

# 2015 ZONING CODE AMENDMENTS

Note: The following list includes numerous relatively minor text amendments to the Zoning Code Title 8 of the Yolo County Code), plus proposed rezoning of mining properties along Cache Creek with two overlay districts. One amendment is also proposed to Title 1, Chapter 5 (Administrative Citations) of the County Code.

All proposed text amendments are shown in bold legislative font (underline and ~~strikeout~~). Page numbers refer to the current Zoning Code maintained and published by the Planning, Public Works, and Environmental Services Department, which are not the same page numbers as the County Code maintained and published by the Office of the County Counsel.

## AMENDMENTS TO TABLE OF CONTENTS

- Add Sec. 8-2.212.5 Indemnification
- Add Sec. 8-2.506(k) Bee keeping, and renumber Sec. 8-2.506(l) Cottage food operation
- Add Sec. 8-2.1015 Massage Therapy Services

## AMENDMENTS TO CHAPTER 1: SUBDIVISION AND RELATED REGULATIONS

**Amend Article 9: Public Improvements** by modifying numerous sections and adding Secs. 8-1.906 and 8-1.907, by request of Public Works (see **Attachment A**).

## AMENDMENTS TO CHAPTER 2, ARTICLE 2: ADMINISTRATIVE PROVISIONS

**A. Insert new Sec. 8-2.212.5 Indemnification, p. 59 (see Attachment B).**

**B. Amend Sec. 8-2.225(g), page 71, as follows:**

- (g) Any appeal of a decision or action shall also serve as an appeal of all related matters decided together with the action appealed from, regardless of the grounds and issues described in the notice of appeal. The bodies deciding the appeal may reverse, modify or affirm the decision appealed from. In considering the appeal, the body shall consider the evidence presented ~~below~~ at previous hearings and/or in the administrative record, and any additional evidence that may be presented at the hearing before it.

## AMENDMENTS TO CHAPTER 2, ARTICLE 3: AGRICULTURAL ZONES

**A. Amend Table 8-2.304(a), page 79 (see Attachment C), as follows:**

- Revise the line for wine and olive oil: “Wine, beer, spirits, olive oil production (small, no tasting or retail sales)”
- Revise the line for tree nut hulling: “Tree nut hulling and shelling, on-site use only”
- Revise footnote (1): “~~Large, R~~regional-serving agricultural operations, including processing facilities, require a Site Plan Review (~~over~~ under 100,000 square feet and

uses that generate ~~more~~ less than ~~75~~ 60 truck trips per day) ~~require Site Plan Review~~ or a Use Permit, at the Planning Director's discretion."

**B. Amend Table 8-2.304(c), page 81 (see Attachment D) as follows:**

- Add "distilleries" to the line with "wineries, breweries," etc.

**C. Amend Table 8-2.304(d), page 82 (see Attachment E), as follows:**

- Revise the line for "Regional processing facilities" to indicate that "SP/UP(m)" is required in the A-N and A-X districts
- Revise the line for "electrical distribution, transmission substations,..." by adding a note in the "Specific Use Requirements" column that states: "See Secs. 8-2.1009 and 1106 (Major Use Permit required for facilities over 200 kV)"
- Add a line for "Vehicle charging station," with "SP" (Site Plan Review) required in the A-N, A-I and A-C districts and "N" (Not allowed) in the A-R district

**D. Amend Table 8-2.305, page 86, as follows:**

- Add the following sentence to footnote (5): "Accessory and other structures shall comply with Sec. 8-2.402(d)(vi) (100-foot setback from streams), unless the size or configuration of the lot makes this requirement infeasible."

**E. Amend Sec. 8-2.306(j)(3), page 89, as follows:**

(j) Wineries, breweries, distilleries, and olive mills

- (1) "Small wineries, breweries, distilleries, and custom olive mills" are defined as those that are housed in a space less than 15,000 square feet in size, provide tastings, and have annual sales of less than 21,000 cases per year.
- (2) "Large wineries breweries, distilleries, and olive oil operations" include tastings and sales in space greater than 15,000 square feet with sales of more than 21,000 cases per year.
- (3) Wineries, olive mills, breweries, and distilleries with no tastings or sales in facilities less than ~~60,000~~ 25,000 square feet are an allowed use in the A-N and A-X Zones. A Site Plan Review may be required, at the Director's discretion.

**F. Amend Sec. 8-2.306(l), page 91, as follows:**

**(l) Bed and breakfasts**

- (1) A "small" bed and breakfast is defined as one which has six (6) guest rooms or cottages, or less; and that holds less than twelve special events per year and the events have less than 150 attendees; and which generates less than 100 vehicle trips on any given day of operations (such as a wedding). A "large" bed and breakfast has more than six guest rooms or cottages, and less than ~~ten (10)~~ fifteen (15) guest rooms or cottages, and/or holds more than twelve special events per year, and/or generates more than 100 vehicle trips on any given day of operations.

- (2) Small bed and breakfasts are allowed with the issuance of a Site Plan Review in all of the agricultural zones, with the exception of the A-I zone, provided that the project **includes no newly constructed cottages and** is designed to be compatible with any adjoining agricultural operations and single family residences. Large bed and breakfasts are subject to a Minor Use Permit, **provided that there are no newly constructed cottages and no more than three (3) renovated cottages.** At the discretion of the Planning Director, a Minor Use Permit may be required for a project of six guest rooms **or cottages,** or less, or a Major Use Permit may be required for a project larger than six guest rooms **or cottages,** if there are any compatibility issues, or if any of the following development standards are not met:
- (i) All guest rooms must be located within and accessible through the main single-family dwelling. Alternatively, ~~a minority of~~ guest rooms may be located outside the primary residence in **cottages, (newly constructed structures or existing buildings that are renovated for habitable use), provided that any newly constructed cottages require with the issuance of a Major Use Permit.**

**G. Amend Sec. 8-2.306(q), page 93, as follows:**

- (q) Small experimental agricultural and seed research facilities

Agricultural and seed research facilities require the issuance of a Minor Use Permit. However small, experimental, or pilot agricultural and seed research facilities occupying no more than ~~2.5~~ **5.0** acres of a site, which are incidental to the main agricultural use **in the area,** may be allowed through the issuance of a Site Plan Review.

**H. Amend the definition of “Agricultural support services, large and small” in Sec. 8-2.307, page 99, as follows:**

**Agricultural support services, large and small**

Large agricultural support services are those uses that occupy more than five (5) acres of land or more than 60,000 square feet of indoor space, and/or that generate more than ~~75~~ **60** truck trips per day. Small agricultural support services are those that do not meet any of these thresholds.

**I. Amend the definition of “Bed and Breakfast (B&B)” in Sec. 8-2.307, page 101, as follows:**

**Bed and Breakfast (B&B)**

A single-family dwelling, and accessory buildings, with an owner in residence, containing no more than ~~ten (10)~~ **fifteen (15)** guest rooms **or cottages** used, let or hired out for transient night-to-night lodging, and that meets all of the standards in Section 8-2.306(I). ~~A majority of the guest rooms must be located within and accessible through the main single-family dwelling.~~ Food service, **if provided,** is restricted to breakfast or a similar early morning meal, subject to applicable County Health Department regulations.

J. Add the definition of “Cottage” in Sec. 8-2.307, page 102, as follows:

**Cottages**

**Individual bungalows or cottages, attached or unattached, that are part of an approved bed and breakfast use, that are located within an agricultural area on agricultural-zoned lands, and that are appurtenant or incidental to permitted agritourism uses located on the parcel or in the immediate agricultural area. Cottages may be newly constructed structures or existing buildings that are renovated for habitable use. Cottages are not motel rooms and are not housing for permanent, year-round residents.**

K. Amend the definition of “Nurseries and landscaping materials” in Sec. 8-2.307, page 104, as follows:

**Nurseries and landscaping materials**

Commercial agricultural establishments engaged in the large-scale, year-round production of agricultural and ornamental plants and other nursery products, grown under cover or outdoors, **and sold to the public through wholesale or retail sales.** Small-scale seasonal nurseries that are incidental to the main agricultural use of the property are not included in this definition.

**AMENDMENTS TO CHAPTER 2, ARTICLE 4: SPECIAL AGRICULTURAL REGULATIONS**

**Modify front yard setback standards for primary residences in Sec. 8-2.402(d)(3)(iii), page 114, as follows:**

- (iii) The minimum front yard setback from the front lot line (**County right-of-way**) shall be 20 feet or 50 feet from the centerline of a roadway, whichever is greater. Properties abutting **an ~~major~~ arterial, or major or minor two-lane County road,** require a 30-foot front yard setback, as measured from the edge of right-of-way. The minimum back yard setback from the rear property line shall be 25 feet. The minimum side yard setback from the side property lines shall be 20 feet. However, these minimum setback requirements shall be increased to no less than 100 feet if adjacent agricultural operations require a larger setback to accommodate agricultural spraying.

**AMENDMENTS TO CHAPTER 2, ARTICLE 5: RESIDENTIAL ZONES**

A. Amend Sec. 8-2.503(i), page 139, as follows:

Roosters and other wild animals are allowed only in the RR-5 zone, **except that roosters may be allowed on large lots (5 acres or more) in the RR-1 and R-L zones.**

B. Modify Table 8-2.504(a), page 140 (see Attachment F), as follows:

- In the Specific Use Requirements column for “Single family detached home...” and “Triplex, four-plex” correct the references from “Sec. 8-2.506)(l) and (m)” to “(m) and (n)”

- In the first line under “Animal Keeping” add “bee keeping” and include another citation: “Small domestic animals (cats, dogs, birds), **bee keeping**” and “See Sec. 8-2.506(j) **and (k)**”
- Add a line for “Vehicle charging station,” with “SP” (Site Plan Review) required in the R-M and R-H districts and “N” (Not allowed) in the RR-5, RR-1, and R-L districts

**C. Modify Table 8-2.505, page 142 (see Attachment G), as follows:**

- Decrease the required side yard setback from 20 feet to 10 feet in the Rural Residential - 1 acre and 5 acre (RR-1 and RR-5) zones
- Add the phrase “(minimum of 1.0 acre if no services)” to the “minimum parcel size” column for the R-L zone
- Add new footnote (4): **New development within the R-L, R-M, and R-H zones must meet minimum densities; if not, Site Plan Review or Use Permit is required, at the discretion of the Planning Director, excepting parcels without existing or planned public water and sewer service.**
- Add the following sentence to footnote (5): **Residential, accessory and other structures shall comply with Sec. 8-2.402(d)(vi) (100-foot setback from streams), unless the size or configuration of the lot makes this requirement infeasible.**

**D. Amend Sec. 8-2.506(j)(3)(vii), page 150, as follows:**

Wild, dangerous, exotic, or prohibited animals, such as geese and peacocks, shall not be permitted in any residential zone, except for the RR-5 zone, **except that roosters may be allowed on large lots (5 acres or more) in the RR-1 and R-L zones.**

**E. Amend the definition of “Wild, exotic, dangerous, or prohibited animal” in Sec. 8-2.507, page 156, as follows:**

**Wild, ~~exotic~~, dangerous, exotic, or prohibited animal**

Wild, ~~exotic~~, dangerous, exotic, or prohibited animal shall mean...

**AMENDMENTS TO CHAPTER 2, ARTICLE 6: COMMERCIAL ZONES**

**A. Modify Table 8-2.604, p. 161 (see Attachment H), as follows:**

- Allow retail sales (3,000 – 10,000 square feet) in the C-H zone with a Site Plan Review (now not allowed)
- Allow “wine/olive tasting, sales” in the C-L and the C-G zones with a Site Plan Review or by right (“A”), respectively (now UP(m) and SP) and delete note that says “No onsite production”
- Allow auto service/gas stations in the C-L zone with a Minor Use Permit (now not allowed)
- Allow bed and breakfast and small lodging uses in the C-L zone with a Minor Use Permit (now not allowed)

- Allow “wine, beer, spirits, olive processing, storage, and distribution” in all the commercial zones with either a Site Plan Review or Minor Use Permit and add to the Specific Use Requirements column “See Sec. 8-2.306(j)” (now the uses are not allowed)
- Allow “multiple family units (apartments)” in the C-L zone with either a Site Plan Review or Minor Use Permit (now not allowed)
- Add a line for “Vehicle charging station,” with “SP” (Site Plan Review) required in the C-L, C-G, DMX, and C-H districts

**B. Modify Table 8-2.605, p. 163, as follows:**

Add the phrase “(minimum of 1.0 acre if no services)” to the “minimum parcel size” column for all of the commercial zones

**AMENDMENTS TO CHAPTER 2, ARTICLE 7: INDUSTRIAL ZONES**

**A. Modify Table 8-2.704, p. 176 (see Attachment I), as follows:**

- Add “wine, beer, spirits, and olive processing, storage, and distribution” in all the industrial zone with either a Site Plan Review or Minor Use Permit and add to the Specific Use Requirements column “See Sec. 8-2.306(j)” (now the uses are not allowed)
- Allow “agricultural processing” in the I-H zone with either a Site Plan Review or by right (“SP/A”), (now SP) and add this note in the “Specific Use Requirements” column: “Allowed by right if not over 50,000 square feet and no hazardous materials”
- Add “trucking companies” to the allowed by right (“A”) in the Heavy Industrial (H-I) zone
- Add a line for “Vehicle charging station,” with “SP” (Site Plan Review) required in the I-L, I-H, and OPRD districts
- Add “small (< 3,000 sf)” to “restaurant, sit down” and add “See Sec. 8-2.706(b) to both restaurant lines

**B. Modify Table 8-2.705, p. 178, as follows:**

Add the phrase “(minimum of 1.0 acre if no services)” to the “minimum parcel size” column for all of the industrial zones

**AIRPORT-RELATED AMENDMENTS TO CHAPTER 2, ARTICLE 8: PUBLIC AND OPEN SPACE ZONES AND ARTICLE 9: SPECIFIC PLAN AND OVERLAY ZONES**

These amendments would apply to the three airports in the unincorporated area (the County Airport, Watts-Woodland, and Borges airport properties) and governs the uses on the airport properties. These amendments have been approved by the SACOG regional Airport Land Use Commission, as required by State law.

