

Yolo County Zoning Code Update

Planning Commission
May 14, 2020

D e N o v o P l a n n i n g G r o u p



A Land Use Planning, Design, and Environmental Firm



Zoning Code Update Intent

- Make the code user-friendly and modern
- Consolidate and refine development standards, use classifications, use regulations, and definitions that appear across multiple chapters and articles (proposed organization provided under Structure heading in Memo)
- Streamline and increase flexibility of approval and permitting processes
- Remove conflicting and extraneous provisions

Agricultural Topics

- Address uses and standards by parcel size (for example, clustering and large setbacks are not necessary on smaller agricultural parcels)
- Address minimum parcel sizes and allowed residential uses; ensure parcel thresholds for agricultural zoning districts as well as agricultural overlay zones are appropriate and consistent with the County's desired development pattern
- Review uses, permitting requirements, and development standards to ensure County is attracting and encouraging agricultural support industries
- Review agricultural uses to address research and development uses, technology- and innovation-related uses, and emerging uses and trends
- Review and update animal processing requirements, if necessary
- Address animal keeping provisions and consider alternatives to animal unit equivalents in addressing live animal operations



Residential Topics

- Update zoning district titles and densities and identify opportunities to combine districts while remaining consistent with the General Plan
- Review height limits, setbacks, and other development standards
- Encourage a variety of housing types, including housing typically attainable by moderate and median income households
- Provide standards for short-term rentals
- Address State requirements related to streamlining housing approvals, including providing processes for accommodating eligible affordable housing projects, permanent supportive housing, density bonuses, farmworker housing, and low barrier navigation centers
- Review inclusionary housing requirements
- Consider transfer of development rights program



Commercial and Industrial Topics



- Are there desired commercial and industrial uses that need to be addressed?
- Are there commercial and industrial uses that should be subject to additional regulation and review?
- Review commercial and industrial districts to address research and development uses, technology- and innovation-related uses, and emerging uses and trends

Parking

- Consider the need for modifications to parking standards.
- Present parking standards in a tabular format and review standards for similar uses for consistency.



Definitions

- Are there specific terms that should be defined in the Zoning Code?

Zoning Code Update Schedule

Planning Commission Kick-off

May 2020

Preliminary Draft Zoning Code

September 2020

Planning Commission Study Sessions

September/
October 2020

Public Draft Zoning Code

January 2021

Planning Commission Hearings

February 2021

Board Hearings

March 2021