

YUBA COUNTY DEVELOPMENT CODE UPDATE

DRAFT ZONE DISTRICTS PURPOSE AND APPLICABILITY

AGRICULTURAL DISTRICTS

- A. Agriculture represents the single most important economic activity and most prevalent land use in Yuba County. Agriculture directly contributes to the local economy through job development, production, and exports.
- B. Agricultural zoning strives to preserve productive agricultural land and the character and quality of the rural environment by scaling roads and other public facilities to meet rural needs.
- C. Agricultural zoning districts and standards can prevent the fragmentation of farms, prevent land-use conflicts, and protect agricultural producers from nonfarm intrusion into agricultural areas. Further, they can provide a mechanism to allow for support services and uses that are necessary and/or complimentary to the long term sustainability of agricultural operations.

Exclusive Agricultural (AE). The purpose of the AE zone is to:

- 1. Eliminate the encroachment of land uses that are incompatible with the long term agricultural use of land.
- 2. Preserve agricultural land in order to conserve the County's economic resources that are vital for a healthy agricultural economy within the County.
- 3. Create standards for the AE zone that maintain the vitality of the agricultural sector by retaining parcel sizes necessary to sustain viable agricultural operations, protecting agricultural practices and activities by minimizing land-use conflicts, and protecting agricultural resources by regulating land uses and development intensities in agricultural areas.
- 4. Prevent the unnecessary conversion of agricultural land to urban or other uses.

Agricultural Industrial (AI). The purpose of the AI zone is to:

- 1. Protect, maintain, promote, and enhance agriculture as a viable, long-term economic sector by accommodating agricultural uses or compatible industrial uses that directly support agricultural activities within the County.
- 2. Create standards intended to allow most agricultural uses allowed in the AE zone while also encouraging new compatible support industries and operations, and to protect agricultural and other neighboring land uses by minimizing conflicts.

Agricultural/Rural Residential (AR). The purpose of the A/RR zone is to:

- 1. Recognize parcels located within the Natural Resources General Plan designation that have previously been subdivided into parcels less than 20 acres in size that are predominantly utilized for very low density rural residential uses and small agricultural operations.
- 2. Prevent further encroachment of residential and other incompatible uses into agricultural and natural resource areas.
- 3. Serve as a transition between agricultural and natural resource lands and rural residential or urban development.

OTHER NATURAL RESOURCE DISTRICTS

- A. The primary purpose of natural resource zone districts is to designate areas suitable for natural resource uses, to prevent the encroachment of incompatible uses into natural resource lands, and to prevent the premature conversion of such lands to non-resource uses. Natural resource uses include, but are not limited to: natural habitat, watersheds, scenic resources, cultural resources, recreational amenities, agricultural lands, forest resources, wetlands, woodlands, and minerals.
- B. The standards are intended to define and conserve selected natural resources by minimizing adverse impacts to them, thereby protecting the rights of the residents of Yuba County to sustainable use; enjoyment; extraction; and the natural, scenic, historic and aesthetic values of the environment, as set forth in the General Plan.

Extractive (EX). The purpose of the EX zone is to:

1. Establish appropriate locations for the extraction, processing and distribution of minerals occurring naturally such as sand, gravel, ores and precious metals, and under certain permitted conditions blending said natural materials with imported materials.
2. Provide for public awareness of the potential for surface mining to occur and reduce potential impacts from non-compatible uses.
3. Provide a mechanism to allow for support services and uses that are necessary and/or complimentary to the long term sustainability of mining operations.

Flood Plain (FP). The purpose of the FP zone is to:

1. Promote and protect the public health, safety, and general welfare by providing a definite plan of development for the County and to guide, control and regulate growth in areas subject to flooding.

Resource Preservation (RP). The purpose of the RP zone is to:

1. Preserve land containing natural or potential parkland for passive recreational activities and nonstructural uses.
2. Identify lake recreation areas and to provide for use of these areas for active public recreation purposes.
3. Preserve lands whose natural resources are of significant long range social, economic and environmental importance.
4. Preserve open space and identify high quality plant areas, critical wildlife habitat, and critical watershed lands in the County.
5. Preserve lands from residential development.