The Airport (AV) zone is currently applied to the three airports. The proposed amendments delete the current Airport (AV) zone and rescind the original 2000 ordinance that established the zone. The three airports have already been rezoned to the new Public and Quasi-Public (PQP) zone.

In Article 8, the amendments add Sec. 8-2.806 (Specific Use Requirements for Aviation Uses).

The proposed Code Amendments also delete the existing Special Height Combining zone (the “-H” zone), while retaining and slightly revising the Airport Overlay (-AO) zone (now renamed the A-O zone). The amendments delete specific height limits for individual properties within the A-O zone and instead replace them with height limits based on the Comprehensive Land Use Plan (CLUP) for the County Airport and the FAA requirements.

In Article 9, the amendments add permit requirements for airport-related uses to Table 8-2.905-2. New Sections 8-2.906(f)(4) and(5) are also added, which require uses to be consistent with the CLUP and identify the types of uses that would be subject to a CLUP consistency analysis.

See the complete text of the proposed amendments in **Attachment J**.

## **AMENDMENTS TO CHAPTER 2, ARTICLE 9: SPECIFIC PLAN AND OVERLAY ZONES**

### **A. Amend Sec. 8-2.906(a)(1), page 198, as follows:**

#### **(a) Planned Development (PD) overlay zone requirements**

- (1) The Planned Development overlay zone is to be applied to parcels for which detailed written development plans have been submitted and are approved concurrent with the rezoning to a specific PD. The minimum size for a proposed PD zone shall be ~~three (3)~~ **two (2)** acres.

### **B. Amend Sections 8-2.906(c) and (d), page 199, as follows,**

#### **(c) Interim agricultural uses in the S-P, PD, SP-O, and NH-O zones**

- (1) In the S-P, PD, SP-O, and NH-O zones a range of agricultural uses is allowed as interim uses until a Specific Plan or Natural Heritage Plan is adopted, or until an existing PD zone is developed with urban uses, provided that the interim agricultural use is consistent with any underlying base zone. In the interim, capital intensive agricultural uses such as processing facilities, animal facilities uses, large accessory structures, and agricultural commercial, rural recreation, and agricultural industrial uses are **prohibited in the PD zones**, and **are** discouraged in the S-P and SP-O zones, unless the findings in subsection (2), below, can be made ~~and are prohibited in the PD zones~~.
- (2) Capital intensive agricultural uses such as processing facilities, animal facilities uses, large accessory structures, and agricultural commercial, rural recreation, and agricultural industrial uses may be permitted in the S-P, SP-O, and NH-O zones, prior to adoption of a Specific Plan or Natural Heritage Plan, through the issuance of a Minor Use Permit, provided that the interim agricultural use is consistent with any underlying base zone and provided the Zoning Administrator can make the following findings based on evidence in the record:
  - (i) Approval of the project will not significantly hinder the adoption of a future Specific Plan or create an insurmountable obstacle to urban development of the future planned land uses on the parcel or parcels; or

- (ii) Approval of the project is consistent with the goals and policies of an adopted or pending Natural Heritage Plan.

**(d) Residential, group/home and child care uses in the PD, S-P, and SP-O zones**

- (2) In vacant or underdeveloped **S-P and** SP-O zones one rural residence is allowed per undeveloped rural parcel as an interim use only. Accessory structures and all other proposed residential uses in a **S-P and** SP-O zone, including group/home or child care uses must be consistent with the permit requirements, densities, and other applicable development standards of the underlying base zone, **or for any agricultural zone if there is no underlying base zone.**

**AMENDMENTS TO CHAPTER 2, ARTICLE 10: GENERAL AND SPECIAL DEVELOPMENT STANDARDS**

**A. Amend the height regulations in Sec. 8-2.1004(a), page 204, as follows:**

The maximum height limitation regulations set forth in this Chapter for each particular zone shall be modified as follows:

- (a) In any zone, other than the Agricultural Intensive Zone (A-N), the Agricultural Extensive Zone (A-X), the Agricultural Commercial Zone (A-C), the Agricultural Industrial Zone (A-I), the Agricultural Residential Zone (A-R), the Airport Overlay Zone (A-O), and other than properties adjacent to an A-O zone within a designated aviation safety zone and/or which are regulated by an applicable airport master or land use plan, the following structures may extend not more than thirty (30) feet above the height limits set forth in such zone; provided, however, applicable State and federal regulations shall govern wherever conflicts occur: chimneys, church spires, flagpoles, monuments, **windmill water pumps under 35 feet in height,** water towers, fire and hose towers,...

**B. Amend Sec. 8-2.1007(j), page 207, as follows:**

**(j) Cessation of uses**

For the purposes of this Section, a use shall be deemed to have ceased when it has been discontinued, either temporarily or permanently, whether with the intent to abandon such use or not, for a continuous time period **~~as set forth in this Section~~ of twelve months (12) or more.**

**C. Add Sec. 8-2.1015 (Massage Therapy Services), page 218, as follows:**

[The following amendment is required to comply with recent State legislation (AB 1147, enacted in 2014). Also see related amendment to Chapter 7: Adult Entertainment Uses.]

**Sec. 8-2.1015 Massage therapy services**

**“Massage Therapy Services,” as defined and regulated by the Massage Therapy Act (Chapter 10.5 of the California Business and Professions Code), are an allowed use in any of the zoning districts subject to issuance of a business license and a Use Permit, depending on the size of the business.**



- (a) Independent contractors and sole providers, including those individuals that provide outcall services or provide services as a home occupation, within the unincorporated area, shall secure and maintain a business license at all times.
- (b) Massage therapy services which are provided by a business establishment at a physical location, or through an outcall service, and employ more than a single therapist, shall acquire a Minor Use Permit, or Major Use Permit, at the discretion of the Planning Director.

**AMENDMENT TO CHAPTER 2, ARTICLE 11: ENERGY AND TELECOMMUNICATIONS DEVELOPMENT STANDARDS**

**A. Amend Sec. 8-2.1104(f)(4) (Small and medium solar energy systems) as follows:**

**(f) Development standards for small solar energy systems**

- (4) Pole mounted solar collection panels shall comply with existing regulations for accessory structures (Section 506(b) of this Chapter), i.e., the panels may not exceed ten (10) feet in height in residential zones and must meet a rear yard setback of five (5) feet, with the exception that small solar systems in the agricultural zones are not subject to the front yard setback.

**B. Amend Sec. 8-2.1106 (Major electrical transmission and distribution facilities) as follows:**

**(b) Application required**

At a minimum, each application for a ~~conditional~~ Major uUse pPermit for a major electrical transmission and distribution project shall include the following: ....

**AMENDMENT TO CHAPTER 2, ARTICLE 12: SIGN STANDARDS**

**A. Modify the definition of an “Agricultural sign” in Sec. 8-2.1202, page 248, as follows:**

“A sign advertising the sale of agricultural products grown or produced in the agricultural areas of the County, or advertising others uses allowed in the agricultural zones.”

**B. Amend Sec. 8-2.1203(c), page 249, as follows:**

- (a) Any sign illuminated by strobe, or flashing light ~~or neon light~~;

**C. Amend Sec. 8-2.1208(c), page 249, as follows:**

- (c) Illuminated Signs: ~~Illuminated signs are prohibited unless expressly allowed under this section. A non-illuminated sign may be substituted for an illuminated sign in any location where an illuminated sign is expressly allowed.~~ Lighting for illuminated signs shall be so arranged that it will not create a hazardous glare for pedestrians or vehicles on either a public street or on any private premises.

**D. Amend the “Maximum Size of Pole Sign Allowed” column in Table 8-2.1207, page 254, for the C-H zone line as follows:**

200 sf in size ~~40~~ 60 feet in height (75 feet with UP)

**E. Amend Sec. 8-2.1207(j), (k), and (l), pages 255-257, as follows:**

(j) The Zoning Administrator may approve an increase of up to twenty-five percent (25%) in the allowed size and/or height of monument signs in return for an applicant or applicants combining multiple individual tenant signs on several frontages or on adjacent parcels in one shared monument sign. ~~Any other deviation of up to 25% of these sign standards may be approved by the Zoning Administrator through the discretionary Minor Variance process. Any deviation of greater than 25% from these standards shall be approved through a Major Variance process by the Planning Commission.~~

(k) Any deviation (increase) of up to 25% of these sign standards may be approved by the Zoning Administrator through the discretionary Minor Variance process. Any deviation of greater than 25% from these standards shall be approved through a Major Variance process by the Planning Commission.

~~(k)(l)~~ Signs allowed in the Parks and Recreation (P-R), Public Open Space (POS) Public and Quasi-Public (PQP), Specific Plan (S-P), Planned Development (PD), and the overlay zones are limited to the following:

### **AMENDMENT TO CHAPTER 3: WATER EFFICIENT LANDSCAPING**

Governor Brown’s Drought Executive Order of April 1, 2015 (EO B-29-15) directed DWR to update the State’s Model Water Efficient Landscape Ordinance through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015.

Local agencies have until December 1, 2015 to adopt the Ordinance or adopt their own ordinance, which must be at least as effective in conserving water as the State’s Ordinance.

(See revised text in **Attachment K.**)

### **AMENDMENT TO CHAPTER 4: FLOOD PROTECTION**

**A. Amend Sec. 8-4.603(b) and (e)(3) (Conditions for variances)** to correct two typos (“of historic structures” and “increase a nuisance..”)

**B. Amend Sec. 8-4.604 (Minor variances) by adding a new subsection (c):**

(c) New construction or substantial improvement of a non-habitable structure on a lot one-half acre or less in size. (See added text in **Attachment L.**)

[The above amendment is consistent with current FEMA practices.]

## AMENDMENT TO CHAPTER 6: ALCOHOLIC BEVERAGE CONTROL ORDINANCE

### Sec. 8-6.104 Exemptions

To facilitate, encourage, and incentivize economic development, agri-tourism, local agricultural beer and wine production, and support family farming, the following types of premises that obtain and comply with the ABC license types described below are exempt from County regulation of alcoholic beverage sales under this Chapter:

- (a) All existing uses, buildings or structures currently in operation selling alcohol or alcoholic beverages prior to the adoption of this original ordinance.
- (b) Winery, beer, and distilled spirits activities allowed and permitted, excluding retail sales that are not incidental to tasting or processing, within the Agricultural Intensive (A-N), Agricultural Extensive (A-X), Agricultural Industrial (A-I), and Agricultural Commercial (A-C) zone districts, ~~and~~ within the Agricultural District (AD-O) overlay zone districts, and within all of the commercial and industrial zones, pursuant to Articles 3, ~~and~~ 4, 5, and 6 of Chapter 2 of this Title.

## AMENDMENT TO CHAPTER 7: ADULT ENTERTAINMENT USES

### Amend Sec. 8-7.202 (Definitions) as follows:

Adult-related establishment. "Adult-related establishment" shall mean any bathhouse, escort bureau, introductory service, ~~massage parlor, outcall massage service~~, modeling studio, or sexual encounter center as defined in this Chapter. "Adult-related establishment" shall also include...

~~Outcall massage service. "Outcall massage service" shall mean a business or establishment where the primary function of such business is to engage in or carry on massage for pecuniary compensation or consideration, hire, or reward not at a fixed location but at a location designated by the customer or client.~~

## PROPOSED AMENDMENTS TO ZONING MAPS TO ADD THE SAND AND GRAVEL OVERLAYS

The Zoning Maps are proposed to be amended to add the Sand and Gravel Overlay (SG-O) zone, and the Sand and Gravel Reserve Overlay (SGR-O) zone, to the mineral resource properties along Cache Creek (see **Attachment M**). These two mining overlay zones were included in the previous Zoning Code, but the properties were inadvertently not rezoned with overlay zones when the Updated Zoning Code was adopted in July, 2014.

The Sand and Gravel Overlay (SG-O) zoning is applied to all properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are subject to existing mining operations. The Sand and Gravel Reserve Overlay (SGR-O) is applied to other properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are State designated mineral resource zones (MRZ-2) and which may be mined in the future.

## PROPOSED AMENDMENT TO ADMINISTRATIVE CITATIONS, CHAPTER 5 OF THE YOLO COUNTY CODE

This single amendment would clarify the procedure for issuance of Administrative Citations to delete the requirement that a “courtesy letter” must be sent if a similar notification has already been given to the property owner such as a “stop work” order or “red tag.” The purpose of the “courtesy letter” is to notify a property owner that the County has received a complaint and/or has verified independently of a complaint that one or more zoning or building violations are present and must be rectified to avoid further action by the County. The requirement of sending a “courtesy letter” is redundant if a property owner has already been contacted and/or the property has already been posted with a “stop work” order or “red tag” citation.

