

## Proposed 2017 Zoning Ordinance Minor Amendments (Agricultural Commission 3-14-18)

Green Highlight: Items with agricultural components. Yellow Highlight: Items added since Board adoption of Project ROI, 9/12/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
1.	<b>Article/Chapter/Section: All</b>	Replace all applicable references to “Design and Improvements Standards (DISM)/Land Development Manual (LDM), or successor document” with “adopted Community Design Standards for (refer to specific applicable standard/Board Resolution in each occurrence, e.g., Mixed Use Design Manual/Resolution 197-2015, Landscaping and Irrigation Standards/Resolution 198-2015, Mobile Home Park Design Standards/Resolution 200-2015, Outdoor Lighting Standards/Resolution 199-2015, Parking and Loading Standards/Resolution 202-2015, Research and Development Zone Design Standards/ Resolution 201-2015)” for all occurrences.	<b>Minor Correction:</b> Change internal references to Community Design Standards, as applicable, to reflect standards adopted by Board resolution on 12-15-15.
	<b>ARTICLE 1</b>		
2.	Section 130.10.040.C.3 (Effect of Zoning Ord Changes on Projects in Process – Time Extensions)	Strikeout “the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document” and replace with “Chapter 120.74.of the County Code of Ordinances (Expiration of Approved Maps).”	<b>Minor Correction:</b> Change document reference to existing County Code.
	<b>ARTICLE 2</b>		
3.	Chapter 130.16 (Signs)	Remove Chapter 130.16 (Signs) from Article 2; relocate text to Article 3 (where place holder currently reserved)	<b>Minor Correction:</b> Relocate text for consistency with existing Title 130

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4.	Section 130.20.040.B.2 (Exempt Activities and Uses: Agricultural Buildings)	Strikeout “Section 110.16.060 of Title 110 (Buildings and Construction) of the County Code of Ordinances.” and replace with “County Building Code”	<b>Minor Zoning Text:</b> Replace specific code reference with general reference (to maintain ease of reference in the event of future code changes)
5.	Section 130.20.040.B.11.b	Add “(building height plus roof-mounted antenna height)” after “75 feet in overall height”.	<b>Minor Correction:</b> Text clarifies methodology for measuring height
6.	Table 130.24.030 (Residential Zones Development Standards)	Delete asterisk after “Side” and replace with notations for (new) footnotes No. 4 and 5. Add: “ <sup>4</sup> May be subject to special side yard setbacks due to building height under Section 130.30.040.” and “ <sup>5</sup> Fire Safe setbacks may apply” after footnote 3 at bottom of table.	<b>Minor Correction:</b> Add missing references to special side yard setbacks for building height and Fire Safety, as applicable.
7.	Section 130.26.040.B (reference to TRPA Code of Ordinances-list of primary uses)	Strikeout “Chapter 18, Section 18.4, Definition of Use Chapter 18,” and replace with “Section 21.4, List of Primary Uses,” after “TRPA Code of Ordinances”.	<b>Minor Correction:</b> Updated reference to reflect current TRPA code section.

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8.	Reference: Existing Chapter 130.38 (Airport Safety [AA] District)	<ol style="list-style-type: none"> <li>Relocate text from existing Chapter 130.38 (Airport Safety [AA] District) to Section 130.27.100 (Airport Noise Contour [-NC]). Designate existing Chapter 130.38 as “Reserved” in TOC for Article 3.</li> <li>Amend text in (relocated) Section 130.27.100 (Airport Noise Contour [-NC]) for consistency with the adopted 2012 Airport Land Use Compatibility Plan (ALUCP).</li> </ol> <p>Change Section 130.27.100 title from “Airport Noise Contour [-NC]” to “Airport Noise and Safety Contour [-ANS]”. Amend internal section references to match.</p>	<p><b>Major Text:</b></p> <ol style="list-style-type: none"> <li>Renumber text for consistency with 2015 ZO Update</li> <li>Amendments to this section were previously authorized by Board under ROI 239-2014, but never completed.</li> </ol> <p>Per staff comments, the amended title best reflects the intent of the text (regulations for both noise and public safety)</p>
<b>ARTICLE 3</b>			
9.	Section 130.14.110 (Parcel size exception – Parcels conveyed to government agency)	Relocate text to new subsection 130.30.030 (Parcel size exception – Parcels conveyed to government agency) within Chapter 130.30 (General Development Standards). Renumber section TOC and other internal references accordingly.	<b>Minor Correction:</b> Reference change; move text to appropriate section of existing Title 130
10.	Section 130.14.120 (Parcel size exception – Same Generally)	Relocate text to new subsection 130.30.040 (Parcel size exception – Same Generally) within Chapter 130.30 (General Development Standards). Renumber section TOC and other internal references accordingly.	<b>Minor Correction:</b> Reference change; move text to appropriate section of existing Title 130
11.	Section 130.30.050.C.2.b	Strikeout “f” after “subject to Subsection 3.” and replace with “g”. Renumber reference for consistency with above items 3 and 4.	<b>Minor Correction:</b> Correction to erroneous text reference.’

