

# DEVELOPMENT CODE UPDATE PUBLIC REVIEW DRAFT

**Board of Supervisors**

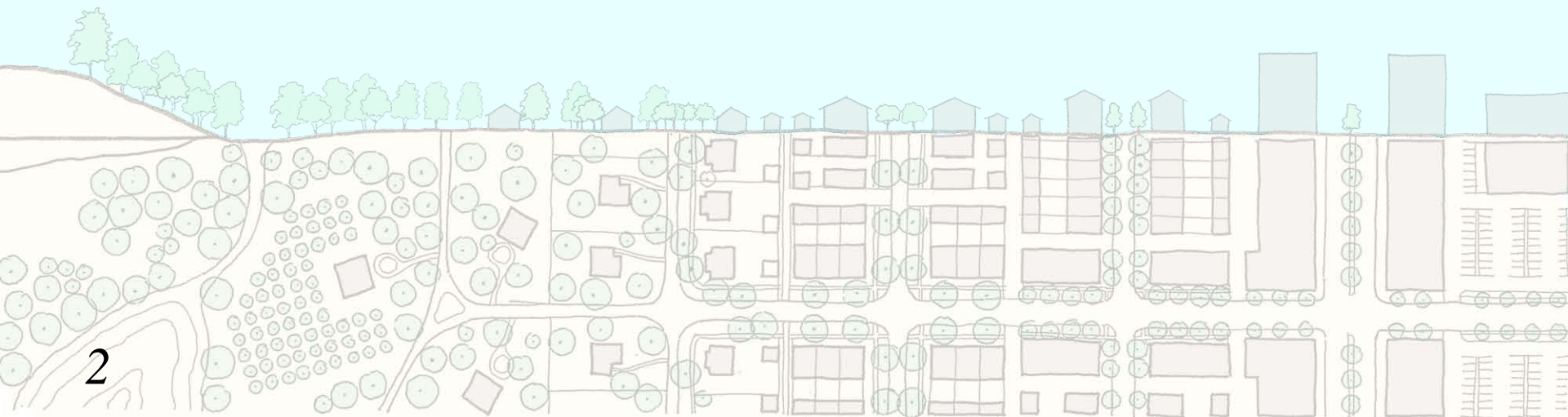
**October 21, 2014**

**[www.yubazoningupdate.org](http://www.yubazoningupdate.org)**



# AGENDA

- Purpose of Update
- Development Code Layout
- Draft Schedule & Next Steps
- Questions

