

ZONE R-L OVERLAY FOR EL MACERO AND WILLOWBANK

Overlay Principles

Both El Macero and Willowbank would be governed by the provisions of Article 5 of Chapter 2 of Title 8 of the 2013 Updated Zoning Code. Section 8-2.501 establishes the guiding purposes of the zoning of El Macero and Willowbank as follows:

Sec. 8-2.501 Purpose

The purpose of the Residential Zones shall be to allow for a wide range of housing types and uses in the unincorporated area of the County. *Such uses shall complement existing residential development within the County's towns and be compatible with smart growth policies of the County General Plan.* [Emphasis added.]

The Zone R-L Overlay for El Macero and Willowbank is established with the following guiding principles.

- El Macero and Willowbank are fully developed subdivisions that border on the city limits of the City of Davis, and are not contemplated by the first sentence of proposed Section 8-2.502(c) which reads:

The Low Density Residential (R-L) Zone includes traditional low density neighborhoods with primarily detached single family homes located in existing unincorporated towns such as Esparto, Knights Landing, Clarksburg, Madison, Dunnigan, and Yolo.

- The only dwellings in El Macero and Willowbank are detached single family dwellings and a few granny flats. The fourth sentence of proposed Section 8-2.502(c) allowing *"small attached housing such as duplexes (two family), "triplexes" (three family), and "four-plexes" (four family)"* would neither complement nor be compatible with the existing residential development in El Macero and Willowbank.
- Because of their immediate proximity to the City of Davis, El Macero and Willowbank residents have full access to extensive commercial retail and service amenities, some within walking or bicycling distance. There is no need for the Mixed Residential Commercial land use provisions included in either the proposed Section 8-2.503(h) or Section 8-2.506(i) in these neighborhoods. In addition, and other than home occupation as permitted by proposed Section 8-2.506(e), such business operations would neither complement nor be compatible with the existing residential development in El Macero and Willowbank.
- The keeping of large domestic animals under proposed Section 8-2.506(j)(2) would neither complement nor be compatible with the existing residential development in El Macero and Willowbank. For the purposes of this Overlay, "chickens" are deemed to be included in the definition of Small Domestic Animals.

- The residential lots in El Macero and Willowbank are large and essential to the existing character of these neighborhoods. The up to 9.9 dwellings per acre density permitted under the proposed Residential Development Requirements for R-L Zone – Table 8-2.505 would dramatically change that character in a manner that would be neither complementary nor compatible with the existing residential development in El Macero and Willowbank.
- To facilitate the high density under the proposed Residential Development Requirements for R-L Zone – Table 8-2.505, the existing setback requirements would be significantly reduced. Such reductions would also adversely change the character of El Macero and Willowbank.

Based on the above principles, the proposed tables (Table 8-2.504(a) Allowed Land Uses and Permit Requirements for Residential Zones and Table 8-2.505 Residential Development Requirements for R-L Zone) would read as follows for the Zone R-L Overlay for El Macero and Willowbank.

Allowed Land Uses and Permit Requirements for Zone R-L – Table 8-2.504(a) with Overlay for El Macero and Willowbank

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use/Permit Requirements	Specific Use Requirements or Performance Standards
Residential Uses		
Single family detached home	A ^{1 and 2}	See Table 8-2.505 and Section 8.2.305(a)
Second or “granny” unit	A ^{1 and 2}	
Duplex, triplex, four-plex	N	See Table 8-2.505 and Section 8.2.506(c)
Multi-family (condominiums, townhouses, apartments)	N	
Group or co-housing	SP ^{1 and 2}	
Farm labor housing	N	See Sec. 8-2.306(z)
Shelters	N	See Sec. 8-2.506(d)
Mobile home parks	UP(M)	See Sec. 8-2.1014
Home Occupation/Care		
Home occupation	A ²	See Sec. 8-2.506(e)
Group/home care (<6 beds)	A ²	See Sec. 8-2.506(f)
Group/home care (6 beds or more)	SP/UP(M) ^{1 and 2}	
Child care (<9 children)	A ²	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(M) ^{1 and 2}	
Child Care Centers (>14 children)	SP/UP(M) ^{1 and 2}	

Mixed Residential/Commercial Uses		
Boutique winery/olive mill	N	See Sec. 8-2.306(j)
Small special events facility	N	See Sec. 8-2.306(k)
Bed and breakfast	N	See Sec. 8-2.306(l)
Farm stay	N	See Sec. 8-2.306(m)
Other agri-tourism uses	N	See Sec. 8-2.306(n)
Small ancillary commercial uses	N	See Sec. 8-2.506(i)
Cottage food operation	N	See Sec. 8-2.506(k)
Animal Keeping		
Small domestic animals (cats, dogs, birds, chickens)	A	See Sec. 8-2.506(j)
Large domestic animals (horses, swine, goats)	N	
Wild, exotic, dangerous animals	N	
Kennels/animal boarding	N	

* An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

¹ Subject to septic system space requirements in Willowbank.

² Currently permissible under California law that preempts local zoning rules.

Residential Development Requirements for R-L Zone – Table 8-2.505 with Overlay for El Macero and Willowbank

Minimum Lot Area	21,750 sq. ft. for all lots ¹
Front Yard Setback (feet)	25 ft. from property line or curb strip
Rear Yard Setback (feet)	25 ft. from property line for single family detached home and 15 ft. from property line for a single-story “granny” unit”
Side Yard Setback (feet)	20 ft. for corner lots and 10 ft. for interior lots
Height Limits (feet)	30 ft./two stories
Building Size/Open Space, Lot Coverage (square feet)	UNDER STUDY ²
Density (dwellings per acre)	1.0 - 2.0 units per net acre ¹

¹ Subject to septic system space requirements in Willowbank.

² Issues of concern that SDCAC believes need to be studied include, but are not limited to, encouragement of the maximum amount of open space consistent with lot area, primary dwelling size, and second or “granny” unit size.