### **Amend Sec. 1-5.04 (Procedure) as follows:**

#### Sec. 1-5.04 Procedure

When a Violation is determined to exist, the Enforcement Officer shall take the following steps to gain compliance:

- (a) *Issuance of a Courtesy Notice.* The Enforcement Officer shall issue the Responsible Person(s) a Courtesy Notice by service in the manner provided for in section 1-5.05. The Courtesy Notice shall identify the Violation(s) at issue and the steps required for compliance. In addition, the Courtesy Notice shall state that it is being provided as a public service for the purpose of advising the recipient of the requirements of the County Code and the means to achieve prompt compliance. The Courtesy Notice shall also state that compliance is required within fifteen (15) days, unless a shorter compliance deadline is necessary in the judgment of the Enforcement Officer because the violation presents an immediate public health and safety hazard. **The issuance of a Courtesy Notice shall not be required if a Stop Work Order (“red tag”), or similar notice has already been posted at the work site or been served on the parties.**

# ATTACHMENT A

## PROPOSED AMENDMENTS TO CHAPTER 1: SUBDIVISION AND RELATED REGULATIONS

### Global amendments to be applied to this entire Chapter:

- Amend all references to “Planning, Public Works and Environmental Services Department” to “Department”;
- Amend all references to “final subdivision” map to “final map” and “tentative map” to “tentative parcel map”;
- Amend all references to “County Improvement Standards” to “Yolo County Improvement Standards”; and
- Amend all references to “Director of Planning” to “Planning Director”

### Amend Sec. 8-1.101(b)(4) as follows:

To provide for the dedication, construction and installation of streets, roads, alleys, highways, public utilities, stormwater conveyance facilities, and other improvements and/or facilities;

### Amend the last sentence of Sec. 8-1.102 as follows:

...This Chapter also applies to dedications and improvements associated with certain building permits.

### Amend the following definitions under Sec. 8-1.201:

#### Director

Director of the Yolo County Planning, Public Works and Environmental Services Department.

#### Improvements

Streets, highways, monuments, or Improvements include, but are not limited to, streets, curbs, gutters, sidewalks, sanitary sewer facilities, storm drain facilities, water supply facilities, street lighting, utilities, and landscaping, or any facility, fixture, or object installed or constructed in accordance with the Yolo County Improvement Standards for acceptance or maintenance by the County, other public agencies, County Service Areas, or other appropriate funding mechanisms.

#### Planning Director

~~The~~ Director of the Planning, Public Works and Environmental Services Department or his or her designee.

#### Public Health Director

~~The Public Health Director of the County, or designee. The full-time Director of Environmental Health who shall be responsible for the administration of the Division of Environmental Health within the Department, in accordance with Section 2-5.1705 of the Yolo County Code.~~

**Yolo County Transportation Impact Study Guidelines**

The Yolo County Transportation Impact Study Guidelines adopted in February, 2010, and all amendments or additions thereto.

**Zoning Administrator**

~~Zoning Administrator shall be the~~ Director of the Planning, & Public Works and Environmental Services Department or his or her designee.

**Amend the title of Sec. 8-1.306 as follows:** Form of tentative ~~subdivision maps and tentative~~ parcel maps

**Amend Sec. 8-1.307(a) as follows:**

- (a) When the required number of copies of a tentative map and accompanying information and reports have been received by the Department, the application shall be examined by staff of the Department and other appropriate County departments, in light of the requirements of this Chapter, applicable requirements of Title 6 of the Yolo County Code, the Subdivision Map Act, and the Yolo County Improvement Standards, to determine whether the application contains all of the required information and is complete for the purposes of Section 65943 of the Government Code.

**Delete Sec. 8-1.308(c) and insert as new Sec. 8-1.309(h) as follows:**

- (h) For the purposes of Sections 66452.6, 66457 and 66463.5 of the Subdivision Map Act, and ~~Sec. 8-1.309 this Section, below~~, a final map or parcel map shall be deemed to be "filed" with the legislative body on the date it is submitted to the County Surveyor in a form and condition which would permit the County Surveyor to sign the certificate specified in Sections 8-1.503 and 8-1.505 of this Chapter. For the purpose of this Section, a final map or parcel map is "filed" for record when the County Recorder accepts it for filing pursuant to Section 66466 of the Subdivision Map Act.

**Amend Sec. 8-1.310 by inserting new subsection (e) and renumbering subsequent subsections:**

- (e) The design of the subdivision provides for public improvements in accordance with Article 9 of this title, and the Yolo County Improvement Standards;

**Amend Sec. 8-1.403(a) as follows:**

- (a) This article shall apply only to residential developments. Whenever a provision of the Subdivision Map Act, as implemented and supplemented by this chapter, requires the filing of a tentative ~~subdivision map or tentative parcel map~~ for a residential development, a vesting tentative map may instead be filed in accordance with the provisions of this article.

**Amend Sec. 8-1.501 as follows:**

**Sec. 8-1.501** ~~Final subdivision and parcel maps~~ **Preparation**

Within ~~one~~ **two** years after the approval or conditional approval of a tentative map by the Board, unless such time shall have been extended, the subdivider may cause the subdivision to be accurately surveyed and...

**Amend Sec. 8-1.505 as follows:**

Within ~~one~~ **two** years after the approval or conditional approval of a tentative parcel map by the Commission...

**Amend Sec. 8-1.508(d) as follows:**

- (d) A reversion to acreage map shall be processed in the same manner set forth ~~for tentative subdivision and parcel maps~~ in Article 3 of this Chapter; provided, however,...

**Amend Sec. 8-1.603(vii) as follows:**

- (b) Pursuant to Section 66499.20-3/4 of the Subdivision Map Act,...

**Amend Sec. 8-1.606(a) by revising subsection (4) and inserting new subsection (12):**

- (4) The adjustment is consistent with applicable building ordinances, and that either:
- (i) all of the resulting lots will conform to all applicable zoning requirements including minimum parcel size, or
  - (ii) no conforming lot will be made nonconforming with applicable zoning requirements and the adjustment will not ~~reduce~~ **increase** the aggregate **area number** of all affected lots which do not meet applicable zoning requirements;
  - (iii) in the case of an antiquated subdivision and/or Certificate of Compliance that recognizes a series of contiguous small legal lots in an agricultural zone, the adjustment is necessary to cluster small home site parcels of 2.5 to 4.0 acres in one area to reduce impacts to agricultural operations, as set forth in Section 8-2.403 of this Chapter;

- (12) That, as required by the County Recorder, if there are multiple owners involved, all deeds shall be executed simultaneously with recording the lot line adjustment.**

**Amend Sec. 8-1.609(vii) as follows:**

- (vii) The parcels ~~is~~ **are** inconsistent with the County General Plan and...

**Amend Sec. 8-1.802(b)(9) as follows:**

- (9) Except in unusual circumstances, a cul-de-sac street in a residential subdivision shall have a circular end with a minimum radius of ~~forty-nine~~ **fifty-three** (~~49~~ **53**) feet on the property line and shall not exceed 250 feet in length.

**Amend Sec. 8-1.901 as follows:**

The purpose of this Article is to describe the types of public improvements that are required for approved subdivisions shown on final maps and parcel maps, and the types of dedications and public improvements required in connection with the issuance of building permits.

**Amend Sec. 8-1.902 as follows:**

Sec. 8-1.902 Improvements required for subdivisions

The subdivider shall agree to make all required dedications and improvements in accordance with...

**Amend Sec. 8-1.902 by inserting new subsections (h) and (i) and renumbering subsequent subsections, and by amending subsection (n):**

**(h) Provisions for the installation of underground utilities including electric, gas, and communication;**

**(i) Provisions for the installation of street lights;**

(n) The installation of a system of survey monuments as required by the County Engineer.

**Amend Sec. 8-1.903 as follows:**

Sec. 8-1.903 Improvement Pplans for subdivisions

The following improvement plans, prepared under the direction of a registered civil engineer licensed by the State, shall be submitted by the subdivider to the County Engineer for approval at the time of submitting the final map or parcel map pursuant to the provisions of Article 5 of this Chapter:

**Amend Sec. 8-1.904 as follows:**

**Sec. 8-1.90 Completion of subdivision improvements**

**(a)** Concurrently with the acceptance of the final map or parcel map, the subdivider shall enter into an agreement with the Board, agreeing to have the public improvements completed within the time specified in the agreement. Such agreement shall provide a clause guaranteeing the workmanship and materials provided in all improvements for a twelve (12) months period after acceptance of the improvements by the Board. Such agreement may provide for an extension of time under specified conditions. The agreement may also provide for the termination of the agreement upon a reversion to acreage or revocation of all or part of the subdivision.

~~**(b)** The provisions of this section shall not preclude the subdivider or subdivision owner from entering into a contract with the Board, as authorized by the Subdivision Map Act, to initiate and commence proceedings pursuant to the applicable section of the Improvement Act of 1911 of the State for the formation of a special assessment district, including part or all of the subdivision, to finance and construct designated improvements as required for acceptance of the~~



~~subdivision. When such assessment district proceedings are used, however, the cost of all engineering performed by the subdivider's engineer, including improvement plan preparation and all other preliminary engineering done by the subdivider's engineer prior to approval of the plans and specifications by the County Engineer, shall be paid directly by the subdivider and shall not become a charge against the incidental expenses of the assessment district. All costs incurred by the County in plan-checking and construction inspection and all other charges incurred subsequent to the approval of the plans shall become a charge on the incidental expenses of the assessment district. The bonds required from contractors for construction under special assessment proceedings shall be acceptable by the County as faithful performance bonds as required by this article.~~

Amend the title of Sec. 8-1.905 as follows:

**Sec. 8-1.905 Bonds for improvements**

Insert new Secs. 8-1.906 and 8-1.907 as follows:

**Sec. 8-1.906 Dedications and improvements - parcel maps**

For parcel maps, the dedications and improvements required by this Article shall be limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. The scope of dedications and improvements required, and the timing of the construction of the improvements, shall be determined by the Director as required to protect public health and safety, and to provide for the orderly development of the surrounding area.

**Sec. 8-1.907 Dedications and improvements - building permits**

(a) No building, electrical, mechanical, or plumbing permit for any building or structure shall be issued unless the one-half (1/2) of the street which is located on the same side of the center of the street as such lot has been dedicated (via subdivision process in this Chapter, or other instrument acceptable to the County Engineer) and improved for the full width of the lot so as to meet Yolo County Improvement Standards for such street or such dedication and improvement has been assured to the satisfaction of the County Engineer. As used in this section, the center of the street shall mean the center of the street as shown in County Records. The provisions of this subsection shall not apply to the issuance of permits under any of the following conditions:

- (1) That the permit is issued for the purpose of performing alterations made necessary to protect the public health or safety upon the direction of the Chief Building Official, Health Officer, or other authorized County representative; or
- (2) That the permit issued is not related to or does not cause or create a material change in the character, occupancy, or use of the land or building involved; or
- (3) That the permit issued is not related to or does not cause or create a significant enlargement or expansion of the existing use of the land or the building involved; and
- (4) That the permit is issued for the purpose of replacing structures destroyed or damaged by fire, flood, wind, or acts of God. This exemption shall be only to the extent that the replacement or restored building has the same or less square

footage as the original structure. If it is significantly larger, or if there is a material change in the character, occupancy, or use of the building, then this exemption shall not apply.

None of the exemptions set forth in subsections (2) or (3) of this section shall apply to permits for alterations, improvements, or construction costing five thousand (\$5,000) dollars or more. The valuation of such alterations, improvements, or construction shall be based on the latest table of valuation used to determine building permit fees.

- (b) The maximum area of land required to be so dedicated shall not exceed twenty-five (25%) percent of the area of any such lot which was of record on September 1, 1969, in the office of the County Clerk-Recorder. In no event shall such dedication reduce the lot below an area or dimension which would produce a nonconforming parcel for its specific zoning. Should such dedication create a substandard yard area or setback for an existing main building, no variance shall be required to permit additions to such structure provided such additions comply with all the other zoning regulations and provided further such additions do not further reduce such nonconforming yard area or setback.
- (c) No such dedication shall be required with respect to those portions of such a lot underlying a main building which was existing on September 1, 1969.
- (d) No additional improvements shall be required on such a lot where complete roadway, curb, gutter, and sidewalk improvements, in a serviceable condition and meeting all requirements of the Americans with Disabilities Act, exist within the present dedication contiguous thereto, as determined by the County Engineer.
- (e) No building or structure shall be erected on any such lot after September 1, 1969, within the dedication required by the provisions of this section.
- (f) Except as otherwise provided in this article, where property is to be developed by the construction of any structure or building, all such structures or buildings shall be set back as required by any applicable law of the County, such setback to be measured from the right-of-way line of the proposed widening or extension of any street adjacent to such property as shown in County records or, on any existing or proposed street not shown in County records, at the width adopted by the Board.
- (g) The provisions of this article shall apply to all property used for commercial business purposes which use does not require permanent structures or buildings.
- (h) Within thirty (30) days after the receipt of an application for a building permit, together with all required plans and information, the County Engineer shall either approve such application or return it to the owner or his or her agent with the requirements of the County Engineer appended thereto.
- (i) Where the improvements required by this article have not been completed at the time an application is made for a building permit, except as hereinafter provided, no building permit shall be issued until the applicant shall submit to the County Engineer a layout plan for the property, showing all curbs, gutters, sidewalks, and drainage facilities, the location and grade, and all driveway sizes and locations, received the approval of such layout plan by the County Engineer, and agreed to the installation and construction of such improvements, in accordance with the approved layout plan, concurrently with the

construction of the building for which the building permit is sought and before the issuance of an occupancy permit therefor. The agreement shall indemnify and hold harmless the County from any and all loss, damage, or liability resulting from the applicant's performance or nonperformance of his or her liabilities under the agreement. The applicant shall obtain and file with the County a good and sufficient improvement security in a sum or amount equal to the estimate of the County Engineer of the cost of the required improvement. The security shall be conditioned upon the full and faithful performance by the applicant of the terms and conditions of the agreement.