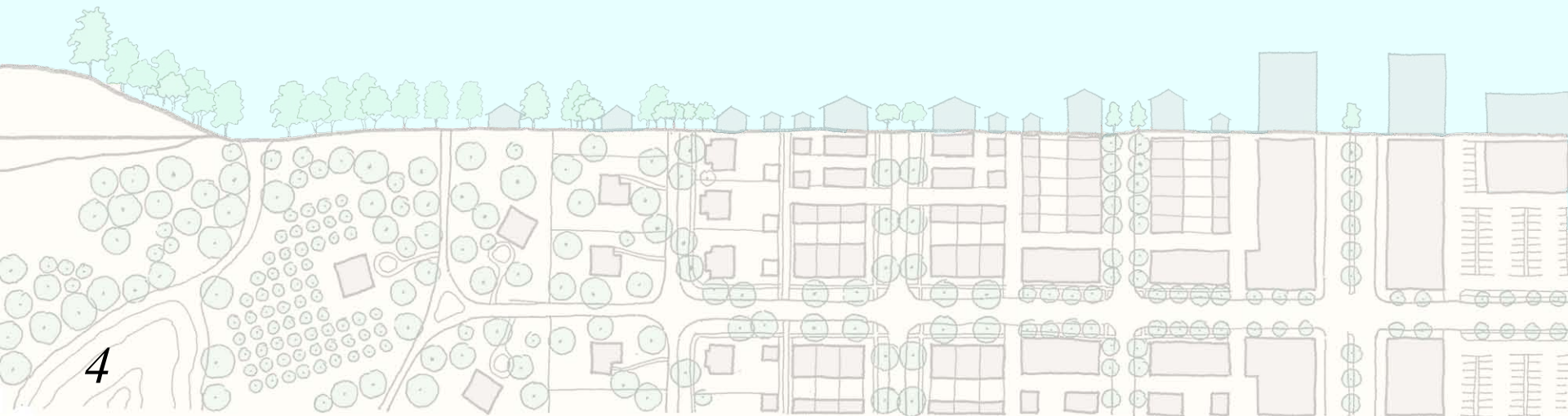


# PURPOSE OF UPDATE

- **Antiquated codes from 1980s**
- ***Combine Chapter 11 & 12 of County Code***
  - *Reduce redundancy*
  - *Ensure conformity*
- **Streamline Processes**
  - *Waiver and Administrative Use Permits*
  - *Fewer Minor and Major Use Permits*
- **Economic Development**
  - *Expand Home Occupations*
  - *Ranch Marketing*
  - *Agricultural Industrial*

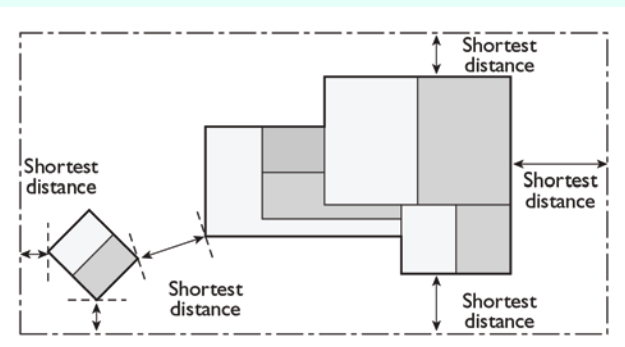
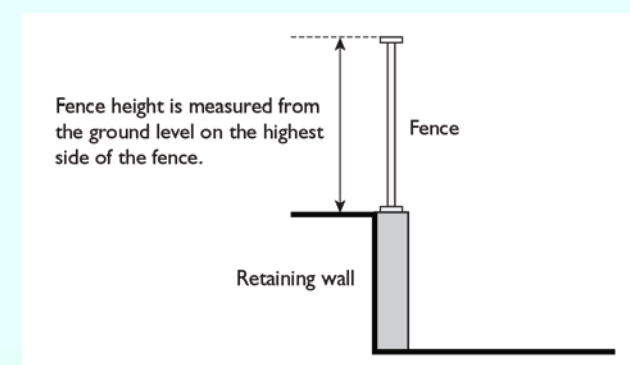
# DEVELOPMENT CODE LAYOUT

- I. **Introductory Provisions**
- II. **Zoning Districts**
- III. **Regulations Applying to Some or all Districts**
- IV. **Land Divisions**
- V. **Administration**
- VI. **General Terms**