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12.	Section 130.30.050.D (Fire Safe Setbacks)	Strikeout “edge of” after “lines or from the”. Add “centerline of” before “the road, unless”. Strikeout “side and/or rear” before “setback requirement to either”. Renumber reference for consistency with above items 3 and 4.	<b>Minor Correction:</b> Add/delete text for consistency with state fire safe setback regulations
13.	Section 130.30.050.F (Mineral Resource Protection Setback)	Strikeout “Subsection G.1 (Protection of Wetlands and Sensitive Riparian Habitat, Content) below,” and replace with “Subsection F.1 (Special Setbacks for Mineral Resource Protection)” after “The required setbacks in”. Renumber reference for consistency with above items 3 and 4.	<b>Minor Correction:</b> Correction to erroneous text reference.
14.	Section 130.30.060 (Height Limits and Exceptions)	Strikeout “130.52.060 (Temporary Use Permit) or 130.52.070 (Variance)” and replace with “130.52 (Planned Development Permit) or 130.52.021 (Conditional Use Permit). Section renumbered for consistency with previous amendments (items 3 and 4)	<b>Minor Correction:</b> Fix erroneous text references
15.	Section 130.30.070.I (Fences, Walls and Retaining Walls)	Strikeout “six” after “any fence over” and replace with “seven”. Renumber reference for consistency with above items 3 and 4.	<b>Minor Correction:</b> Zoning amendment for consistency with Building Code
16.	Section 130.32.050.A.3.a(3)(a) (Elevation and Floodproofing – Residential Construction)	Strikeout “feet above” after “is at or above”.	<b>Minor Correction:</b> Remove extra words

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17.	Section 130.34.030 (Outdoor Lighting – Exemptions)	Add new Subsection 130.34.030.G: “Street Lights” after Subsection 130.34.030.F “Seasonal or holiday type lighting”	<b>Minor Zoning Text:</b> Add street lights to exemptions list- consistent with previous ZO Section 17.14.170.C.2 (lights used for illumination of public roads)
18.	Chapter 130.36	Relocate text from Chapter 130.16 (Signs) to Article 3; renumber as Chapter 130.36. Renumber all internal references accordingly.	<b>Minor Correction:</b> Relocate text for consistency with existing Title 130
19.	Figure 130.36.070.D (Area of Three-Dimensional Objects)	Changed area calculation for three-dimensional objects from “TOTAL AREA = (A) (B)” to “TOTAL AREA = (AxB)”	<b>Minor Correction:</b> Change for internal consistency with other measurement calculations in chapter.
20.	TOC and other references to (previous) Chapter 130.38 (Airport Safety [AA] District)	Delete Table of Contents references (in Article 3) to Chapter 130.38 – Airport Safety (-AA) District wherever they occur in the text. Replace with updated reference(s) where appropriate. Designate existing Chapter 130.38 as “Reserved” in TOC for Article 3.	<b>Minor Correction:</b> Reference change; text moved to Section 130.27.100 (Airport Noise and Safety Contour). Delete obsolete Table of Contents references to prior code.
21.	Section 130.39.030 (Oak Resources Conservation – Definitions)	Under definition of “Individual Native Oak Trees”: Delete “but less than 3ssix” after “measuring greater than 10”. Add “inches” after “diameter measuring greater than 10”. Add “and is not a Heritage Tree” after “dbh” (at end of paragraph).	<b>Minor Zoning Text:</b> Correct typos in final adopted code (10-24-17)

