

DEVELOPMENT CODE & ZONING MAP UPDATE

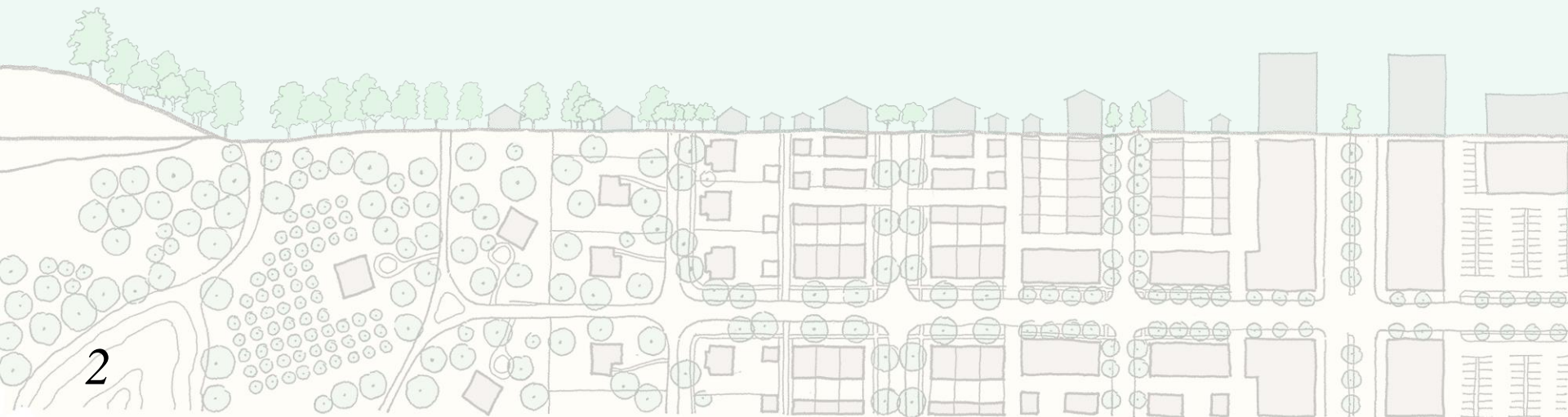
2nd DRAFT WORKSHOP

April 22, 2015



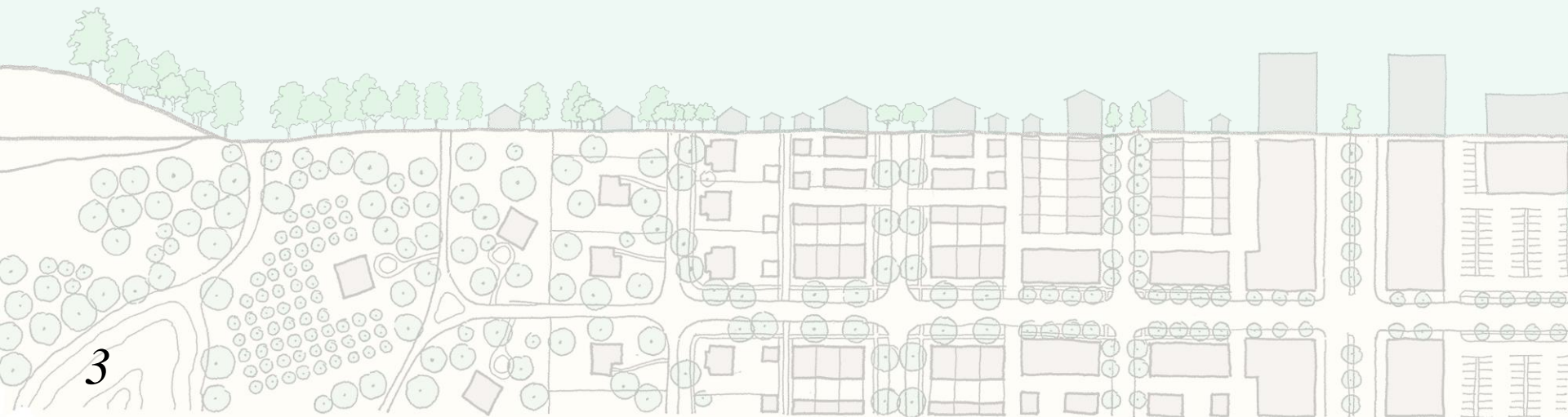
Agenda

- **Discuss 2nd Draft Changes to Development Code & Zoning Map**
- **Draft Schedule & Next Steps**



Development Code – All About Balance

The Development Code is about updating the County's ordinance consistent with the goals and policies in the General Plan and balancing that with an individual's desired use of their private property.



