter.section	Page(s)	Revision	Reason for revision
1	4/19/12	Table of Contents	1	Heading from Agricultural and Resource Zones to Agricultural, <u>Rural</u> , and Resource Zones.	To address concerns that Rural Lands is not distinguished from ag and resource zones
2	4/19/12	Table of Contents	10	Appendix A.1 revised to read “Water Efficient Landscape Standards <u>Worksheet</u> ”	Consistent with posted PRD terminology
3	4/19/12	Table of Contents	10	Add: Appendix E “ <u>Alternatives to On Site Open Space in -PD Zone Worksheets</u> ”	Link to material referenced in Chapter 17.28 (-PD Combining Zone)
4	4/19/12	Article 1: 17.10.010	2	Delete <i>Prior Code Reference</i> after Title and Purpose	Note meant for removal
5	4/19/12	17.12.010.A.2	8	Heading from Agricultural and Resource to Agricultural, <u>Rural</u> , and Resource.	To address concerns that Rural Lands is not distinguished from ag and resource zones

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6	4/20/12	17.12.010.A.3	8	Add “Commercial, Rural (CRU)” to list of commercial zones	Option 1 of ROI 183-2011 (Line 14 of Checklist)
7	4/19/12	Article 2: Table of Contents: heading and Section title Chapter 17.21 heading;	1 8	From Agricultural and Resource Zones to Agricultural, <u>Rural</u> , and Resource Zones.	To address concerns that Rural Lands is not distinguished from ag and resource zones
8	4/19/12	17.21.010.A	8	Add “rural” for consistency with Chapter heading.	
9	4/20/12	17.21.010.A.4	8	Add additional Purpose for the rural lands	
10	4/19/12	17.21.010C.6	10	Add optional 10 acre minimum lot size in RL zone.	To address Planning Commission and Board direction to considered as part of the analysis.

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11	4/19/12	Table 17.21.020	11	Add “Agricultural and Timber Resource Lodging” as a commercial use by CUP in all zones	Item 9 and Option 2 of ROI 183-2011 (Items 8 and 15 of Checklist)
12	4/19/12	17.22.010.C.1 through 6 and Table 17.22.020 (matrix heading)	16, 17 18	Revise: Professional Office Commercial to: <u>Commercial, Professional Office</u> Limited Commercial to: <u>Commercial, Limited</u> Main Street Commercial to: <u>Commercial, Main Street</u> Community Commercial to: <u>Commercial, Community</u> Regional Commercial to: <u>Commercial, Regional</u> General Commercial to: <u>Commercial, General</u>	Rename zones to be consistent with 17.12.010.A.3. (Item 13 of ROI 183-2011)
13	4/20/12	17.22.010.C.7	17	Add “Commercial, Rural (CRU)” as optional analysis	Option 1 of ROI 183-2011 (Line 14 of Checklist)
14	4/20/12	Table 17.22.020 (matrix heading)	18	Add “Commercial, Rural (CRU)” column and permitting required as optional analysis	

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15	4/20/12	Table 17.22.020	22	Optional analysis note for Dwellings as part of a mixed-use development for PD requirement “subject to adoption of standards.”	Option 3 of ROI 183-2011 (Line 16 of Checklist)
15	4/19/12	Table 17.24.020	36	In Residential Zones use matrix: Add “Mixed Use” to Commercial section; enter “PD” in RM zone column and (—) in remaining zone columns; and add 17.40.180.B in Special Use Regulations column.	Option 4 of ROI 183-2011 (Line 17 of Checklist)
16	4/20/12	Article 3: 17.30.030.H.5 and 6	16, 17	Optional analysis for Riparian setbacks	Option 8 of ROI 183 (Item 21 of Checklist)
17	4/20/12	Article 4: 17.40.160	27	Optional analysis for Home Occupation Ordinance	Item 10 of ROI 183-2011 (Item 9 of Checklist)
18	4/19/12	17.40.170.A	27	Add <u>and timber resource,</u> in first sentence after “agricultural tourism.”	Item 9 and Option 2 of ROI 183-2011 (Items 8 and 15 of Checklist)
19	4/19/12	17/40/170.E	29	Add standards for Agricultural and Timber Resource Lodging. Reformat lettering F, G, and H.	
20	4/19/12	17.40.180.B	31	Optional analysis: “Commercial development permitted in the CPO, Commercial, Professional Office and CL, Commercial, Limited zones, as provided in Table	Option 4 of ROI 183-2011 (Item 17 of Checklist)

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				17.22.020, may be allowed with the residential development in the RM, Multi-unit Residential zone.”	
21	4/20/12	17.40.180.C.4	32	Add: “ <u>On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site. Construction of the first phase of commercial development shall receive final occupancy prior to the first phase of residential development. On RM zoned land these timing provisions shall not apply.</u> ”	
22	4/20/12	17.40.180.D.4	32	Add: “ <u>The gross floor area of commercial use in a mixed use development on RM zoned land shall not exceed 15 percent of the gross floor area of the project.</u> ” Renumber remaining paragraphs (D.5-7)	
23	4/20/12	17.40.240.D	43	Add: “Value-added Agricultural Products” Subsection. Renumber E and F.	Item 9 and Option 2 of ROI 183-2011 (Items 8 and 15 of Checklist)
24	4/20/12	17.40.260.J	50, 51	Optional analysis: “Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal)”	Item 9 of ROI 183-2011 (Item 8 of Checklist)
25	4/25/12	17.40.300.C.1	57	Optional analysis: Increasing allowable maximum square footage for detached units from 1,200 sq. ft. to approximately 1,600 sq. ft. of habitable space.	ROI 182-2011 and ROI 183-2011 “Moderate Housing”
26	4/20/12	17.40.310.B.2	59	Subparagraph 17.30.030. BC .3.f	Renumbering error
27	4/20/12	17.40.320.D	60	Add: “and Timber Production (TPZ) zones”	Consistency with Table 17.21.020 for ‘Equipment and Material Storage Yards’.

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28	4/20/12	17.40.350.G	64	Optional Analysis: Residence in TPZ	ROI 184-2011
29	4/20/12	17.40.350.H	65	Optional Analysis: Recreational uses in TPZ	
30	4/19/12	Article 8	14	Add definition for “Agricultural and Timber Resource Lodging”	As part of #19.
31	4/20/12	Article 8	21	Strike second sentence of “Produce Sales”.	Remove regulatory language in definitions.
32	4/20/12	Article 8	31	Add definition for: “Value-added Agricultural Products”	As part of #23.