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22.	Section 130.39.050.C (Oak Resources Conservation - Exemptions and Mitigation Reductions)	Add “Location, Construction and” between “Utility Line” and “Maintenance” in subsection heading. Add “Actions associated with location and construction of new electrical energy facilities as specified in Section 130.10.040.B.1 (Exemptions from Zone Ordinance Requirements) or” before “Actions taken to maintain safe operation...” Strikeout “Actions associated with development of new utility facilities, including transmission or utility lines, are not exempt.” after “mitigation requirements included in this ORMP.” Strikeout uppercase “A” and replace with lowercase “a” before “actions taken to maintain...”	<b>Minor Zoning Text:</b> Add reference to existing Zoning Ordinance exemption for location and construction of new utility lines.
23.	Section 130.39.050.C (Oak Resources Conservation - Exemptions and Mitigation Reductions)	Strikeout “ORMP” and replace with “Chapter” after “mitigation requirements included in this”	<b>Minor Correction:</b> Incorrect document reference.
24.	Section 130.39.050.D (Oak Resources Conservation - Exemptions and Mitigation Reductions)	Strikeout “ORMP” and replace with “Chapter” after “requirements included in this”.	<b>Minor Correction:</b> Incorrect document reference.
<b>ARTICLE 4</b>			
25.	Section 130.40.060.C.2 (Agricultural Preserves and Zones: Contracts, Criteria and Regulations – Use and Structures)	Strikeout “upon a positive recommendation from the Ag Commission and approved by the Board” after “enlarged on the property”. Add “Non-compatible uses permitted in the Zone District may be permitted by CUP and require a recommendation from the Agricultural Commission.” after “(Agricultural and Resource Zone Districts Use Matrix)”.	<b>Minor Zoning Text:</b> Zoning/Use clarification: Agriculturally-compatible uses/structures should not require a CUP, consistent with other provisions of the Ordinance.

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26.	Section 130.40.060.D.4 (Williamson Act Contract – Non Renewal)	Strikeout “, as defined in Article 8 (Glossary): (See ‘Williamson Act Contract’)”.	<b>Minor Correction:</b> Remove reference to Glossary; Williamson Act Contract not defined
27.	Section 130.40.100.D.1 (Campground Development Standards – Minimum Area and Density)	Add “park model units” before “or cabins”. Strikeout “area” and replace with “acre” after “per developable”.	<b>Minor Zoning Text:</b> Clarification that “park model units” are consistent with campground uses (equivalent to RV’s). Correct typo: “area” to “acre”.
28.	Section 130.40.120.B.1 (Commercial Caretaker Housing)	Strikeout “one or more of” after “including but not limited to”. Add “d. Practicality of permanent facilities.” after “c. Data from law enforcement agencies demonstrating significant exposure to vandalism or the loss of goods and/or equipment.”	<b>Minor Zoning Text:</b> Revisions for consistency with Section 130.52.050.B.3 (Temporary Mobile Home Permit)
29.	Section 130.40.120.E.3.d (Agricultural Employee and Seasonal Worker Housing)	Add “, including agricultural worker housing for six or fewer employees,” after “seasonal worker housing”.	<b>Minor Zoning Text:</b> Clarify type and number of seasonal workers for temporary housing
30.	Section 130.40.120.E.3.d (Agricultural Employee and Seasonal Worker Housing)	Delete “subject to the requirements under Section 130.40.100 (Camping and Recreational Vehicle Parks)” after “six or fewer employees.”	<b>Minor Zoning Text:</b> Delete unneeded language for clarity; section reference not required.

