

OLD WILLOWBANK ZONING AND PARKING GUIDANCE

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Willowbank County Service Area Advisory Committee (WCSA)

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This paper is intended to be helpful to residents of the Old Willowbank neighborhood who have questions about property use and parking regulations and how they are enforced. The paper was authored by the Willowbank County Service Area Advisory Committee with help from the Yolo County Planning Department in response to questions and concerns by certain residents of the WCSA. The purpose of this report is to clarify what is permissible under the Yolo County Zoning Code and the neighborhood Covenants, Codes, and Restrictions (CCR's), to identify options for residents who believe that the Zoning Codes or CCR's are not being observed and wish to rectify the situation, and to provide guidance for remodeling projects.

The Old Willowbank neighborhood in Yolo County was developed starting in the late 1940's and includes three distinct subdivisions built around the three main north-south streets in those developments. The three subdivisions are commonly referred to as Meadowbrook, Oakside, and Willowbank. The Old Willowbank neighborhood Assessor Parcel Numbers range from 069-150-001 to 069-180-038.

ZONING

There are two ways that property development in Old Willowbank is regulated and both carry great weight. One way that development is regulated is through the [County Zoning Code](#) and the other way is through restrictions placed on deeds called Codes, Covenants, and Restrictions (CCR's)

For County zoning purposes, the three subdivisions in Old Willowbank are currently zoned as [PD-65](#), which stands for Planned Development number 65. PD-65 was adopted in 2014 and succeeded the previous Residential Suburban (R-S) and Residential One Family (R-1) zoning rules that were in turn succeeded by the Low Density Residential (R-L) zoning rules. A provision in PD-65 under Section 10(c) *Compliance and Approvals* that states, "...lots located in the former R-1 zone and the improvements thereto that were developed or constructed under and complied with the then requirements of the Code for such area and the uses thereof, shall be deemed to be **in compliance** with the requirements of this Ordinance, including any renovation or replacement of those improvements after this Ordinance becomes effective." The R-L zoning rules still apply to anything not covered or changed by PD-65 in the Old Willowbank neighborhood, as well as the Yolo County Code. **Any deviation from these rules is enforced by the County either as part of the permitting process or on an as-submitted basis, which is a complaint driven process.** When reviewing PD-65 rules, keep in mind that "yards" are defined as the distance from the property line to the required setback distance. Residential housing units cannot encroach on these required yards unless they were built prior to the 2014 PD-65 rezoning and complied with the R-L, R-S, or RR-1 yard requirements that were then in effect. For PD-65, the distances are 35 feet for front yards, 10 feet for side yards on non-corner lots, 20 feet for street side yards on corner lots,

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and 40 feet for rear yards. Non-residential accessory buildings between 6 to 15 feet tall must be 20 feet from a rear property line and non-residential accessory buildings shorter than 6 feet can be 5 feet from the rear property line.

The other sets of rules that govern homes and lots in the neighborhood are the Codes, Covenants, and Restrictions (CCR's) placed on property deeds which are enforced either by individual neighbors or a neighborhood association, as in the Willowbank subdivision. The CCR's in the Meadowbrook subdivision (legally titled Willowbank Addition #1) expired in 2000 so they no longer apply to the lots in Meadowbrook. The Willowbank subdivision has an organization called the Willowbank Club that reviews any remodeling or new construction. The Oakside subdivisions (Oakside 1, Oakside 2, and Oakside 3) did have individual Architectural Review Committees but the committees have not been active for many years, but the CCR provision for the Committees is still valid. **The rules in each set of CCR's are identical or very close to the PD-65 zoning rules which means that PD-65 is a more or less a codification of the individual subdivision CCR's at the county level.** The ultimate enforcement tool for CCR's is for one neighbor or neighborhood association to file a civil suit against the neighbor they believe to be out of compliance. **Per California Code of Civil Procedure Section 336, actions must be commenced within five years from the date of the violation or when the violation would have been reasonably discovered.**