- (j) If the County Engineer determines that the character of the surrounding neighborhood, the present development thereof, and the nature of the proposed use does not require the immediate installation and construction of the improvements required by the provisions of this article at the time of the construction of the building or structures authorized by the building permit, the County Engineer may waive any or all such improvement requirements or may enter into an agreement with the owner of the property under which the owner shall be required to install such improvements at his or her own cost and expense at such time as the County Engineer may determine that the character of the surrounding neighborhood and the development thereof require the installation of such improvements.

Such agreement shall indemnify and hold harmless the County from any and all loss, damage, or liability resulting from the owner's performance or nonperformance of his or her liabilities under the agreement. The agreement shall be binding upon the owner and his or her heirs, assigns, and successors in interest and shall contain the promise of the owner to sign a petition pursuant to the provisions of Division 7, Part 3, Chapter 27, of the Streets and Highways Code of the State upon the request of the County Engineer to do so. Such agreement shall be filed for record in the office of the County Clerk-Recorder.

- (k) When the County Engineer requires the installation of such improvements, the owner, or his or her successor in interest, shall comply with the provisions of this section relating to the approval of the layout plan for such improvements. Under such determination, the County Engineer shall give thirty (30) days' notice in writing to the owner of the property to install the required improvements. If the owner of the property refuses or neglects to install the required improvements after such notification, such improvements may be installed by the Department, and the cost thereof shall become a lien and charge upon the property.

- (l) All public improvements shall be constructed in accordance with the provisions of this chapter and the County Standards. Once improvements have been constructed pursuant to the provisions of this article in accordance with the plans and grades approved by the County Engineer, the property owner shall not be liable for any future reconstruction of such improvements if such reconstruction is necessitated by a change in grade or street widening.

- (m) When all the dedications and improvements required by the provisions of this article have been completed or have satisfied the requirements of the County Engineer, a building permit may be issued.

- (n) If the property owner or applicant for a building permit is dissatisfied with any determination made by the County Engineer pursuant to the provisions of this article, the

property owner or applicant may appeal in writing to the Board stating the reasons for his or her dissatisfaction with the determination of the County Engineer. Such appeal shall be made within ten (10) days after the action of the County Engineer. The appeal shall be filed with the Clerk of the Board, and the Board shall hear the appeal within thirty (30) days after the date of filing the appeal. Notice shall be given by the Clerk of the Board to the County Engineer and the appellant of the date and time of hearing the appeal.

- (o) The provisions of this article are enacted for the protection of the public health, safety, and welfare and shall be liberally construed to obtain the beneficial purposes thereof.

## **ATTACHMENT B**

**Add Sec. 8- 2.212.5, p. 59:**

### **Sec. 8- 2.212.5 Indemnification**

As a condition of approval of a permit or entitlement issued under this title, the applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. Any condition imposed pursuant to this section shall include a requirement that the County promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

**ATTACHMENT C**  
**Table 8-2.304(a)**  
**Allowed Land Uses and Permit Requirements**  
**for Agricultural Production, Processing, and Accessory Uses**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit required</b> <b>UP (M) = Major Use Permit required</b> <b>N = Use Not Allowed</b>	<b>Land Use Permit Required by Zone</b>					<b>Specific Use Requirements or Performance Standards</b>
	<b>A-N</b>	<b>A-X</b>	<b>A-C</b>	<b>A-I</b>	<b>A-R</b>	

**AGRICULTURAL PRODUCTION, PROCESSING, AND ACCESSORY USES**

<b>Production</b>						
Crop production, orchards and vineyards	A	A	A	A	A	
Keeping farm animals <sup>(1)</sup>	A	A	A	A	A	
Apiaries and aviaries	A	A	A	A	A	
Horse breeding	A	A	A	A	A	
Dry land farming	A	A	A	A	A	
Exempt or not covered habitat mitigation projects	A	A	N	N	N	See Sections. 8-2.306(a), 307, and Title 10, Chap.10
Covered habitat mitigation projects	UP(m) or UP(M)	UP(m) or UP(M)	N	N	N	
<b>Processing<sup>(2)</sup></b>						
Alfalfa cubing, hay baling and cubing	A	A	A	A	SP	
Custom canning, freezing, preserving, and packing of fruits and vegetables	A	A	A	A	SP	
Corn shelling; drying of corn, rice, hay, fruits and vegetables	A	A	A	A	SP	
Grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain	A	A	A	A	SP	
Commercial hay sales and distribution, large scale (over 25 trucks per day)	SP	SP	SP	A	N	
Wine, <u>beer, spirits</u> , and olive oil production (small, no tastings <u>or retail sales</u> )	A	A	SP	A	N	See Sec. 8-2.306(j)
Tree nut hulling and shelling, <u>on-site use only</u>	A	A	A	A	N	See Sec. 8-2.306(r)
Forestry	A	A	N	A	N	
<b>Accessory Structures/Uses</b>						
Barns and storage sheds	A	A	A	A	A	
Coolers and cold storage houses, dehydrators, grain elevators, hullers, silos	A	A	A	A	N	
Farm offices	A	A	A	A	A	See Sec. 8-2.506(b)
Greenhouses, commercial, up to 100,000 sq. ft.	A	A	A	A	N	
Greenhouses, commercial, over 100,000 sq. ft.	SP	SP	SP	A	N	
Other accessory agricultural support structures	A	A	A	A	A	See Sec. 8-2.506(b)
Privately-owned reservoirs, ponds, basins	A	A	A	A	A	See Sec. 8-2.306(b)

\*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) Includes pasturing and grazing; does not include confined animal operations.

(2) ~~Large, R~~regional-serving agricultural operations, including processing facilities, require a Site Plan Review (over under 100,000 square feet and uses that generate more less than 75 60 truck trips per day) require Site Plan Review or a Use Permit, at the Planning Director's discretion.

**ATTACHMENT D**  
**Table 8-2.304(c)**  
**Allowed Land Uses and Permit Requirements**  
**for Agricultural Commercial and Rural Recreational Uses**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP(m) = Minor Use Permit required</b> <b>UP(M) = Major Use Permit required</b> <b>N = Use Not Allowed</b>	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

**AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES**

<b>Commercial Uses</b>						
Commercial farm equipment sales	N	N	SP	SP	N	1 annual sale event in A-N, A-X
Farm equipment repair, light manufacturing	See "agricultural support services" in Table 8-2-304(d)					
Christmas trees/pumpkin patches, over 100 daily customers	SP	SP	SP	SP	N	
Corn mazes	SP	SP	SP	SP	N	
Nurseries and landscaping materials	UP(m)	UP(m)	SP	SP	N	See definition
Permanent roadside/produce stands, farmers markets, U-pick farms, etc.	SP	SP	A	SP	SP	See Table. 8-2.506 (must meet parking requirements)
Seasonal roadside/produce stands	A	A	A	A	SP	
"Yolo Stores," less than 100 daily customers	SP	SP	SP	SP	N	See definition
"Yolo Stores," over 100 daily customers	UP(m)	UP(m)	SP	SP	N	
Wineries, breweries, <u>distilleries</u> , olive mills, small	SP	SP	SP	A	UP(m)	See Sec. 8-2.306(j)
Wineries, breweries, <u>distilleries</u> , olive mills, large	UP(m)	UP(m)	SP	SP	N	
Special event facilities, over 40 acres, 8 events per year, less than 150 attendees	A	A	N	A	N	See Sec. 8-2.306(k)
Special event facilities, small	SP	SP	A	A	UP(m)	
Special event facilities, large	UP(m)	UP(m)	SP	SP	UP(M)	
Private stables w/ events	SP	SP	SP	SP	N	See Sec. 8-2.306(i)
Commercial stables, small	SP	SP	SP	SP	N	
Commercial stables, large	UP(m)	UP(m)	SP	SP	N	
Bed and breakfasts, small	SP	SP	SP	N	UP(m)	Sec. 8-2.306(l)
Bed and breakfasts, large	UP(m)	UP(m)	SP	N	N	
Farm stays, farm dinners	A	A	SP	N	UP(m)	See Sec. 8-2.306(m)
Other agri-tourism uses	SP/UP(m)	SP/UP(m)	SP	N	SP/UP(m)	See Sec. 8-2.306(n)
Hotels, motels	N	N	N	N	N	
Rural restaurants	N	N	UP(m)	N	N	See Sec. 8-2.306(o)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
<b>Rural Recreational</b>						
Campground	N	UP(M)	UP(m)	N	N	See definition and Sec. 8-2.306(p)
Primitive campground	UP(M)	UP(m)	N	N	N	
Recreational vehicle parks	N	N	UP(M)	N	N	
Parks, golf courses, country clubs	N	N	N	N	N	
Fisheries, game preserves,	UP(m)	UP(m)	N	N	N	See Sec. 8-2.306(p)
Sport shooting, hunting, gun and fishing clubs (more than 50 people per day)	UP(m)	UP(m)	N	N	N	
Off-road vehicle courses	N	UP(M)	N	N	N	
Commercial pools, ponds, or lakes	UP(M)	UP(m)	UP(M)	N	N	

# ATTACHMENT E

**Table 8-2.304(d)**  
**Allowed Land Uses and Permit Requirements for Agricultural**  
**Industrial, Resource Extraction, and Utilities**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP(m) = Minor Use Permit required</b> <b>UP(M) = Major Use Permit required</b> <b>N = Use Not Allowed</b>	<b>Land Use Permit Required by Zone</b>					<b>Specific Use Requirements or Performance Standards</b>
	<b>A-N</b>	<b>A-X</b>	<b>A-C</b>	<b>A-I</b>	<b>A-R</b>	

**AGRICULTURAL INDUSTRIAL, RESOURCE EXTRACTION, AND UTILITIES USES**

<b>Industrial Uses</b>						
Alcohol and biomass fuel production	UP(m)	UP(m)	N	SP	N	
Agricultural chemical, fertilizer sales and storage	UP(m)	UP(m)	UP(M)	SP	N	
Agricultural support services, small	SP	SP	UP(m)	A	N	See definition
Agricultural support services, large	UP(m)	UP(m)	N	A	N	See definition
Agricultural and seed research facilities	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(q)
Large industrial canneries	UP(m)	UP(m)	N	SP	N	
Regional processing facilities	<u>SP/UP(m)</u>	<u>SP/UP(m)</u>	N	SP	N	See Sec. 8-2.306(r)
Very large wine, brewery, and olive oil processing facilities (over 100,000 sq ft)	UP(m)	UP(m)	N	SP	N	
Commercial composting, green waste facility	UP(M)	UP(M)	N	UP(m)	N	
Construction yards	N	N	N	N	N	
Crop dusting facility	UP(m)	UP(m)	N	SP	N	
Airports and heliports, private	UP(m)	UP(m)	UP(M)	SP	N	
Airports and heliports, public	UP(M)	UP(M)	N	UP(m)	N	
Explosives handling	N	N	N	UP(m)	N	
Sewage treatment plants and disposal areas	N	N	N	UP(m)	N	
Slaughterhouses	UP(M)	UP(M)	N	UP(m)	N	
<b>Resource Extraction</b>						
Oil and gas well drilling operations	SP	SP	N	SP	N	See Sec. 8-2.306(s)
Surface mining	UP(M)	UP(M)	N	SP	N	See Sec. 8-2.306(t) and Title 10
<b>Utilities</b>						
Electrical distribution, transmission substations; communication equipment buildings; public utility service yards	UP(m)	UP(m)	N	SP	N	<u>See Secs. 8-2.1009 and 1106 (Major Use Permit for facilities over 200 kV)</u>
Small solar energy system, onsite use only	A	A	A	A	A	
Small wind energy system for onsite use	SP	SP	SP	SP	SP	
Medium-sized solar facility, where less than 2.5 acres of habitat/farmland are disturbed	SP	SP	N	SP	N	See Sec.8-2.306(u)
<b>Vehicle charging station</b>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	

**ATTACHMENT F**  
**Table 8-2.504(a)**  
**Allowed Land Uses and Permit Requirements**  
**for Residential Zones**

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 Required by Zone					Specific Use Requirements or Performance Standards
	RR-5	RR-1	R-L	R-M	R-H	