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31.	Section 130.14.250 (Medical Cannabis Distribution)	Renumber/insert into (reserved) Section 130.40.140 (Medical Cannabis Distribution). Update internal code references to Section 130.67 and Chapter 9.02(Code Enforcement).	<b>Minor Correction:</b> Reference change; move text to reserved section of existing Title 130
32.	Section 130.40.160.C.5	Strikeout “building permit for” before “change of use for”. Strikeout “the residence” after “that portion of”. Strikeout “shall receive final occupancy approval subject to current building code requirements prior to business license approval” after “commercial customers”. Add “a structure” before “utilized as an office”. Add “/or” before “restroom” and “commercial customers” (2 occurrences). Add “may require a building permit” after “commercial customers”.	<b>Minor Zoning Text:</b> Eliminate building permit mandate for home occupations; building permits are already regulated by Building Code.
33.	Section 130.40.180.C.5 (Front setbacks for mixed use development)	Add the following title to table: “Table 130.40.180.1- Front Setbacks for Mixed Use Development”	<b>Minor Zoning Text:</b> Add title for purposes of better referencing
34.	Section 130.40.180.C.6 (Mixed use parking requirements)	Add the following title to table: “Table 130.40.180.2 – Parking Requirements”	<b>Minor Zoning Text:</b> Add title for purposes of better referencing



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35.	Sections 130.40.180.B.7 and 130.40.180.B.8 (Mixed Use Development – General Requirements)	Add “consistent with the adopted Mixed Use Design Manual (Resolution 197-2015)” after “in Community Regions”. Strikeout “All mixed use development projects in Community Regions shall demonstrate consistency with the design standards and guidelines found in the adopted Mixed Use Design Manual. For discretionary projects requiring public hearing, staff shall make a recommendation to the review authority based on a determination of consistency with the adopted Mixed Use Design Manual” after “(Design Review Permit)”. Strikeout “9. Any other development project with a mixed use component, such as a Conditional Use Permit or Development Plan Permit, shall be encouraged to comply with the standards and guidelines found in the adopted Mixed Use Design Manual.”	<b>Minor Zoning Text:</b> Clarifies that Mixed Use (MXD) section requires a Design Review Permit for projects in Comm. Regions for findings of consistency with MXD Design Manual. Projects non-compliant with MXD Design Manual require a Planned Development Permit.
36.	Section 130.40.190.C (Mobile/Manufactured Homes- Temporary Mobile Home Removal)	Add “, or be converted to dead storage consistent with Section 110.64.060 of County Code (Storage of Unoccupied Manufactured Homes),” after “shall be removed from the property”	<b>Minor Zoning Text:</b> Consider allowing expired TMA’s to be converted to dead storage, rather than be removed, consistent with Building Code regulations
37.	Section 130.14.260 (Outdoor Medical Cannabis Cultivation for Personal Use)	Renumber/insert into (reserved) Section 130.40.200 (Outdoor Medical Cannabis Cultivation for Personal Use).	<b>Minor Correction:</b> Reference change; move text to reserved section of existing Title 130.
38.	Section 130.14.260 (Outdoor Medical Cannabis Cultivation For Personal Use)	Add “(Collective Cultivation)” after “Subsection 2.E of this section” in (renumbered) Section 130.40.200.2.D.1	<b>Minor Zoning Text:</b> Add language to clarify internal document reference.

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39.	130.40.280.C (Recycling Collection Facilities)	Strikeout “Commercial (C), General Commercial (GC)” after “a secondary use in”. Add “Community Commercial (CC), General Commercial (CG) before “and Industrial”. Add “Low (IL)” after “and Industrial”. Add “, and allowed in the Commercial Rural (CRU) zone by CUP.” Before “Approval from the Director”.	<b>Minor Zoning Text:</b> Section erroneously refers to deleted C Zone. Other minor text changes for consistency with 2015 Zoning Ordinance Update.
40.	Section 130.40.320.D.4	Strikeout “E.2” after “screening requirements in”. Add “C.1 and C.2” before “above”.	<b>Minor Correction:</b> Correct erroneous section reference
<b>ARTICLE 5</b>			
41.	Section 130.04.015 (Notice Requirements and Procedure)	Renumber to 130.51.051; Add applicable public notice portion of Ordinance No. 5026 (Notice Requirements and Procedures). Remove reference to Section 130.04.005.B.1. Amend permit types subject to expanded public notice for consistency with 2015 ZO Update.	<b>Minor Correction:</b> Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015); minor edits to permit types for consistency with 2015 ZOU.
42.	Section 130.10.020 (Commission hearing)	Delete entire section.	<b>Minor Correction:</b> Language is redundant and conflicts with Government Code Section 65093 (Public Hearings)