PARKING

Parking rules in Old Willowbank are governed by the Title 8, Chapter 2, Article 13 and Title 4, Chapter 3, Article 1 of the Yolo County Code. Parking rules for recreational equipment and recreational vehicles are covered at [Section 8.2-1314](#) of the Yolo County Government Code and general parking rules can be found at [Section 8.4-3.1](#) of the Yolo County Government Code. Some important rules to note are:

Recreational Equipment

- Recreational equipment includes any operable equipment intended for outdoor recreational use including, but not limited to, all-terrain vehicles, boats, canoes, jet skis, pop-up campers, snow mobiles, and trailers for transporting such equipment that are under 18 feet in length and under 10,000 pounds gross weight.
- The parking of Recreational equipment in **residential zones** may be located on any area on the parcel, except on the street side of a corner lot. The parking area shall not obstruct required parking spaces for passenger vehicles. The parking area shall be paved in accordance with Section 8-2.1313.

Recreational Vehicles

- A recreational vehicle includes all of the following: All operable towed vehicles and self-propelled vehicles, including "trailers" as defined in Section 8-2, [Article 10](#) of the County Code, tent trailers, tractor trailers, fifth-wheel trailers, trailers for towing recreational vehicles and equipment, boats, aircraft, self-propelled motor homes, all-terrain vehicles, dune buggies, racing vehicles, and any other self-propelled or towed vehicle over 10,000 pounds gross vehicle weight

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but not used by the residents of the site on which the vehicle is parked for a commercial purpose; and campers and camper shells which are detached from a vehicle.

- No recreational vehicle, as defined in this Section, shall be parked within any required front, side, or rear yard adjacent to a public street. Yard distances are 35 feet for front yards, 10 feet for side yards on non-corner lots, 20 feet for street side yards on corner lots, and 40 feet for rear yards.
- No recreational vehicle, as defined in this section, shall be utilized or occupied as a residential dwelling, either temporarily or permanently, unless an application is approved by the Planning Director for a temporary dwelling during the construction of a home.
- Recreational vehicles may be parked in any area other than a required front, side, or rear yard adjacent to a public street if the area is paved in accordance with Section 8-2.1313.
- Recreational vehicles may be parked within a garage so long as the parking space requirements for the applicable residential use, as set forth in Table 8-2.1306, can still be met.
- The Zoning Administrator is authorized to issue a permit allowing a recreational vehicle to be parked in a required front, side, or rear yard adjacent to a public street in accordance with Section 8-2.206.

Commercial vehicles

- No large commercial trucks may be parked in any area within any residential zone, except while loading or unloading property or in connection with, and in the aid of, the performance of a service to or on a property adjacent to the block in which such truck is parked.

General Parking Rules

No person who owns or has possession, custody, or control of any vehicle shall park or allow such vehicle to be parked upon any County road for more than a consecutive period of seventy-two (72) hours.

WHAT TO DO IF YOU NOTICE A POTENTIAL VIOLATION

1. Do your homework and make sure that the issue is in fact a violation of the CCR's or the County Codes.
2. If comfortable, approach your neighbor in the friendliest way possible to see if there is a way to solve the problem collegially.
3. If you are unable to resolve a CCR issue, either contact an attorney or the Willowbank Club if you live in the Willowbank subdivision to see if the Club can offer some relief. If the issue is a County Code violation, contact the Yolo County Community Development Department to report the violation which can be done anonymously using the methods below:
 - a. Call the main office line at (530) 666-8775.
 - b. Complete the online complaint form for the unincorporated areas of Yolo County using this [link](#).

- c. Visit the Department of Community Services office during normal office hours from 8AM to 12PM, Monday through Friday. Afternoons are by appointment only. Location: 292 W Beamer Street, Woodland, CA 95695

If you have questions about the items discussed here or would like to discuss a potential issue with parking or zoning, you can contact Vice Chair John Lindsey from the Willowbank County Service Area Advisory Committee at johnlindseylaw@gmail.com. The County Planning Division can be reached using the contact information found [here](#).