<b>Residential Uses</b>						
Single family detached home including duplex	A	A	A	A	N	See Table 8-2.505 and Sec. 8-2.506(a), <del>(4)(m)</del> , and <del>(m)(n)</del>
Second or "granny" unit	See Table 8-2.504(b) and Secs. 8-2.506(b), (l), (m)					
Triplex, four-plex	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Table 8-2.505 and Sec. 8-2.506(c), <del>(4)(m)</del> , and <del>(m)(n)</del>
Multi-family (condominiums, townhouses, apartments)	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Group or co-housing	SP	SP	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Farm worker housing	A/SP	A/SP	A/SP	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(d)
Emergency shelters	N	N	N	N	N	See Sec.8-2.606(m)
Mobile home parks	N	N	UP(M)	UP(M)	UP(M)	See Sec. 8-2.1014
<b>Home Occupation/Care</b>						
Home occupation	A	A	A	A	A	See Sec. 8-2.506(e)
Group/home care (6 or less beds)	A	A	A	A	A	See Sec. 8-2.506 (f)
Group/home care (7 or more beds)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Child care (<9 children)	A	A	A	A	A	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Child care centers (>14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(h)
<b>Mixed Residential/Commercial/Public and Quasi-Public Uses</b>						
Boutique winery/olive mill	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(j)
Small special events facility	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	N	See Sec. 8-2.306(k)
Bed and breakfast	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.306(l)
Farm stay	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(m)
Other agri-tourism uses	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(n)
Rural recreation	N	N	N	N	N	
Small ancillary commercial uses	N	N	SP	SP	SP	See Sec. 8-2.506(i)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506 <del>(k)</del> (l)
Churches, religious assembly	UP(M)	UP(M)	UP(M)	UP(M)	N	
<b>Vehicle charging station</b>	<b>SP</b>	<b>SP</b>	<b>SP</b>	<b>SP</b>	<b>N</b>	
<b>Animal Keeping</b>						
Small domestic animals (cats, dogs, birds), <b>beekeeping</b>	A	A	A	A	A	See Secs. 8-2.506(j) and (k)
Large domestic animals (fowl, horses, swine, goats)	A	A	A	A	N	
Wild, exotic, dangerous animals	A	N	N	N	N	
Kennels/animal boarding	UP(m)	N	N	N	N	See definition in Sec. 8-2.307



# ATTACHMENT G

## Table 8-2.505

### Development Requirements in Residential Zones

R ZONE	Minimum Lot Area (acres/sf) <sup>(1)</sup>	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits <sup>(3)</sup> (feet)	Other Building Standards	Density (dwellings per acre) <sup>(4)</sup>
RR-5	5.0 acres	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater <sup>(2)</sup>	25 feet from property line	20 <u>10</u> feet from property line	35 feet for residential uses; no limit for agricultural uses, except for accessory or conditional uses	No limit on primary dwelling; second dwelling no greater than 2,500 square feet	One primary dwelling plus one second dwelling per parcel
RR-1	1.0 acre						
R-L	3,500 square feet <b><u>(minimum of 1.0 acre if no services)</u></b>	20 feet from property line or curb strip	25 feet from property line	6 feet from property line/0 to 5 feet with Use Permit	35 feet max./two stories, or 40 feet max./three stories with Use Permit	No size limit; open space of 600 sf per unit; max. impervious lot coverage limit of 35%	1.0 – 9.9 units per net acre <b><u>(min. 7.0 units/acre)</u></b>
R-M	1,500 square feet	10 feet from property line or curb strip	15 feet from property line	10 feet from property line/0 to 9 feet with Use Permit	40 feet max./three stories, or 50 feet max./four stories, with Use Permit		10.1 – 20.0 units per net acre <b><u>(min. 15.0 units/acre)</u></b>
R-H	1,500 square feet				50 feet/four stories, or 60 feet/five stories with Use Permit		Over 20.0 units per net acre <b><u>(min. 25.0 units/acre)</u></b>

- Notes: 1. Parcels in rural areas with no access to public water and/or wastewater services are subject to minimum parcel sizes for new building permits that are established by the Special Building (“B”) overlay zone, see Section 8-2.906(b).
2. The yard abutting a County road is considered the front yard. Properties abutting a major arterial require a 30-foot front yard setback, as measured from the edge of road right-of-way.
3. Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
- 4. New development within the R-L, R-M, and R-H zones must meet minimum densities; if not, Site Plan Review or Use Permit is required, at the discretion of the Planning Director, excepting parcels without existing or planned public water and sewer service.**
- 4 5. Development near the toe of any levee is restricted, see Section 8-2.306(ad). Residential, accessory and other structures shall comply with Sec. 8-2.402(d)(vi) (100-foot setback from streams), unless the size or configuration of the lot makes this requirement infeasible.**

# ATTACHMENT H

## Table 8-2.604

### Allowed Land Uses and Permit Requirements for Commercial Uses

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit</b> <b>UP (M) = Major Use Permit</b> <b>N = Use Not Allowed</b>	Land Use Permit Required by Zone				Specific Use Requirements or Performance Standards
	C-L <sup>(1)</sup>	C-G	DMX <sup>(2)</sup>	C-H	

<b>Retail Uses</b>					
Retail sales, specialty stores, small	A	A	A	A	Must meet DMX size and design standards, see Sec. 8-2.606(a)
Retail sales, specialty store, 3,000-10,000	SP	A	SP	<b>N SP</b>	
Large retail sales, specialty store, over 10,000 square feet	UP(M)	UP(m)	UP(m)	N	See Sec. 8-2.606(b)
Grocery stores	SP	A	SP	SP	See Sec. 8-2.606(c)
Convenience, food and beverage stores	SP	A	A	A	
Fruit/vegetable, farmers market, stands	SP	SP	SP	SP	
Small appliance, hardware stores	SP	A	SP	N	
Large furniture, large equipment sales	N	SP	UP(m)	SP	
Auto, boats, farm equipment sales	N	SP	N	SP	
Nurseries	SP	SP	SP	SP	
Wine, <b>beer, spirits</b> , olive oil tasting, sales	UP(m)	SP	SP	SP	<b>No onsite production</b>
Adult business	N	UP(M)	N	UP(M)	See Chapter 7
<b>Eating and Drinking Uses</b>					
Restaurant, fast food	SP	SP	UP(m)	SP	
Restaurant, sit down	SP	SP	SP	SP	See Sec.8-2.606(c),(d)
Bar, cocktail lounge, club	UP(M)	UP(m)	UP(m)	UP(m)	See Sec.8-2.606(c),(d)
Drive-through facility	UP(m)	UP(m)	N	SP	
Outdoor eating and drinking	SP	A	SP	A	See Sec. 8-2.606(e)
<b>Services</b>					
Animal shelter/kennel	N	SP	N	SP	
Animal grooming	A	A	A	N	Must meet DMX size and design standards, see Sec. 8-2.606(a)
Barber/beauty salon	A	A	A	N	
Other personal services	A	A	A	A	
Small appliance, shoe repair	A	A	A	N	
Laundry, Laundromat	A	A	SP	A	
Health/fitness clubs	UP(m)	A	SP	N	
Auto service/gas station	<b>N UP(m)</b>	SP	UP(m)	A	See definitions
Auto/vehicle repair, minor	SP	SP	SP	A	
Auto/vehicle repair, major	N	SP	N	A	
Truck stops, sales and service	N	N	N	UP(m)	
<b>B&amp;B/small lodging &lt;15 rooms</b>	<b>UP(m)</b>	<b>UP(m)</b>	<b>UP(m)</b>	<b>UP(m)</b>	
Hotel/motel, less than 60 rooms	N	UP(m)	UP(m)	SP	
Hotel/motel, large, conference rooms	N	UP(m)	UP(M)	UP(m)	
Bed and breakfast	SP	SP	UP(m)	SP	

**Table 8-2.604 (con.)**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit</b> <b>UP (M) = Major Use Permit</b> <b>N = Use Not Allowed</b>	<b>Land Use Permit Required by Zone</b>				<b>Specific Use Requirements or Performance Standards</b>
	<b>C-L<sup>(1)</sup></b>	<b>C-G</b>	<b>DMX<sup>(2)</sup></b>	<b>C-H</b>	
<b>Office uses</b>					
Financial or professional offices	A/SP	A	A/SP	N	Must meet DMX size, design standards, see Sec. 8-2.606(a) and (f)
Banks/financial institutions	A/SP	A	SP/UP(m)	N	
Medical/dental office	SP	SP	SP	N	
Urgent care clinic	N	UP(m)	UP(m)	N	
Veterinary/animal hospital	N	SP	UP(m)	N	
Research and development park	N	UP(M)	N	N	See Sec. 8-2.606(g)
Medical marijuana dispensary	N	N	N	N	See Sec. 8-2.115
<b>Live/work, light manufacturing, and storage uses</b>					
Live/work	A/SP	A/SP	A/SP	N	See Sec. 8-2.606(h)
Light manufacturing of artisan crafts	A/SP	A/SP	A/SP	A/SP	See Sec. 8-2.606(i)
<b>Wineries, breweries, olive mills, processing, storage, distribution</b>	<b><u>SP/UP(m)</u></b>	<b><u>SP/UP(m)</u></b>	<b><u>SP/UP(m)</u></b>	<b><u>SP/UP(m)</u></b>	<b><u>See Sec. 8-2.306(j)</u></b>
Personal storage facilities	N	UP(m)	N	UP(m)	
Wholesale, accessory storage	N	SP/UP(m)	SP/UP(m)	UP(m)	See Sec. 8-2.606(j)
Warehouses	N	SP/UP(m)	N	UP(m)	See Sec. 8-2.606(k)
Small solar, wind, cell tower facility	See Article 11, Sec. 8-2.1102, 8-2.1103, and 8-2.1104				
<b>Residential uses</b>					
Detached single family units	N	N	UP(m)	N	
Attached single family units	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.606(l)
Multiple family units (apartments)	<b><u>N SP/UP(m)</u></b>	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Single room occupancy hotel	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Group/home care (<6 beds)	A	A	A	A	
Group/home care (6 beds or more)	UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.506(f)
Emergency shelters	N	SP/UP(m)	SP/UP(m)	UP(m)	See Sec. 8-2.606(m)
Farm labor housing	UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.306(aa)
Child care (<9 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Child care center (> 14 children)	UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.506(h)
<b>Public/quasi-public and recreation uses</b>					
Entertainment and spectator sports	N	UP(m)	UP(m)	/UP(m)	
Hospital	N	UP(M)	UP(M)	N	
Fraternal organization, non-profit club	P/UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.606(n)
Church, religious assembly	UP(m)	UP(m)	UP(m)	N	See Sec. 8-2.606(o)
Government, civic building, library	UP(m)	UP(m)	UP(m)	N	
School, public and private	UP(m)	UP(m)	UP(m)	N	
Recreational vehicle parks	N	N	N	UP(m)	
Utilities and services	UP(m)	SP	UP(m)	N	
Parks	UP(m)	UP(m)	UP(m)	N	See Sec. 8-2.606(o)
<b>Vehicle charging station</b>	<b><u>SP</u></b>	<b><u>SP</u></b>	<b><u>SP</u></b>	<b><u>SP</u></b>	
Parking lot, commercial	N	SP	UP(m)	N	

**ATTACHMENT I**  
**Table 8-2.704**  
**Allowed Land Uses and Permit Requirements**  
**for Industrial Uses**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit</b> <b>UP (M) = Major Use Permit</b> <b>N = Use Not Allowed</b>	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	I-L	I-H	OPRD <sup>(1)</sup>	

<b>Light Manufacturing and Processing</b>				
Light manufacturing of household and other finished goods	SP	A	UP(m)	See definition in Sec. 8-2.707
Repair and sales of household products	SP	A	SP	
Outdoor storage of light materials	SP	A	SP	
<b>General Manufacturing and Processing</b>				
General manufacturing of goods	SP	A	N	See definition in Sec. 8-2.707
<b><u>Wine, beer, spirits, and olive processing, storage, and distribution</u></b>	<b><u>A/SP</u></b>	<b><u>A/SP</u></b>	<b><u>A/SP</u></b>	<b><u>See Sec. 8-2.306(j)</u></b>
Agricultural processing	<u>A/SP</u>	<u>A/SP</u>	N	<b><u>SP if over 50,000 square feet and/or hazardous materials</u></b>
Repair and sales of products	SP	A	N	
Outdoor storage of general materials	N	A	N	
<b>Heavy Manufacturing and Processing</b>				
Processing/storage of hazardous materials	N	SP/ UP(m)	N	See Sec. 8-2.706(a)
Heavy manufacturing of equipment and other large goods	N	A/SP	N	See definition in Sec. 8-2.707
Repair and sales of heavy equipment	UP(m)	A	N	
Outdoor storage of heavy materials	N	A	N	
<b>Warehousing, Wholesaling, Distribution</b>				
<b><u>Trucking companies, distribution</u></b>	<b><u>SP</u></b>	<b><u>A</u></b>	<b><u>UP(m)</u></b>	
Indoor storage of materials	A/SP	A/SP	A/SP	
Outdoor storage of materials	N	SP	N	
<b>Research and Development, and Office Uses</b>				
Research and development park uses	SP	SP	SP	See definition in Sec. 8-2.707 and 8-2.606(g)
Laboratories	SP	SP	SP	
Biotechnology	SP	SP	SP	
Data storage and computer operations	SP	N	SP	
Professional offices ancillary to processing	SP	N	SP	
Financial or professional offices, not ancillary to processing	N	N	SP	See Sec. 8-2.706(b)
<b>Energy and Telecommunications</b>				
<b><u>Vehicle recharging station</u></b>	<b><u>SP</u></b>	<b><u>SP</u></b>	<b><u>SP</u></b>	

**Table 8-2.704 (con.)**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit</b> <b>UP (M) = Major Use Permit</b> <b>N = Use Not Allowed</b>	<b>Land Use Permit Required by Zone</b>			<b>Specific Use Requirements or Performance Standards</b>
	I-L	I-H	OPRD <sup>(1)</sup>	