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43.	Section 130.10.040 (Board hearing)	Re-number to 130.51.053; Add applicable public notice portion of Ordinance No. 5026 (Board hearing)	<b>Minor Correction:</b> Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
44.	Section 130.22.200 (Notice of hearings)	Re-number to 130.51.054; Add applicable public notice portion of Ordinance No. 5026 (Notice of hearings)	<b>Minor Correction:</b> Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
45.	Section 130.51.050 (Public Notice)	Amend text after section heading: Strikeout text: “ <u>See existing Title 130 (Zoning Ordinance) for the following sections which were amended on September 15, 2015 (Board adopted OR14-001):</u> ” Add “The following Sections 130.51.051 through 140.51.054 consist of the expanded public notice requirements for certain planning permit applications under Ordinance 5026 (adopted 9/15/2015)”	<b>Minor Correction:</b> Text reference not required; referenced text included in Section 130.51.050. Add new text after section heading to clarify the purpose of the following four sections.

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46.	Section 130.52.050 (Temporary Mobile Home Permit)	<p>Section 130.52.050.A: Add “,” after “in commercial”. Delete “and” before “industrial”. Add “1. and recreational” between “industrial” and “zones”.</p> <p>Section 130.52.050.B.1: Add “One mobile home or recreational vehicle for the purpose of habitation during the construction of a permitted primary dwelling or during major repair of a damaged dwelling that is uninhabitable, consistent with Section 130.40.190.B.2 (Temporary Mobile Home While Constructing).” After “subject to the following purposes:”</p> <p>Section 130.40.190.B.2: Add “2. Temporary hardship use consistent with Section 130.40.190.B.3 (Mobile/Manufactured Homes – Hardship Purposes):” before “a. Use by the owner or members of the household...”</p> <p>Section 130.40.190.B.2.(b): Delete “the” after “to assist”. Delete “in” after “disabled homeowners”. Add “with their personal care and/or” before “the care and protection of their property.”</p> <p>Sections 130.40.190.B.3 and B.4: Add “3. Contractor’s offices, consistent with Section 130.40.190.B.4 (Temporary Contractor’s Office), when allowed in the base zone.</p> <p>4. Agricultural or construction employee housing consistent with Sections 130.40.190.B.5 and 130.40.190.B.6 (Construction and Agricultural Employee Housing)” before “3. In commercial and industrial zones...”</p>	<p><b>Minor Zoning Text:</b></p> <p>Add reference to additional temporary mobile home uses allowed in the Zoning Ordinance, including RV’s for commercial caretakers, RV’s for temp while constructing and construction employee housing for internal consistency within Title 130</p>
47.	Section 130.52.050.A and .B3 (Temporary Mobile Home Permit)	<p>Strikeout “and” between “commercial” and “industrial zones”. Add “,” after “commercial”. Add “and recreational” after “industrial zones”.</p>	<p><b>Minor Zoning Text:</b></p> <p>Language added for consistency with allowed uses under 2015 Zoning Ord. Update</p>

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48.	Section 130.52.050.B.2 (Temporary Mobile Home Permit)	Add “with their personal care and/or” after “assist the elderly or disabled homeowner(s) in”. Delete “the” after “to assist”. Delete “in” after “disabled homeowner(s)”.	<b>Minor Zoning Text:</b> Revision for internal consistency with Section 130.40.190.B.3 (Special Use Regulations for Mobile/Manufactured Homes)
49.	Section 130.52.060.E.1 (Temporary Use Permit Requirements for Approval: Time Limits)	Add “in a single calendar year” after “shall be the maximum allowed”. Strikeout “Consecutive” before “3-day Weekends for a total of 6 days”. Add “Special Events, temporary (if authorized by the Zone District)” after “Youth, charitable, or nonprofit organization projects or events”.	<b>Minor Zoning Text:</b> Amendments to limits on temporary special events for consistency with other provisions of Article 4 (Temporary Special Events)
50.	Section 130.52.060.E.4 (Temporary Use Permit Requirements for Approval: Time Limits)	Strikeout Subsection 130.52.060.E.4: “A new Temporary Use Permit may be issued within a 30-day period from the expiration date of a similar Temporary Use Permit for the same property, or from removal of materials or structures associated with said use.”	<b>Minor Zoning Text:</b> Removes unneeded language regarding time limits for repeat uses of the same site (time limits already included elsewhere in Subsection)