Timber Production (TP). The purpose of the TP zone is to:

1. Preserve valuable timber resources within the County and to protect both the economic and environmental value of these lands.
2. Create standards that support the growing and harvesting of timber, pulp woods, and other forestry products for commercial purposes.
3. Implement the California Timberland Productivity Act of 1982.

4. Provide a mechanism to allow for support services and uses that are necessary and/or complimentary to the long term sustainability of timber operations.

RESIDENTIAL DISTRICTS

- A. The purpose of the residential districts is to promote healthful and convenient distribution of the County's population with sufficient densities to maintain a high standard of physical design and community service.
- B. The residential districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. The intent is to further establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities.
- C. To provide appropriate space for those educational, religious, recreational, health, and similar facilities that serve the needs of the nearby residents and do not create objectionable impacts.
- D. To promote stability of residential development so as to protect the character of a district and the suitability of particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.
- E. To provide for state authorized family care homes, foster homes, group homes, and transitional/supportive housing as a residential use of property.

Rural Residential (RR). The purpose of the RR zone is to:

1. Allow for the appropriate development of large-lot single family homes and related uses in the rural community areas of the County.
2. Create standards to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with the surrounding community and adjacent Natural Resources designated lands.

Residential Estate (RE). The purpose of the RE zone is to:

1. Provide very low density residential development in order to preserve the rural character and amenities of rural communities as well as to allow for larger lots within valley neighborhoods that would be conducive to the development of custom and semi-custom homes.
2. Recognize parcels located within the Natural Resources General Plan designation that have previously been subdivided into parcels less than five (5) acres in size that are predominantly utilized for very low density rural residential uses.
3. Create standards that may allow limited numbers of horses and other livestock to be kept for noncommercial purposes.

Single Family Residential (RS). The purpose of the RS zone is to:

1. Allow for a mixture of housing types in a low density setting where public water and sewage facilities are available. The predominant housing type consisting of single-unit dwellings.

2. Provide space for community facilities and neighborhood services needed to complement residential areas and for institutions which require a residential environment.
3. Minimize traffic congestion and avoid an overload of utilities designed to service only low density residential use.

Medium Density Residential (RM). The purpose of the RM is to:

1. Allow for a diversity of housing types in a medium density setting where public water and sewage facilities are available.
2. Provide space for community facilities and neighborhood services needed to complement residential areas and for institutions which require a residential environment.

High Density Residential RH). The purpose of the RH zone is to:

1. Allow for a mixture of housing types in a high density setting.
2. Ensure adequate light, air privacy, and open space for each dwelling unit.
3. Provide space for community facilities and neighborhood services needed to complement residential areas and for institutions which require a residential environment.

EMPLOYMENT: COMMERCIAL & MIXED-USE DISTRICTS

- A. The purpose of commercial and employment districts is to provide sufficient and convenient locations throughout the County for a full range of commercial uses, serving the needs of local areas, the larger community, and regional users and visitors.
- B. Strengthen the County's economic base, and provide employment opportunities close to home for residents of the County and surrounding communities.
- C. Create suitable environments for various types of commercial uses and protect them from the adverse effects of inharmonious uses.
- D. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.
- E. Provide opportunities for appropriate residential development on the site of commercial development or on separate sites in certain commercial districts.
- F. Ensure the provision of adequate off-street parking and loading facilities.
- G. Provide sites for public and semi-public uses needed to complement commercial development or be compatible with a commercial environment.

Rural Commercial (RC). The purpose of the RC zone is to:

1. Provide for the location of commercial uses within a limited and appropriate area of a rural community.
2. Enhance rural community identity.
3. Create standards that increase rural residents' access to retail products and services and reduce the need for residents of remote communities to drive long distances to meet basic needs.