<b>Commercial and Service Uses</b>				
Retail sales, less than 3,000 square feet	A	A	A	See Sec. 8-2.706(b) and (c)
Convenience, food and beverage stores	A/SP	A	A/SP	
Winery tasting and sales	A	A	SP	<b>See Sec. 8-2.306(j)</b>
Restaurant, fast food	N	SP	UP(m)	<b>See Sec. 8-2.706(b)</b>
Restaurant, sit down, <b>small (&lt;3,000 sf)</b>	UP(m)	UP(m)	UP(m)	
Drive-through facility	UP(m)	UP(m)	N	
Outdoor eating and drinking	SP	A/SP	A/SP	See Sec. 8-2.606(e)
Bar, cocktail lounge, club	N	N	N	See Sec. 8-2.706(b)
Barber/hairdresser/nail parlor	A	A	A	
Other personal services	A	A	A	
Small appliance, shoe repair	A	A	A	
Laundry, Laundromat	A	A	SP	
Health/fitness clubs	SP	A	SP	
Gas sales and service stations, auto	UP(m)	SP	UP(m)	
Auto repair, minor	SP	SP	SP	See definition in Sec. 8-2.607
Auto repair, major	N	SP	N	
Truck stops, sales and service	N	N	N	
Personal storage facilities	UP(m)	N	N	
Utilities and services	SP	SP	UP(m)	
Parking lot, commercial	SP	SP	UP(m)	
Hotel and motel	N	N	N	
Recycling center	SP	SP	SP	
<b>Live/work and Residential Uses</b>				
Live/work	A/SP	A/SP	A/SP	See Sec. 8-2.606(h)
Attached/detached single family units	N	N	N	
Multiple family units	N	N	N	
Group/home care	N	N	N	
Shelters, transitional, supportive housing	N	N	N	
Farm labor housing	N	N	N	
Child care	N	N	N	
Child care center (over 14 children)	N	N	N	
Church, religious assembly	UP(m)	UP(m)	UP(m)	See Sec. 8-2.606(o)
School, private	N	N	N	
Recreational vehicle parks	UP(m)	N	N	

\* An "Allowed" use does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

Note:

(1) The regulation of uses in the OPRD zone may be defined in an overlaying Planned Development

# ATTACHMENT J

## PROPOSED AIRPORT-RELATED AMENDMENTS TO ARTICLES 8 AND 9

The Airport (AV) zone is currently applied to the three airports in the unincorporated area (the County Airport, Watts-Woodland, and Borges airport properties) and governs the uses on the airport properties.

The proposed Code Amendments delete the current Airport (AV) zone and rescind the original 2000 ordinance that established the zone. The three airports have already been rezoned to the new Public and Quasi-Public (PQP) zone. Under the PQP zone regulations, private aviation uses would still be considered principal permitted uses and would be allowed by right (through issuance of a building permit). The PQP zone also includes a list of specific types of non-airport uses which would be permitted through issuance of either a Site Plan Review, or a Minor or a Major Use Permit. The permitted uses include passive and active recreation; public and quasi-public uses; agriculture; retail, office, and service uses; and industrial uses.

The proposed Code Amendments also delete the existing Special Height Combining zone (the – H zone), while retaining and slightly revising the Airport Overlay (-AO) zone (now renamed the A-O zone). The Code Amendments delete specific height limits for individual properties within the A-O zone and instead replace them with height limits based on the Comprehensive Land Use Plan (CLUP) for the County Airport and the FAA requirements.

The current height limits for individual properties within the existing -AO zone currently range from 25 to 55 feet. The limits would be replaced with heights based on the adopted CLUP, which vary from 25 to 200 feet. The new zone would also ensure that all proposed uses on lands surrounding the airport be consistent with the regulations for the underlying base zone district and with the CLUP.

These amendments have been reviewed and approved by the Sacramento Area Council of Governments, acting as the Airport Land Use Commission for the region.

### 2. **Add the following text regarding aviation uses to the new Public and Quasi-Public (PQP) Zone**

- Add footnote (1) to Table 8-2.804 (page.184) as follows, as indicated on the attached page:

(1) Uses on the County Airport, Watts-Woodland, and Borges airport properties must be consistent with the Comprehensive Land Use Plans (CLUPs) and Federal Aviation Administration (FAA).

- Add footnote (3) to Table 8-2.805 (page.185) as follows, as indicated on the attached page:

(3) Setbacks for hangers and other structures within the County Airport property, not along a County Road (where standard setbacks within the PQP zones apply), may be reduced to 0 feet by the Building Official.

3. **Delete the existing AV zone which is now applied to the County Airport and the Watts-Woodland airport (the AV zoning was never applied to the Borges Airport) and add in its place Section 8-2..806(b) Aviation Uses as follows, as indicated on the attached page.**

- Delete on page 186:

**Article 21. Airport Zone (AV)**

**Sec. 8-2.2101. Purpose (AV).**

~~The Airport Zone (AV) classification is intended to be applied on properties used, or planned to be used, as airports and where special regulations are necessary for the protection of life and property. (§ 22.01, Ord. 488)~~

**Sec. 8-2.2102. Principal permitted uses (AV).**

~~The following principal uses shall be permitted in the AV Zone, subject to conformity with Federal Aviation Agency safety standards applicable to the particular airport property:~~

- ~~(a) Accessory structures and facilities, including aircraft and aviation accessory sales;~~
- ~~(b) Aircraft fueling facilities;~~
- ~~(c) Aircraft storage, service, and repair hangars;~~
- ~~(d) Lighting, radio, and radar facilities;~~
- ~~(e) Runways, taxiways, landing strips, and aprons, grassed or paved; and~~
- ~~(f) Terminal facilities for passengers and freight. (§ 22.02, Ord. 488)~~

**Sec. 8-2.2103. Conditional uses (AV).**

~~The following conditional uses shall be permitted in the AV Zone:~~

- ~~(a) Agricultural uses;~~
- ~~(b) Dwellings which are incidental or accessory to other permitted uses;~~
- ~~(c) Industrial, manufacturing, and processing uses;~~
- ~~(d) Recreational uses;~~
- ~~(e) Sales and service, commercial; and~~
- ~~(f) Public and quasi-public uses subject to a finding the proposed use is consistent with the Yolo County Airport Master Plan and/or grant deed from the United States government, if applicable. (§ 22.03, Ord. 488, as amended by § 1, Ord. 681.104, eff. October 6, 1983)~~

**Sec. 8-2.2104. Height regulations (AV).**

~~Federal Aviation Agency height safety standards shall apply in the AV Zone; provided, however, heights in excess of thirty (30') feet may be permitted only upon the securing of a use permit. (§ 22.04, Ord. 488)~~

- Add in place of Section 8-2..806(b) Aviation Uses (page 186):

Aviation uses allowed as principal permitted uses on the County Airport, Watts-Woodland, and Borges airport properties include accessory structures and facilities including aircraft and aviation accessory sales; aircraft fueling stations; aircraft storage, service, and repair hangars; lighting, radio, and radar facilities; runways, taxiways, landing strips, and aprons, grassed or paved; and terminal facilities for passengers and freight.

4. **Retain the existing Airport Overlay (A-O) Zone on the County zoning maps for the properties within 10,000 feet of the County Airport; rescind the Airport Overlay (A-O) Zone ordinance adopted by the County in 2000 (Ordinance No. 681.185, adopted June 27, 2000, attached).**

5. **Add the following text regarding uses allowed in the updated Airport Overlay (A-O) Zone**

- Add allowed and permitted uses in the A-O overlay zone Table 8-2.905-2 (page 196) as indicated on the attached page
- Add the following footnote (3) to Table 8-2.905-2 (page 196) as indicated on the attached page:

(3) See Sec. 8-2.906(h). All uses must be consistent with the Comprehensive Land Use Plans (CLUPs) for the County Airport, Watts-Woodland, or Borges Airports. California Public Utilities Code Section 21659 governs the allowable height of structures and vegetation in the A-O zone.

- Add Sections 8-2.906(f)(4) and (5) (“Commercial, industrial, and public and open space uses in the DP-O, SG-O/SGR-O, and A-O zones”) (page 200) as follows, as indicated on the attached page:

(4) In the A-O zone, which is the designated “airport runway protection zone” around the County Airport, all proposed uses and permit requirements must be consistent with the regulations for the underlying base zone district and with the Comprehensive Land Use Plan (CLUP) for the County Airport. The height of structures and vegetation shall comply with California Public Utilities Code Section 21659. The Airport Overlay Zone will provide an effective and efficient means for notifying current and future landowners of the potential nuisances associated with the County Airport.

(5) In the A-O zone, discretionary applications that propose the following uses shall be subject to a CLUP consistency analysis:

- (i) Uses that would cause electrical interference with aircraft operation or instrumentation, including: electrical and electronic equipment; industrial, commercial, and computer equipment; radio, TV, and telephone; electrical and natural gas generation and switching; and
- (ii) Uses that would include a water area that may cause ground fog or result in a bird hazard, including: water and sewer treatment plants, sanitary landfills, recycling and transfer, and hazardous materials facilities; open space and natural areas; natural water areas; row and field crops, tree crops, nursery products; intensive livestock, poultry, pasture and grazing; animal services; mining and quarrying.



**Table 8-2.804  
Allowed Land Uses and Permit Requirements  
for Public and Open Space Uses**

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 Required by Zone			Specific Use Requirements or Performance Standards
	P-R	POS	PQP <sup>(1)</sup>	
<b>Passive Recreation</b>				
Walking, hiking, bicycling, kayaking	A	A	A	
Nature center, museum	UP(m)	UP(m)	UP(m)	
Other rural recreation	UP(m)	UP(m)	N	See Secs. 8-2.806(a) and 807
<b>Active Recreation</b>				
Sports fields (baseball, soccer, etc.)	UP(m)	UP(m)	UP(m)	
Swimming pool, aquatic center, boating	UP(m)	UP(m)	UP(m)	
Campground or primitive campground	UP(m)	UP(m)	UP(m)	See Secs. 8-2.806(a), 8-2.307
Recreational vehicle parks	UP(M)	N	N	
Rural recreation	UP(m)	UP(m)	UP(m)	See Secs. 8-2.806(a) and 807
Commercial riding stables, rodeos	UP(m)	N	UP(M)	See Secs. 8-2.306(i) and 307
Golf courses, country clubs	UP(m)	N	UP(m)	
<b>Public and Quasi-public Uses</b>				
Government, civic building, library	SP	SP	SP	
Public landfill, treatment plant, airport	SP	SP	SP	
School, public	SP	SP	SP	Not subject to County zoning
Fraternal organization, non-profit club	N	N	UP(m)	
Church, religious assembly, priv. school	N	N	UP(m)	
Utilities and services	N	SP	UP(m)	
Entertainment and spectator sports	N	N	UP(m)	
Private aviation uses in airport	N	N	SP	See Sec. 8-2.806(b)
<b>Other Uses</b>				
Agricultural production	A	A	A	
Covered habitat mitigation project	UP(m) or UP(M)			See Secs. 8-2.306(a), 307 and Title 10, Chapter 10
Agricultural processing	SP	SP	N	See definition in Sec. 8-2.307
Retail or service uses	SP	SP	SP	See Sec. 8-2.806(c)
Restaurant, fast food or sit down	SP	SP	SP	
Outdoor eating and drinking	SP	SP	SP	
Professional offices	SP	N	SP	
Residential uses, except caretaker	N	N	N	
Caretaker residence	SP	SP	SP	See Sec. 8-2.806(d)
Cemeteries, mausoleums	N	N	UP(m)	
Industrial and storage uses, except corp	N	N	UP(m)	
Corporation yard	SP	N	SP	
Solar, wind, cell tower facility	See Article 11, Sec. 8-2.1102 (cell), 8-2.1103 (wind), and 8-2.1104 (solar)			
Gas well explor., drilling, extraction	N	SP	N	See Sec. 8-2.306(s)

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

**(1) Uses on the County Airport, Watts-Woodland, and Borges airport properties must be consistent with the Comprehensive Land Use Plans (CLUPs) and Federal Aviation Administration (FAA).**

## **Sec. 8-2.805 Table of Development Requirements**

The following Table 8-2.805 identifies the development requirements, including minimum parcel sizes, setbacks, and other standards that allowed and permitted uses in the commercial zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

**Table 8-2.805  
Development Requirements in Public and Open Space Zones**

<b>ZONE</b>	<b>Minimum Lot Area (acres or square ft)</b>	<b>Front Yard Setback (feet)</b>	<b>Rear Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Height Limits<sup>(4)</sup> (feet)</b>	<b>Maximum Floor Area Ratio</b>
<b>P-R</b>	None <sup>(1)</sup>	None	None, except 15 feet if abutting residential zone		35 feet	0.025
<b>POS</b>					35 feet	0.001
<b>PQP<sup>(2)</sup></b>		5 feet or match the prevailing setback on the adjacent properties <sup>(3)</sup>	10 feet, except 20 feet if abutting residential <sup>(3)</sup>	None, except 10 feet if abutting residential <sup>(3)</sup>	Maximum of 50 feet or four stories	0.5

- Notes: (1) Parcels in rural areas with no access to public water and/or wastewater services are subject to minimum parcel sizes for new building permits that are established by the Special Building (“B”) overlay zone, see Section 8-2.906(b).  
 (2) Small uses of less than 5,000 square feet of total building space, or one acre in size for a park, may be permitted in other zones, such as commercial and some industrial zones, without a rezoning to PQP.  
**(3) Setbacks for hangers and other structures within the County Airport property, not along a County Road (where standard setbacks within the PQP zones apply), may be reduced to 0 feet by the Building Official.**  
 (4) Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.  
 (5) Development near the toe of any levee is restricted, see Section 8-2.306(ad).