Rural Communities – Grouped Together

Chapter 11.06 Rural Community Districts

Sections:

[11.07.010 Purpose](#)

[11.07.020 Land Use Regulations](#)

[11.07.030 Development Regulations](#)

[11.07.040 Supplemental Regulations](#)

11.06.010 Purpose

[The purpose of the Rural Community Districts is to provide rural residential opportunities with supportive services and agritourism oriented uses consistent with the General Plan and as defined in any adopted rural community plan.](#)

| TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS | | | | |
|--|---------------------------|-----------|-----------|-------------------------------|
| <i>Use Classification</i> | <i>RE Outside VGB</i> | <i>RR</i> | <i>RC</i> | <i>Additional Regulations</i> |
| Agricultural & Extractive Use Classifications | | | | |
| Agricultural Labor Housing | - | A | - | See Section 11.32.030 |
| Agricultural Processing | - | - | M | |
| Animal Raising - Imported Feed | P | P | - | See Section 11.32.040 |
| Crop Production | P | P | - | |
| Custom Farm Services | - | A | P | |
| Farm Machinery & Equipment, Sales & Service | - | - | P | |
| Feed & Farm Supply Store | - | M | A | |
| Grazing (Animal Raising) | P | P | P | |

Reorganizing Information – Easier to Find

- **Reorganization of sections for clarity:**
 - **B&B/Ag. Homestay under Lodging not Home Based Business**
 - **Accessory structures moved from Residential Districts to Regulations Applying to all Districts**
 - **Temporary Uses & Special Events: grouped together and additional clarification on standards within VGB and outside VGB**



Animal Keeping – No AU Limits Outside VGB

| TABLE 11.32.040-A(3)(B): PERMITTED LIVESTOCK UNITS | | |
|---|------------------------|----------------------------------|
| Zone District | Number of AUs per Acre | Maximum Number of AUs Per Parcel |
| RS, RM, RH | 1 | 3 |
| RE within VGB | 1 | 5 |
| RE outside VGB | 1.5 | 10 |
| RR, RC | 1.5 | 15 |
| AR | 1.5 | 20 |
| AE, AI parcels less than 5 acres in size | 2.0 | 10 |

1. No roosters are permitted ~~on parcels located within the Valley Growth Boundary~~

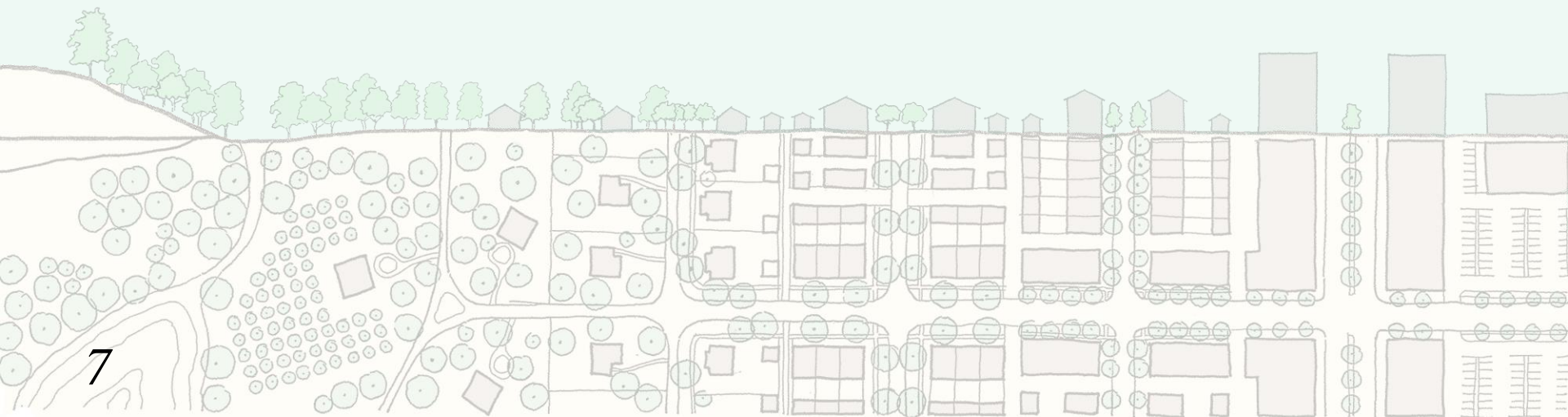
2. Swine, ~~dairies, and feed lots~~. The keeping of swine shall not include more than one brood sow. Any additional brood sows shall constitute a hog farm. New Hog farms, dairies, and feed lots are prohibited within the Valley Growth Boundary ~~subject to the requirements and uses allowed by the specific zone district.~~