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	<b>ARTICLE 7</b>		
51.	Chapter 130.71 (Ecological Preserve Fee)	Add (new) Section 130.71.050 (On-Site Mitigation in Mitigation Area 0). Revise numbering of existing Sections 130.71.060 through 130.71.140 to incorporate new section.	<b>Minor Correction:</b> Clerical error; during adoption of the 2015 ZOU, Section 130.71.050 was inadvertently omitted from Chapter 130.71.
	<b>ARTICLE 8</b>		
52.	Section 130.80.020 (Glossary) <b>Agriculture, Value-Added Product</b>	Add “grapes into wine,” between “into pie or cider” and “or the production of jam from fruit”. Add “for purposes of on-site or off-site sales, when such activities are consistent with Section 130.40.400 (Wineries), Section 130.40.260 (Ranch Marketing) and other applicable provisions of this Title.” after “or the production of jam from fruit”.	<b>Minor Zoning Text:</b> Language added to clarify off-site wine sales as an allowed use, when consistent with other provisions of Title 130.
53.	Section 130.80.020 (Glossary): <b>Animal Keeping</b>	Add “. Also see Section 130.40.160.C.13: Home Occupations - Horse Boarding” after “(See Section 130.40.080: <i>Animal Raising and Keeping.</i> )”	<b>Minor Zoning Text:</b> New text provides reference to common questions about horse boarding.
54.	Section 130.80.020 (Glossary): <b>Farmer’s Market</b>	Strikeout “20” and replace with “40” after “See Section 130.”	<b>Minor Corrections:</b> Corrects erroneous code reference
55.	Section 130.80.020 (Glossary): <b>Roads: Easement</b>	Strikeout “A ‘prescriptive easement’ can be claimed after continuous and open use by the non-owner against the rights of the property owner for a period of five years.” after “for all other purposes.”	<b>Minor Zoning Text:</b> Remove unneeded language: <i>Prescriptive easements are recognized after court determination</i>

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56.	Section 130.80.020 (Glossary) <b>Commercial Recreation: Indoor Entertainment</b>	Add “museums” between “assembly” and “and dance halls”.	<b>Minor Zoning Text:</b> Add museums to list of indoor entertainment uses
57.	Section 130.80.020 (Glossary) <b>Personal Services.</b>	Add text “ <b>Personal Services.</b> (Use Type) See Retail Sales and Service” between definition of “Parks” and “Picnic Area”	<b>Minor Zoning Text:</b> Clarifies where personal services are defined in the Glossary.
58.	Section 130.80.020 (Glossary) <b>Large Family Day Care Home</b>	Definition of <b>Large Family Day Care Home:</b> Strikeout “7” and replace with “9” after “family day care”.	<b>Minor Zoning Text:</b> Correct overlapping definitions of “Small” and “Large” family day care home

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	<b>Zoning Tables</b>		
59.	<b>Table 130.21.020</b> (Agricultural, Rural Lands and Resource Zone Districts Use Matrix)	Add the following changes under the TPZ Zone District: 1. Commercial subheading: Add “—“ after “Commercial Kitchen” (to indicate use prohibited in zone) 2. Industrial subheading: Add “—“ after “Industrial General (to indicate use prohibited in zone) Recreation and Open Space subheading: Add “—“ after “Off Highway or Off Road Vehicle Recreation Area and Ski Area” (to indicate use prohibited in zone)	<b>Minor Zoning Text:</b> Clarify prohibited uses (use matrix currently blank in some areas)
60.	<b>Table 130.21.020</b> (Agricultural, Rural Lands and Resource Zone Districts Use Matrix)	Correct footnote 2 in Table 130.21.020 as follows: “Dogs used for herding or guardian purposes in commercial ranching or browsing operations are allowed by right subject to licensing requirements of the County Animal Services Division in compliance with Title 6 ( <del>Zoning Ordinance Administration</del> ).”	<b>Minor Correction:</b> Corrects the name of the referenced Title and the current name of the responsible agency.
61.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Strikeout reference to 130.40.180 (Mixed Use Development) Under Residential Use Type and replace with Section 130.52.030 (Design Review Permit).	<b>Minor Correction:</b> Remove circular reference
62.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Add the following change for the CPO Zone District: Add “P/CUP” after “Retail Sales and Service: Personal Services” (to indicate use allowed by right or Conditional Use Permit, depending on type/intensity of proposed use).	<b>Minor Correction:</b> Use allowed in all other commercial zones; inadvertently omitted from CPO Zone Dist.