General Commercial (GC). The purpose of the GC zone is to:

1. Strengthen the economic base of the County and to protect the County's tax revenues.

2. Allow for full range of commercial uses including businesses not permitted in the CMX or EC districts because they have certain adverse impacts not conducive of a campus or mixed use commercial environment due to potential noise generation or outdoor operations.
3. Provide the opportunity for light manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

Commercial Mixed Use (CMX). The purpose of the CMX zone is to:

1. Allow for a full range of retail, service, and office uses to serve residents, workers and visitors within convenient locations throughout the county.
2. Allow for a mixture of high density residential and commercial land uses located close to one another, either within a single building, on the same parcel, or on adjacent parcels.
3. Include development standards to reduce reliance on the automobile within the project and to create pedestrian-oriented environments.

Neighborhood Mixed Use (NMX). The purpose of the NMX zone is to:

1. Develop neighborhoods that meet all of the daily needs of the residents in their community. Through “neighborhood centers,” where each community can find naturally convenient locations to provide for activities and needs that create focal points for community interaction.
2. Provide areas for small localized retail, eateries, office, and service businesses serving the immediate surrounding area.
3. Allow for a mixture of residential uses and neighborhood services on a single parcel.
4. Protect surrounding residential properties against congestion and inappropriate land use by locating neighborhood centers at or near intersections with at least one well-traveled roadway.
5. Create standards that reduce the need to drive by providing everyday goods and services close to where people live and work, and by allowing for centers of neighborhood activity that support small, locally-owned businesses.

Downtown Core (DC). The purpose of the DC zone is to:

1. Foster economic investment by encouraging development that is consistent with the desired goal of a “small-town downtown commercial district” feel by focusing regulatory efforts more heavily on building design and orientation.
2. Provide development standards that will create an inviting pedestrian environment and incorporate “park-once” strategies.
3. Focus development on commercial and mixed use projects where residential uses are predominantly included only as an ancillary use, such as ground floor commercial and upper floor or rear of lot residential.
4. Locate high density residential projects in appropriate locations.

Employment Center (EC). The purpose of the EC zone is to:

1. Encourage the attraction of a variety of uses including all office types, highly specialized and technological industries, research and experimental institutions, support facilities,

business services, and support oriented hotels, retail and multi-family residential uses in a campus style environment.

2. Develop performance standards to discourage offensive odors, noise, fumes, smoke, gases, dust, vibrations and other similar objectionable development impacts.
3. Include development standards to reduce reliance on the automobile within the project and to create pedestrian-oriented environments.

EMPLOYMENT: INDUSTRIAL DISTRICTS

- A. The purpose of industrial districts is to provide for the development of varied industrial uses that would supply needed employment opportunities for the County.
- B. Industrial development has inherent characteristics that require special attention and protection. Consideration must be given to industrial needs for adequate site locations with regard to: terrain, parcel size, availability of water and sewer systems, transportation, and compatibility with surrounding development.

Industrial Commercial (IC). The purpose of the IC zone is to:

1. Intended to be applied to property designated as industrial/commercial pursuant to the Yuba County Raceway (Measure R), which can be used for, or proposed to be used for, a mix of light industrial and commercial uses which are compatible with the raceway and other uses to be developed in the sports/entertainment zone.

General Industrial (IG). The purpose of the IG zone is to:

1. Reserve appropriately located areas for industrial plants and related activities; including operations that necessitate the storage of large volumes of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors, or noise at levels that would affect surrounding uses.
2. Protect areas appropriate for industrial use from intrusion by residential dwellings and other conflicting uses.
3. Limited amounts of ancillary retail areas are permitted for the sale and or display of products manufactured on-site.

Light Industrial (IL). The purpose of the IL zone is to:

1. Provide for compatible land uses in areas of close proximity to residential areas and less intense commercial areas.
2. Allow for light industrial and service commercial uses with limited potential to create noise, odor, vibration, or other similar impacts to adjacent uses and surrounding areas. Uses may include ancillary retail areas for the sale of products manufactured on-site.
3. Allow opportunity for other types of industrial uses by providing discretionary and conditional approval of proposed industrial land uses where impacts to adjacent uses can be mitigated.
4. Provide opportunities for industrial projects in a campus like environment where limited amounts of retail, services, restaurants and public/ quasi-public uses are permitted to serve on-site employees.