## Sec. 8-2.806 Specific Use Requirements or Performance Standards

The following specific use requirements may be applicable to some of the specific uses or zones identified in the previous Table 8-2.804, and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the public and open space zones.

.....

### (b) Aviation uses

Aviation uses allowed as principal permitted uses on the County Airport, Watts-Woodland, and Borges airport properties include accessory structures and facilities including aircraft and aviation accessory sales; aircraft fueling stations; aircraft storage, service, and repair hangars; lighting, radio, and radar facilities; runways, taxiways, landing strips, and aprons, grassed or paved; and terminal facilities for passengers and freight.

~~The purpose, allowed uses, and other regulations for the AV Zone shall be as follows:~~

- ~~(1) Purpose. The Airport Zone (AV) classification is intended to be applied on properties used, or planned to be used, as airports and where special regulations are necessary for the protection of life and property.~~
- ~~(2) Principal permitted uses (AV). The following principal uses shall be permitted in the AV Zone, subject to conformity with Federal Aviation Agency safety standards applicable to the particular airport property:
  - ~~(i) Accessory structures and facilities, including aircraft and aviation accessory sales;~~
  - ~~(ii) Aircraft fueling facilities;~~
  - ~~(iii) Aircraft storage, service, and repair hangars;~~
  - ~~(iv) Lighting, radio, and radar facilities;~~
  - ~~(v) Runways, taxiways, landing strips, and aprons, grassed or paved; and~~
  - ~~(vi) Terminal facilities for passengers and freight.~~~~
- ~~(3) Conditional uses (AV). The following conditional uses shall be permitted in the AV Zone:
  - ~~(i) Agricultural uses;~~
  - ~~(ii) Dwellings which are incidental or accessory to other permitted uses;~~
  - ~~(iii) Industrial, manufacturing, and processing uses;~~
  - ~~(iv) Recreational uses;~~
  - ~~(v) Sales and service, commercial; and~~
  - ~~(vi) Public and quasi-public uses subject to a finding the proposed use is consistent with the Yolo County Airport Master Plan and/or grant deed from the United States government, if applicable.~~~~
- ~~(4) Height regulations (AV). Federal Aviation Agency height safety standards shall apply in the AV Zone; provided, however, heights in excess of thirty (30') feet may be permitted only upon the securing of a use permit.~~

**Table 8-2.905-2**

**Allowed Land Uses and Permit Requirements  
for DP-O, SG-O and SGR-O, and A-O Overlay Zones**

A = A = Allowed use, subject to zoning clearance* SP SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	DP-O <sup>(1)</sup>	SG-O and SGR-O <sup>(2)</sup>	A-O <sup>(3)</sup>	

**USE TYPES**

<b>Agricultural Production</b>				
Agricultural production	A	A	<u>A</u>	
Covered habitat mitigation projects	UP(m) or UP(M)			See Sec. 8-2.306(a) and Title 10, Chapter 10
<b>Agricultural Processing</b>				
Agricultural processing	A	A	<u>A</u>	See Table 8-2.304(a). Large, regional-serving operations may require a Site Plan Review or Use Permit
<b>Animal Facilities Uses</b>				
Animal facilities uses	--	--	--	See Table 8-2.304(b)
<b>Agricultural Accessory Structures/Uses</b>				
Accessory structures	--	--	--	See Table 8-2.304(a)
<b>Agricultural Commercial and Rural Recreation</b>				
Agricultural commercial uses	--	--	--	See Table 8-2.304(c)
Rural recreation	--	--	--	See Table 8-2.304(c)
<b>Agricultural Industrial, Resource Extraction, and Utilities Uses</b>				
Solar, wind energy system	--	--	--	See Sec. 8-2.906(c) and Article 11 for requirements and standards
Wireless communications	UP(M)	UP(M)	<u>UP(M)</u>	
Surface mining	UP(M)	UP(M)	<u>UP(M)</u>	See Sec 8-2.906(g), 8-2.306(q), and Title 10
All other ag industrial, resource, utilities uses	--	--	--	See Table 8-2.304(d)
<b>Residential Uses</b>				
Residential uses	--	--	--	See Sec. 8-2.906(f)
<b>Home and Child Care Uses</b>				
Group/home care <6 beds and child care <9 children	A	A	<u>A</u>	See Sec. 8-2.506(e) and (f)
All other related home uses	--	--	--	See Sec. 8-2.906(f)

**Table 8-2.905-2 (con.)**

**Allowed Land Uses and Permit Requirements  
for DP-O, SG-O and SGR-O, and A-O Overlay Zones**

A = A = Allowed use, subject to zoning clearance* SP SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	DP-O <sup>(1)</sup>	SG-O and SGR-O <sup>(2)</sup>	<u>A-O</u> <sup>(3)</sup>	

USE TYPES

Commercial Uses				
All commercial uses	--	--	--	See Sec. 8-2.906(f).
Industrial Uses				
All industrial uses	--	--	--	See Sec. 8-2.906(f).
Public and Open Space Uses				
Public and open space uses	--	--	--	See Sec. 8-2.906(f).

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

Notes:

(1) See Sec. 8-2.906(f). All uses must be consistent with the Land Use and Resource Management Plan adopted by the Delta Protection Commission.

(2) See Sec. 8-2.906(g). All uses must be consistent with the Cache Creek Specific Plan and associated policies and regulations. Also see Sec. 8-2.906(f) and Title 10.

**(3) See Sec. 8-2.906(h). All uses must be consistent with the Comprehensive Land Use Plans (CLUPs) for the County Airport, Watts-Woodland, or Borges Airports. California Public Utilities Code Section 21659 governs the allowable height of structures and vegetation in the A-O zone.**

## Sec. 8-2.906 Specific Use Requirements or Performance Standards

The following specific use requirements may be applicable to some of the specific uses or zones identified in the previous Table 8-2.905-1 and 905-2, and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the specific plan and overlay zones.

.....

**(f) Commercial, industrial, and public and open space uses in the DP-O, SG-O/SGR-O, and A-O zones**

.....

**(4) In the A-O zone, which is the designated “airport runway protection zone” around the County Airport, all proposed uses and permit requirements must be consistent with the regulations for the underlying base zone district and with the Comprehensive Land Use Plan (CLUP) for the County Airport. The height of structures and vegetation shall comply with California Public Utilities Code Section 21659. The Airport Overlay Zone will provide an effective and efficient means for notifying current and future landowners of the potential nuisances associated with the County Airport.**

**(5) In the A-O zone, discretionary applications that propose the following uses shall be subject to a CLUP consistency analysis:**

**(i) Uses that would cause electrical interference with aircraft operation or instrumentation, including: electrical and electronic equipment; industrial, commercial, and computer equipment; radio, TV, and telephone; electrical and natural gas generation and switching; and**

**(ii) Uses that would include a water area that may cause ground fog or result in a bird hazard, including: water and sewer treatment plants, sanitary landfills, recycling and transfer, and hazardous materials facilities; open space and natural areas; natural water areas; row and field crops, tree crops, nursery products; intensive livestock, poultry, pasture and grazing; animal services; mining and quarrying.**

# ATTACHMENT K

## PROPOSED AMENDMENTS TO CHAPTER 3: WATER EFFICIENT LANDSCAPING

Governor Brown's Drought Executive Order of April 1, 2015 (EO B-29-15) directed DWR to update the State's Model Water Efficient Landscape Ordinance through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015.

Local agencies have until December 1, 2015 to adopt the Ordinance or adopt their own ordinance, which must be at least as effective in conserving water as the State's Ordinance.

### **Sec. 8-3.101 Purpose**

The purpose of this Ordinance is to add provisions to the Yolo County Code to address permitting requirements for water efficient landscaping. These changes are necessary to reflect changes in California law (Assembly Bill 1881, Government Code Section 65591 et seq., and Executive Order No. B-29-15) and to promote the conservation and efficient use of water. These changes are also necessary and appropriate to implement the Yolo County General Plan.

### **Sec. 8-3.102 Definitions**

For the purposes of this Chapter, unless otherwise apparent from the context, certain words and phrases used in this Chapter are defined as follows:

#### **Backflow prevention device**

Backflow prevention device means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

#### **California Invasive Plant Inventory**

California Invasive Plant Inventory means the California Invasive Plant Inventory maintained by the California Invasive Plant Council.

#### **Check valve or anti-drain valve**

Check valve or anti-drain valve means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

#### **Community garden**

Community garden means a piece of property or area of a property that is dedicated solely to edible plants and gardened by a cooperative group of people living in the area.

#### **Community water system**

Community water system means a public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Distribution uniformity**

**The measure of the uniformity of irrigation water over a defined area.**

**Developer-installed**

Developer-installed means a landscape project installed by or under the direction of the developer of a development project.

**Ecological restoration project**

Ecological restoration project means a project, where the primary function of such project is to assist in the recovery of an ecosystem that has been degraded, damaged, or destroyed. For purposes of this ordinance, restoration focuses on establishing the composition, structure, pattern, and ecological processes necessary to make terrestrial and aquatic ecosystems sustainable, resilient, and healthy under current and future conditions.

**Estimated Total Water Use (ETWU)**

Estimated Total Water Use (ETWU) means the total water used for the landscape. **The ETWU is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.**

**ET adjustment factor (ETAF)**

ET adjustment factor (ETAF) means, except for special landscape areas, a factor of ~~0.70~~ **0.55 for residential areas and 0.45 for non-residential areas**, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF **adjustment factor for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.**

**Evapotranspiration or ETo**

Evapotranspiration or ETo means a standard measurement of environmental parameters that affect the water use of plants, and is an estimate of the Evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered.

**Graywater**

**Untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. Graywater includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards.**

**Head to head coverage**

Head to head coverage means full coverage from one sprinkler head to the next.

**Homeowner-provided landscaping**

Homeowner-provided landscaping means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner.



## **Hydrozone**

Hydrozone means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

## **Invasive plant species**

Invasive plant species means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. **Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.**

## **Irrigation audit**

Irrigation audit means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. **The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.**

## **Irrigation efficiency (IE)**

Irrigation efficiency (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation **efficiency efficiencies** for purposes of this ordinance **is are 0.74** 0.75 for overhead spray devices and 0.81 for drip systems. **Greater irrigation efficiency can be expected from well designed and maintained systems.**

## **Landscape area**

Landscape area means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation, non-irrigated orchards or vineyards).

## **Landscape contractor**

Landscape contractor means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

## **Landscape project**

Landscape project means total area of landscape in a project as defined in landscape area for the purposes of this ordinance, meeting requirements under Section 8-3.103 (Applicability).

## **Low volume irrigation**

Low volume irrigation (also point source irrigation) means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

### **Low-head drainage**

Low-head drainage means water that flows out of the system after the valve turns off due to elevation changes within the system.

### **Master shut-off valve**

**An automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed, water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.**

### **Maximum Applied Water Allowance (MAWA)**

Maximum Applied Water Allowance (MAWA) means the upper limit of annual applied water for the established landscaped area. It is based upon the area's reference evapotranspiration, the ET Adjustment Factor (ETAF), and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance.

### **Mined-land reclamation projects**

Mined-land reclamation projects means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

### **Mulch**

Mulch means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

### **New construction and/or new development**

New construction **and/or new development** means, for the purposes of this ordinance, a new building or structure with a landscape, ~~such as a house, accessory structure, pool, gazebo, or commercial or industrial building. This definition also includes~~ **or** other new landscapes, such as a park, playground, or greenbelt without an associated building.

### **Overhead irrigation system**

Overhead irrigation system means a system that delivers water through the air (e.g., spray heads and rotors).

### **Overspray**

Overspray means the irrigation water which is delivered beyond the target area.

### **Pervious**

Pervious means any surface or material that allows the passage of water through the material and into underlying soil.

### **Plant factor**

Plant factor is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, **the plant factor range for very low water use plants is 0 to 0.1**, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the ~~Department of Water Resources 2000~~ publication "Water Use Classification of Landscape Species." **Plant factors may also be obtained from horticultural researchers from academic institutions or**

**professional associations as approved by the California Department of Water Resources (DWR).**

**Point source irrigation**

See low volume irrigation.

**Precipitation rate**

Precipitation rate means the rate of application of water measured in inches per hour.

**Rain sensor**

Rain sensor means a component which automatically suspends an irrigation event when it rains.

**Recycled water**

Recycled water means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

**Rehabilitated landscape**

Rehabilitated landscape means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 8-3.103 (Applicability), and the modified landscape area is equal to or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

**Runoff**

Runoff means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

**Special Landscape Area (SLA)**

Special Landscape Area (SLA) means an area of the landscape dedicated solely to edible plants (food producing gardens), areas irrigated with recycled water, water features using recycled water, storm water detention basins, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

**Subsurface irrigation**

Subsurface irrigation means an irrigation device with a delivery line and water emitters installed below the soil surface that slowly and frequently emit small amounts of water into the soil to irrigate plant roots.

**Swing joint**

Swing joint means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

**Turf**

Turf means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses. The meaning of turf does not include landscape areas planted with non-irrigated native California grasses.