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63.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial Main Street (CM) Heading: 1. Outdoor Entertainment: Change use matrix from prohibited (-) to CUP	<b>Minor Zoning Text:</b> Under an approved CUP, outdoor entertainment may be considered an accessory use to other uses allowed by right in the zone.
64.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Residential subheading: 1. Strikeout “See Section 130.40.180 (Mixed Use Development)”. Add “Permitted by Design Review (See Section 130.40.180)” under heading: “Specific Use Regulation”.	<b>Minor Zoning Text:</b> Clarify permit requirements for internal consistency with other provisions of Title 130
65.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Strikeout reference to footnote 6, Strikeout footnote 6 (p. 35)	<b>Minor Correction:</b> Footnote 6 is struck out in existing Table 13.22.020.
66.	<b>Table 130.23.030</b> (Industrial/R&D Zones Development Standards)	Add reference to footnote 5 after text “Minimum Lot Size (in square feet)” and “Minimum Lot Width (in feet)” Delete “5” after table heading “Development Attribute”	<b>Minor Correction:</b> Missing reference in table, correct typographical error.
67.	<b>Table 130.24.020</b> (Residential Zone Use Matrix)	Strikeout “NS: Neighborhood Service” from table header.	<b>Minor Correction:</b> Delete erroneous reference; there is no NS Zone.
68.	<b>Table 130.24.020</b> (Residential Zone Use Matrix)	Under Residential zones, Large Family Daycare: Add to Specific Use Regulations column reference to <u>130.40.110</u> (Child Day Care Facilities).	<b>Minor Zoning Text:</b> Additional code reference to clarify use

## Proposed 2017 Zoning Ordinance Minor Amendments (Agricultural Commission 3-14-18)

Green Highlight: Items with agricultural components. Yellow Highlight: Items added since Board adoption of Project ROI, 9/12/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
69.	<b>Table 130.24.030</b> (Residential Zones Development Standards)	Residential zone standards: Remove asterisk and add footnote to reference Section 130.30.040, Building Height Determination for Side Yard Setbacks to Side Setback requirements.	<b>Minor Zoning Text:</b> Clarify development standards
70.	<b>Table 130.24.020</b> (Residential Zone Use Matrix)	Under Residential Zones, Mobile/Manufactured Home Park: Add the following to Specific Use Regulation column: 1. “130.40.190” 2. Refer to Adopted Community Design Standards for mobile/manufactured home parks (12/2015)	<b>Minor Zoning Text:</b> Additional code references to clarify development standards
71.	<b>Table 130.24.030</b> (Residential Zones Development Standards)	Under Agricultural Structure development standards: Strikeout “—“ under R1 and R20K Headings and replace with “50”.	<b>Minor Zoning Text:</b> Limited animal raising/keeping is allowed by right in R1/R20K Zones, and therefore, a minimum building setback is required. Recommend 50’ setback to ensure compatible uses.
72.	<b>Table 130.25.020</b> (Special Purpose Zones Use Matrix)	Seasonal Sales Use Type: Move Seasonal Sales from a subgroup under Lodging Facilities to its own use type. Under Transportation Corridor (TC) Zone, change from Administrative Permit (A) to Temporary Use Permit (TUP).	<b>Minor Zoning Text:</b> Clarify regulations for seasonal sales uses
73.	<b>Table 130.40.400.1</b> (Wineries Allowed Uses Matrix – Article 4)	Add two uses under Winery line item: “Production Facilities” (“P” in all zones listed) and “Full Service Facilities” (allowed uses the same as shown under existing “Winery” line item)	<b>Minor Zoning Text:</b> Clarify two types of winery facilities as recognized in the Glossary and in practice (Production - with no public facilities - and Full Service Wineries)

