

# Zoning Ordinance Update

## CEQA Review

# Background

- Last presented to Board on October 18, 2010
- Issues discussed:
  - Amendment to Table 2-4
  - New and Deleted Zones
  - Format Changes
  - Deferred Items
  - Processs and Schedule

# Board Direction

## October 18, 2010

- Concurrence with general format and GPA for Table 2-4
- Consider moving some tables and diagrams to a design manual
- Agreed to deferred items
  - Mixed Use Development (MUD 2)
  - Comprehensive Sign Ordinance Update
  - Scenic Highway
  - Animal Keeping
  - Historic Design Review
  - Vacation Home Rental
- Noted process and schedule was appropriate

# Action and Recommended Changes since Oct. 2010

- Agriculture Commission and Planning Commission review (Jan. – Mar. 2011)
  - New “Limited Agriculture” Zone/Eliminate AE & AP
- EDAC Regulatory Reform Subcommittee Review
  - Greater variety of commercial zones
  - Rural or agricultural commercial zone
  - Changes to home occupation provisions
  - Ranch marketing for grazing operations
  - Residential and recreational uses by right in TPZ
  - MUD II
  - Animal keeping on residential lots

# Staff Recommendation

	Component	Project Description	Optional Review	Defer to separate ordinance
1	Multiple commercial zones		✓	
2	Agricultural or rural commercial zone		✓	
3	Planned Development provisions	✓		
4	Table 2-4 Amendment	✓		
5	Employees with home occupations		✓	
6	Residences in TPZ		✓	
7	Mixed Use Development (MUD 2)			✓
8	Animal Keeping			✓