## Water feature

Water feature means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features, and therefore, are not subject to the water budget calculation.

## Sec. 8-3.103 Applicability

- (a) **Except as provided in Subsection B,** the provisions of this Chapter shall apply to all of the following landscape projects that are provided **in conjunction with** and/or required as part of a building permit, grading permit, discretionary permit, or site plan review:
- (1) **New construction and/or development projects with an aggregate landscape area equal to or greater than 500 square feet;**
  - (2) **Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet.**
  - ~~(1) **Public agency and private development projects. New construction and rehabilitated landscape projects with landscape area equal to or greater than 2,500 square feet.**~~
  - ~~(2) **Developer-installed in single-family and multi-family residential projects. New construction and rehabilitated landscape projects with landscape area equal to or greater than 2,500 square feet cumulative.**~~
  - ~~(3) **Homeowner-provided in single-family and multi-family residential projects. New construction landscape projects with landscape area equal to or greater than 5,000 square feet that are served by a community water system.**~~
- (b) The provisions of this Chapter shall also apply to the following landscape projects with significant water needs:
- (1) **Existing landscapes equal to or greater than one acre, with a dedicated water meter.** Such landscapes are limited to preparing a water efficient landscape worksheet in accordance with the specifications in the Landscape Documentation Package (see Section 8-3.104, Submittal Requirements). If water use exceeds the Maximum Applied Water Allowance, the property owner shall consult the Planning, Public Works and Environmental Services Department for recommendations to reduce water use and to prevent water waste.
  - (2) **New and rehabilitated cemeteries.** Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries shall require the preparation of a water efficient landscape worksheet and submittal of a Certificate of Completion. Existing cemeteries are limited to (1) above.
- (c) The provisions of this Chapter shall not apply to the following:
- (1) Registered local, State or federal historical sites;

- (2) Ecological restoration and similar projects that do not require permanent irrigation systems ~~for longer than five years in duration to establish the plants;~~
- (3) Mined-land reclamation projects that do not require permanent irrigation systems ~~for longer than five years in duration to establish the plants;~~
- (3) Mined-land reclamation projects that do not require permanent irrigation systems;
- (4) Existing plant collections, as part of botanical gardens, arboretums, and nature centers open to the public;
- (5) Community gardens;
- (6) Any development project that relies completely on treated or untreated graywater or rainwater captured on site as long as the applicant demonstrates that the Estimated Total Water Use is below the Maximum Applied Water Allowance; and**
- (7) New or rehabilitated homeowner provided landscapes, unless required by a discretionary permit.**

### **Sec. 8-3.104 Submittal requirements**

- (a) Prior to commencing construction on a landscape project subject to the provisions of this Chapter, a Landscape Documentation Package shall be submitted to the County for review and approval.
- (b) The Landscape Documentation Package shall be filed with the Planning, Public Works and Environmental Services Department on a County approved application form. The Landscape Documentation Package application shall include all required fees and/or deposits, and all plans, specifications, and submittals required by the Department, including but not limited to:
  - (1) General project information;
  - (2) A water efficient landscape worksheet;
  - (3) A soil management report;
  - (4) A landscape and grading design plan; and
  - (5) An irrigation design plan.

### **Sec. 8-3.105 Approval**

The Landscape Documentation Package application shall only be approved after the Planning Director verifies that the proposed landscape project complies with the provisions of this Chapter, other applicable provisions of this code, and any applicable conditions of a discretionary permit or other entitlement.

### **Sec. 8-3.106 Certificate of Completion**

- (a) Following installation of landscaping subject to the provisions of this Chapter, the project applicant shall submit a Certificate of Completion to the Planning, Public Works and Environmental Services Department for review and final approval.
- (b) Prior to issuance of a certificate of occupancy or final building or grading permit, the Certificate of Completion shall be submitted to the Planning, Public Works and

Environmental Services Department on a form prescribed by the Planning Director that shall include the following information and documentation:

- (1) General project information;
- (2) A certificate of Installation; and
- (3) A copy of the landscape irrigation audit.

### **Sec. 8-3.107 Permit issuance and enforcement**

- (a) Upon successful completion of the Certificate of Completion, the County shall ~~issue a final landscape permit to the~~ notify the property owner/project applicant of its approval.
- (b) The County may conduct inspections for the purpose of enforcing this Ordinance and, as necessary and appropriate, may utilize any of the enforcement mechanisms set forth in the Yolo County Code or otherwise authorized by law to address violations.

### **Sec. 8-3.108 Landscaping standards**

All landscape projects subject to the provisions of this Chapter shall comply with the following landscaping standards:

- (a) Plant selection and grouping.
  - (1) Any plant may be selected for the landscape, providing the Estimated Total Water Use (ETWU) in the landscape area does not exceed the Maximum Applied Water Allowance (MAWA), and that the plants meet the specifications set forth in (2), (3), (4), and (5) below.
  - (2) With the exception of Special Landscape Areas, a minimum 25% of landscape area shall be comprised of native plants.
  - (3) Plants having similar water needs shall be grouped together in distinct hydrozones. Within distinct hydrozones, plants of moderate and low water use, or moderate and high water use can be mixed, so long as the plant factor of the higher water using plant is used for calculations. High water use plants shall not be mixed with low water use plants.
  - (4) Plants shall be selected appropriately based on their adaptability to the climate, geologic, and topographical conditions of the site. Protection and preservation of existing native California species and natural areas is encouraged.
  - (5) The use of invasive plant species, as listed in the California Invasive Plant Inventory produced by the California Invasive Plant Council, or as determined by the Director of Planning, Public Works and Environmental Services, is prohibited.
  - (6) Fire prevention needs shall be addressed in fire-prone areas. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b).
  - (7) High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.**
- (b) Turf requirements.

- (1) Turf shall be used wisely and in response to functional needs and shall not be planted if the ETWU exceeds the MAWA.
  - (2) Turf shall not comprise greater than 25% of the front yard landscape area of developer-installed single-family landscaping.
  - (3) With the exception of Special Landscape Areas, turf shall not comprise greater than 30% of non-residential landscaped area.
  - (4) Turf shall not be planted on slopes exceeding 25% where the toe of the slope is adjacent to or within four feet of an impermeable hardscape (rise divided by run x 100 = slope percent).
- (c) Soil Amendments, conditioning, and mulching.
- (1) **Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.**
  - (2) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications.
  - (3) Stabilizing mulching products shall be used on slopes **that meet current engineering standards.**
  - (4) Soil amendments shall be incorporated ~~based on the~~ **according to** recommendations of the soil management report **and what is appropriate for the plants selected.**
- (d) Water features.
- (1) Recirculating water systems shall be used for all water features.
  - (2) The surface area of a water feature shall be indicated on the landscape plans and included in the high water use hydrozone area of the water budget calculation.
  - (3) Recycled water shall be used for decorative water features when available on site.
- (e) Stormwater Management.
- (1) The landscape project area shall be graded so that all irrigation and normal rainfall remains within the property lines and does not drain on to non-permeable hardscapes.
  - (2) Rain gardens, cisterns, and other landscape features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.
  - (3) Soil compaction in landscape areas is prohibited unless required by the geotechnical or engineering report.

### **Sec. 8-3.109 Irrigation requirements**

All landscape projects subject to the provisions of this Chapter shall comply with the following irrigation requirements:

- (a) Irrigation system.

- (1) All irrigation systems shall be designed and installed to meet irrigation efficiency criteria as described in the Maximum Applied Water Allowance.
- (2) Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.
- (3) Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency.
- (4) Weather-based self-adjusting irrigation controllers with rain sensors shall be required.
- (5) Pressure regulators and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
- (6) Irrigation systems shall be designed to prevent runoff or overspray onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- (7) Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead irrigation system.
- (8) Low volume irrigation is required in mulched planting areas.
- (9) ~~Narrow or irregularly shaped areas, including turf,~~ **Areas** less than **eight** ten feet in width in any direction shall be irrigated with subsurface irrigation ~~or low volume irrigation system~~ or **other means that produces no runoff or overspray.**
- (10) Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface unless the irrigation audit confirms no overspray or runoff occurs.
- (11) Slopes greater than 15 percent shall be irrigated with point source or other low-volume irrigation technology.
- (12) Sprinkler heads, rotors, and other emission devices on one valve shall have matched precipitation rates, unless otherwise directed by the manufacturer's specifications.
- (13) Head to head coverage shall be required unless otherwise directed by the manufacturer's specifications.
- (14) Swing joints or other riser protection components shall be required on all risers **subject to damage that are adjacent to hardscapes or in high traffic areas of turf.**
- (15) Check valves or anti-drain valves shall be ~~installed to prevent low-head drainage are~~ required on all sprinkler heads where low point drainage could occur.
- (16) **When landscape projects are services by a community water system, landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either a customer service meter dedicated to landscape use provided by the local water purveyor; or a privately owned meter or submeter.**
- (17) **Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.**



- (18) Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5000 square feet or larger.**
- (19) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.**

(b) Hydrozones.

- (1) Irrigation systems that serve trees shall be exclusively low volume type, and shall be placed on separate valves except when planted in turf areas. **The mature size and extent of the root zone shall be considered when designing irrigation for the tree.**
- (2) Distinct hydrozones shall be irrigated with separate valves.
- (3) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

## **Sec. 8-3.110 Public education**

Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged throughout Yolo County.

- (a) Literature and resources. The Yolo County Planning, Public Works and Environmental Services Department shall make available information to the general public regarding the design, installation, management, and maintenance of water efficient landscapes **based on a water budget.**
- (b) Model homes. Landscaping shall be installed, in compliance with this Chapter, for all model homes in subdivisions where a Final Subdivision Map has been approved by the County. The landscaping for model homes shall incorporate the policies of this Chapter and the developer shall include the following:
  - (1) Signs that identify the model home landscaping as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. **Signage shall include information about the site water use as designed per this Chapter; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.**
  - (2) Literature shall be provided to anyone touring a model home that describes the design, installation, management, and maintenance of water efficient landscapes.

# ATTACHMENT L

## PROPOSED AMENDMENTS TO CHAPTER 4: FLOOD PROTECTION

### Sec. 8-4.604 Minor variances

The Floodplain Administrator may approve a minor variance to allow wet floodproofing for the following specific categories of structures:

- (a) *Structures functionally dependent on close proximity to water.* A “functional dependent use,” such as docking, seafood processing, and port facilities may be wet floodproofed upon approval of a minor variance.
- (b) *Historic buildings.* Minor variances may be approved for the repair and rehabilitation of “historic structures,” upon determination by the Floodplain Administrator that:
  - (1) The proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure; and
  - (2) The proposed minor variance is the minimum necessary to preserve the historic character and design of the structure.
- (c) **New construction or substantial improvement of a non-habitable structure on a lot one-half acre or less in size. Minor variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the structure(s) is not for habitable purposes. The Floodplain Administration shall take into consideration:**
  - (1) The proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed;**
  - (2) Documentation that identifies the new or substantial improvement will:**
    - (i) be floodproofed below the base flood level so that the structure is watertight; and**
    - (ii) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.**
  - (3) Construction with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, shall have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.**

~~(e)~~**(d)** Accessory Structures...

# ATTACHMENT M

## PROPOSED AMENDMENTS TO ZONING MAPS TO ADD THE SAND AND GRAVEL OVERLAYS

The following Zoning Maps are amended to add the Sand and Gravel Overlay (SG-O) zone, and the Sand and Gravel Reserve Overlay (SGR-O) zone, to the mineral resource properties along Cache Creek. These two mining overlay zones were included in the previous Zoning Code, but the properties were inadvertently not rezoned with overlay zones when the Updated Zoning Code was adopted in July, 2014.

The Sand and Gravel Overlay (SG-O) zoning is applied to all properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are subject to existing mining operations. The Sand and Gravel Reserve Overlay (SGR-O) is applied to other properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are State designated mineral resource zones (MRZ-2) and which may be mined in the future.

Existing Mining Operation Properties to be Rezoned with the Sand and Gravel Overlay (SG-O) zone:

048 140 37  
048 140 40  
048 140 41  
048 190 08  
048 190 10  
048 210 02  
048 210 05  
048 210 06  
048 210 10  
048 210 11  
048 220 03  
048 220 15  
048 220 16  
048 220 17  
048 220 18  
048 220 22  
048 220 23

049 060 14  
049 070 19  
049 070 20  
049 070 11  
049 070 21  
049 070 04  
049 070 05  
049 070 06  
049 070 09  
049 070 10

049 120 26  
049 130 46

025 120 13  
025 120 33  
025 120 39  
025 120 41  
025 300 25  
025 300 27  
025 300 33  
025 350 01  
025 350 03  
025 350 10  
025 350 19  
025 350 20  
025 350 27  
025 350 28  
025 350 29  
025 350 30  
025 350 32  
025 350 33  
025 350 35  
025 360 61  
025 430 01  
025 430 02  
025 430 08  
025 450 01  
025 450 19

Possible Future Mining Properties to be Rezoned with the Sand and Gravel Reserve Overlay (SGR-O) zone:

048 210 03  
048 210 04

049 050 03  
049 050 04  
049 050 10  
049 060 02  
049 060 04  
049 060 07  
049 060 11  
049 060 13  
049 120 16 (most)  
049 120 25 (some)  
049 130 45  
049 140 32

025 300 24  
025 300 26  
025 300 30

# FIGURE 1

## Parcels to be Rezoned

