



Yuba County Development Code Update
Advisory Committee Meeting
January 30, 2012

PRESENTATION AGENDA

- 1. The Project: Overview of Approach and Process**
- 2. Introduction to Zoning and the Code Update**
- 3. Related Projects**
- 4. Questions about the Code**

PROJECT OVERVIEW

2011

September

2012

January

Analysis and Meetings

Research and Reconnaissance

Interviews with Code Users

Related Projects

1. General Plan Update
2. Resource Efficiency Plan

NEXT STEPS

- **Diagnostic Report**
- **Draft Modules**
 - **Module 1: Administration**
 - **Module 2: County-wide and Special Purpose Standards**
 - **Module 3: Base and Overlay District Regulations**
- **Advisory Committee Review**
- **Commission and Board of Supervisor Briefings**
- **Public Review of Preliminary Draft Development Code**
- **Revisions and Environmental Review; Hearings and Adoptions**

WHAT IS ZONING?

- Zoning ordinance deals with two basic concerns:
 - *How to minimize the adverse effects that buildings or uses one property can have on its neighbors; and*
 - *How to encourage optimal development patterns and activities within a community, as expressed in planning policies.*

TYPES OF ZONING

- Use-based (R – 1; C – 2; M – 2)
 - *Conforms to General Plan Land Use Diagram*
- Performance-based
- Physical form-based
- Other
 - *Incentive Zoning*
 - *Hybrid Zoning*

USER'S PERSPECTIVES OF ZONING

- Applicants
 - *Rules that the County follows, timeframe for decision making, types of relief that may be requested, neighbors concerns in process?*
- Design Professionals
 - *Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc.)*

USER'S PERSPECTIVES OF ZONING

- Planning Staff and County Officials
 - *Flexibility to respond to community concerns, implement General Plan, reconcile competing priorities, protect character and environmental resources*
- Yuba County Residents & Business Owners
 - *What can be built, how long will it take, process for community input, flexibility, getting a final answer*

TRADEOFFS WITH ZONING

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation

What are the Issues?

Current Regulations

- 1. What works? What would you NOT change?**
- 2. What are major problems?**
- 3. Are they effective in regulating development on a site-by-site basis?**
- 4. Is the overall effect what is desired?**

What are the Issues?

Specific Components

- 1. Are physical development standards appropriate?**
- 2. Are use regulations effective in keeping out undesirable uses, allowing desirable uses?**
- 3. Do parking requirements match actual parking demand? Are they a hindrance to development or expansion in certain areas?**

What are the Issues?

Zoning issues in particular areas:

- 1. Linda**
- 2. Olivehurst**
- 3. Plumas Lake**
- 4. Airport environs**
- 5. Key corridors (N. Beale, McGowan Parkway, Lindhurst Ave, Olivehurst Ave)**
- 6. Rural communities**
- 7. Natural resource areas**

What are the Issues?

Process

- 1. How well does the process work?**
- 2. How effective are the processes that allow flexibility (appeals, variances, planned development, conditional use permits)?**
- 3. Are there decisions made at the Commission level that could be made by staff?**

What are the Issues?

Ease of Use

- 1. Are there situations where multiple regulations achieve the same objective? Are there inconsistencies?**
- 2. Is the Code easy to use and understand? What are problems related to (organization and format, language, lack of illustrations, lack of tables)?**
- 3. What are the most important changes that could be made to format and organization to make the Code more user-friendly?**

What are the Issues?

Anything else? Are there other issues we have not covered that are important for us to consider?