3. ~~Parcels designated as AI or AE that are greater than 5 acres in size and parcels designated as AR, RR, or RC greater than 20 acres in size do not have any restrictions on the number of AUs per acre or parcel so long as all other requirements of the County Code pertaining to the keeping of livestock are met.~~

4.3. The keeping of ~~horses and similar animals~~ livestock owned by others, or offering training, therapy, boarding or other commercial services is considered a boarding or equestrian facility and ~~may be subject to other regulations as stipulated by the zone district.~~ is not permitted within the Valley Growth Boundary.

Additional Changes

- **Rural Standards: Additional clarification throughout document**
- **Employee Housing Section added**
- **Telecommunications section being redrafted**

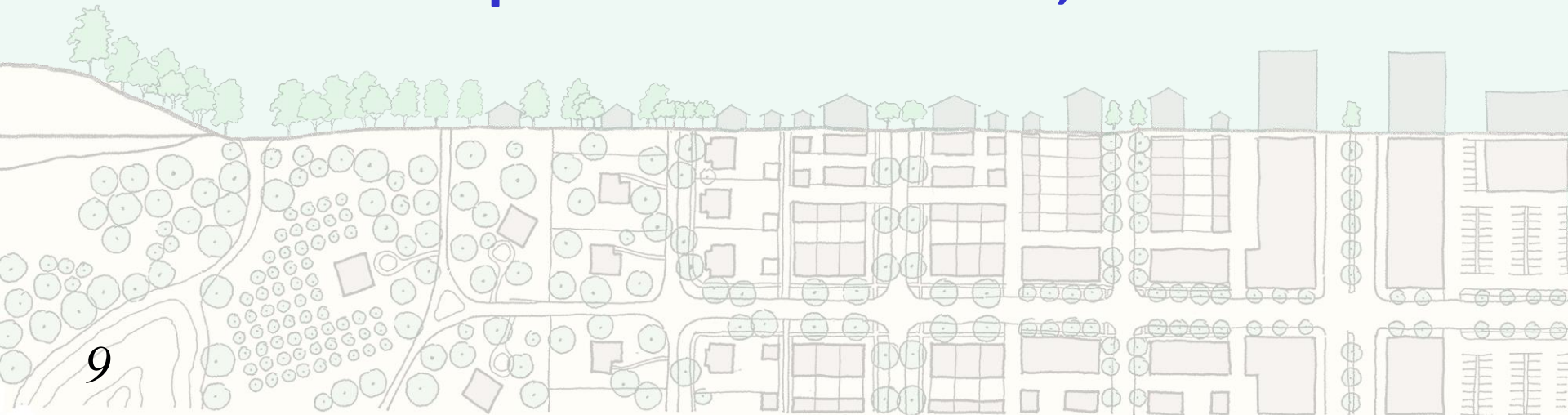


Development Code Changes - Summary Between 1st and 2nd Draft

- Rural Communities Chapter
- Animal Keeping (Livestock)
- Rural Standards
- Bed & Breakfasts/Agricultural Homestays
- Ranch Marketing
- Employee Housing
- Temporary Agricultural Labor Housing
- Temporary Uses & Special Events
- Accessory Structures
- Telecommunication Facilities

Zoning Map Changes Between 1st and 2nd Draft

- **Corrections to Zoning based on Community Boundaries in General Plan, errors in 1st Draft**
- **Changes Based on Requests presented to the Board of Supervisors on March 3, 2015**



Draft Schedule

- **Public Comment Period Ends: May 11th at 4:30 p.m.**
Comments received between 5/11 - 5/20 (4:30 p.m.) will be submitted to the Planning Commission at the Hearing
- **Planning Commission Hearing May 20, 2015**
- **Board of Supervisors update(s): TBD**
- **Board of Supervisors Hearing(s): June/July 2015**

Written Comments

Mail or Deliver:

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Marysville, CA 95901**

Email: planning@co.yuba.ca.us

More information:

www.yubazoningupdate.org