## Proposed 2017 Zoning Ordinance Minor Amendments (Agricultural Commission 3-14-18)

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Proposed Zoning Map Amendments		
Item No.	Parcel ID	Proposed Revision
74.	N/A	<b><u>Attach Exhibit A (Zoning Map) to the Zoning Ordinance pursuant to Section 130.12.020:</u></b> Sec. 130.12.020 - Zoning Map and Zones. The boundaries of the zones established by this Section shall be shown on the maps designated as the "County of El Dorado Zoning Maps," hereinafter referred to as Zoning Map. The Zoning Map shall be adopted by the Board in compliance with applicable law, and is hereby incorporated into this Title by reference as though it were fully set forth herein (see Exhibit A - Zoning Map). Any changes to the Zoning Map shall be accomplished as set forth in Chapter 130.63 (Amendments and Zone Changes).
75.	121-280-15	El Dorado Hills (White Rock Road)– Remove “PD” Overlay
76.	060-361-95	Garden Valley Area 060-361-95: Rezone portion from CL to RE-5 to conform to the General Plan land use designation of C and MDR.
77.	104-250-10	Pilot Hill APN– Rezone from RM to CC to conform to General Plan land use designation.
78.	APNs: 046-40-69, 046-840-56, 046-520-28, 046-840-62, 046-840-55, 046-840-59 (possibly others)	Candlelight Village – Reconfigure existing zoning boundaries for at least six parcels (split-zoned R1 and Commercial) for consistency with the General Plan Land Use Map (HDR and C).  <i>Note: Existing zone boundaries are incorrect due to a GIS software error. All lands should be zoned R1, with the exception of an approximate 100-foot strip of land along the north side of Mt. Aukum Rd., which should be zoned commercial (CC and a small portion of CL along the mobile home park entrance road)</i>
79.	074-100-29, 074-100-41, 074-100-46, 074-100-50	Greenwood area: APNs– rezone from CL to CC to eliminate spot zoning issue.

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Proposed Zoning Map Amendments		
Item No.	Parcel ID	Proposed Revision
80.	016-410-10, 016-410-07, 016-410-06, 016-261-14, 016-261-12, 016-261-02	Meeks Bay rezone from C to R1 to conform to TRPA Area Plan and El Dorado County Ordinance 5031, approved 12/15/15.
81.	040-080-06	Single APN (Cabodi) – Recommend rezone from TPZ Parcel to FR-160 consistent with surrounding parcels. <u>Discussion:</u> The Assessor's office provided records indicating that in 1978, after the State Legislature approved the Forest Taxation Reform Act of 1976, the Board of Supervisors adopted Ordinance 1861 to rezone lands to TPZ. Contained in the Assessor's file with Ordinance 1861 is documentation listing specific APN's considered for TPZ and includes a list of which parcels were excluded by the Board in 1978. The parent parcel, APN 040-080-03 is on the list of parcels excluded from TPZ in January 1978.
82.	043-550-64	Camino APN (100 percent Commercial land use designation), Recommend rezone from split zoning of CPO/PA-10 to 100 percent CPO.
83.	123-630-09	APN in Serrano M3/M4. Portion of property on east side should be rezoned from R1-PD to OS-PD.
84.	327-231-34	Missouri Flat APN: Rezone portion from CC to R1A to be consistent with General Plan land use designation of C and MDR.
85.	074-042-02 074-042-03	Penobscot Ranch APN's (147 acres - Emard, 168 acres - Marengo): Rezone from LA to PA. <u>Discussion:</u> This change was previously recommended as part of the 2015 TGPA-ZOU Project, but never completed.
86.	060-401-32	Garden Valley APN: Rezone from Limited Commercial (CL) to General Commercial (CG), consistent with 2015 Board-approved ZOU rule set for the TGPA-ZOU Project