SPECIAL PURPOSE DISTRICTS

- A. Special purpose zoning districts are established to accommodate unique uses or development types or to address special development conditions.
- B. Special purpose zoning districts are base zoning districts intended for a very specific application such as but not limited to public facilities.

Public Facilities (PF). The purpose of the PF zone is to:

- 1. Provide for the location of properties which are used for, or are proposed to be used for public purposes or for specified public utility purposes.
- 2. Allow for quasi-public facilities that serve County residents and visitors and enhance the quality of life within the county.

Plan Area: Specific Plan (SP) or Community Plan (CP). The purpose of the SP and CP zone is to:

- 1. Identify the opportunity to create specific plans and/or community plans within the County, along with the requirements and process for review and action.
- 2. As provided in this title, specific plans and community plans function as unique base zoning district(s) for purposes of master planning areas of the County due to unique conditions, issues, goals, needs, or other factors.
- 3. Any future specific plans or community plans shall be consistent with the County's General Plan and relevant state law.

Sports and Entertainment (SE). The purpose of the SE zone is to:

- 1. Regulate the allowable uses of the property designated as sports/entertainment pursuant to Measure R (Yuba County Raceway).
- 2. Provide for the development of a sports and entertainment district.
- 3. The development of ancillary and supportive uses that will enhance the function and sustainability of the primary entertainment venues and facilities may be permitted.

OVERLAY DISTRICTS

- A. Overlay districts work in combination with base zoning districts to impose additional requirements and standards on specific property or to modify the standards associated with the base zoning district.
- B. The additional standards only apply within the limits of the overlay district.

Airport Environs (AP). The purpose of the AP overlay zone is to:

- 1. Preserve and protect Yuba County's airports by allowing land uses and activities that are typically associated with airport operations, and preventing the encroachment of incompatible uses.
- 2. Create standards that support aeronautics-related businesses and services that benefit from or require proximity to an airport.
- 3. Implement the authority conferred by the Airport Approaches Zoning Law, to regulate the use of the air space for the purpose of promoting the health, safety and general welfare of the inhabitants of the County of Yuba by protecting Yuba County Airport, Brownsville Airport and Beale Air Force Base from non-compatible land uses and

providing for the orderly growth of the area surrounding these airports, safeguarding the general welfare of the inhabitants within the vicinity of the airports and the public in general by protecting the public from the adverse effects of aircraft noise and reducing the number of people exposed to airport-related hazards, and ensuring that no structures affect navigable airspace.

Planning Reserve (PR). The purpose of the PR overlay zone is to:

1. Reserve land within the County to meet the future needs for urban development, consistent with the General Plan.
2. Allow for the continued use of lands designated PR as allowed by the underlying land use designation.
3. Prevent premature development of areas designated for future urban development before necessary public services would be available to those areas.
4. PR zones are to be applied in areas contiguous to existing urban development where urban expansion is planned and in areas designated for future development.
5. Encourage the orderly conversion of parcels within the PR to urban development through the use of specific plan, master plan or similar planning tools.
6. When consistent with the General Plan and its elements, and when adequate public facilities are or can be made available, land in the PR may be rezoned, subject to the established procedures for amending the land use plan map and zoning district map, and subject to the development limitations set forth in General Plan.

Planned Unit Development (PUD): The purpose of the PUD overlay zone is to:

1. Provide for greater flexibility in the design of the developments than is otherwise possible through the strict application of zoning district regulations. It is the intent of this process to ensure compliance with the General Plan and to provide various types of land use which can be combined in compatible relationship with each other as a part of a totally planned development.
2. Promote creativity in building design and innovation in development concepts.
3. Planned unit development may be residential, commercial or industrial and may permit mixed uses under certain circumstances.