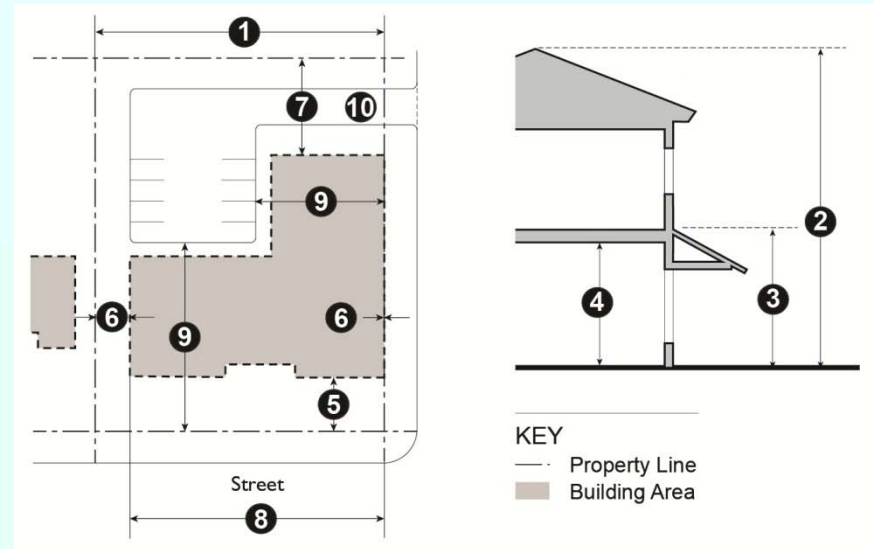
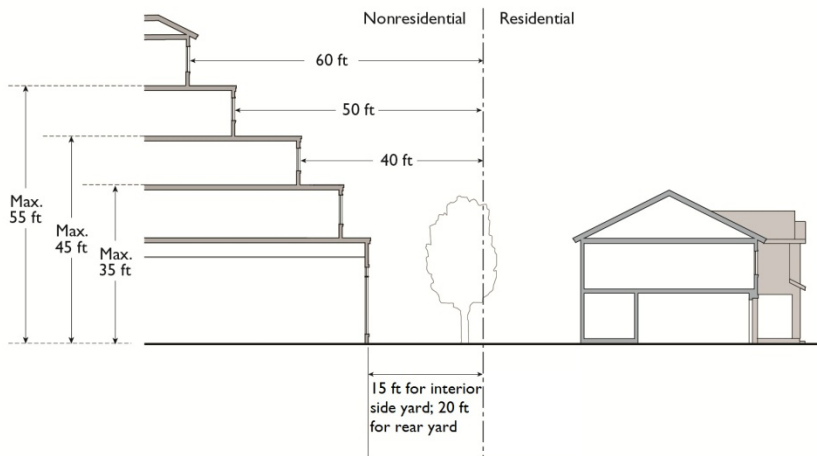
# I. INTRODUCTORY PROVISIONS

- Authority & Purpose
- Relationship to other documents
- Rules of Measurement



## II. ZONING DISTRICTS

- Overview of districts and placetypes
- Purpose & Intent by Zone District
- Permitted Uses by Zone District
- Development Regulations by Zone District



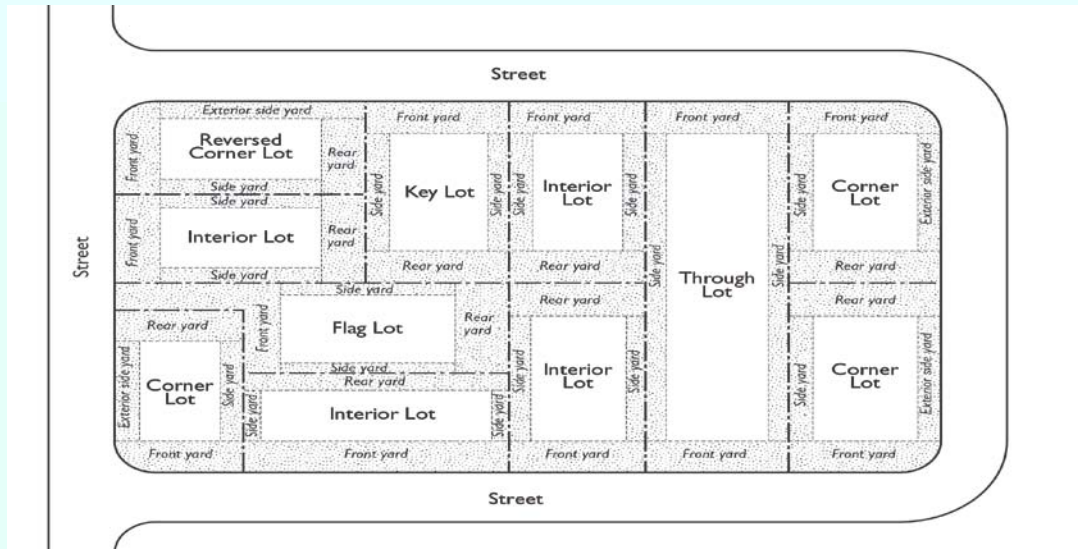
### III. REGULATIONS APPLYING TO SOME OR ALL DISTRICTS

- Development Standards: lighting, parking, & landscaping
- Land Use Ordinances: grading, fire safe regulations, right to farm, mining, etc....
- Special Uses: animal keeping, camping, home occupations, ranch marketing, solar energy systems, temporary uses, etc...



# IV. LAND DIVISION

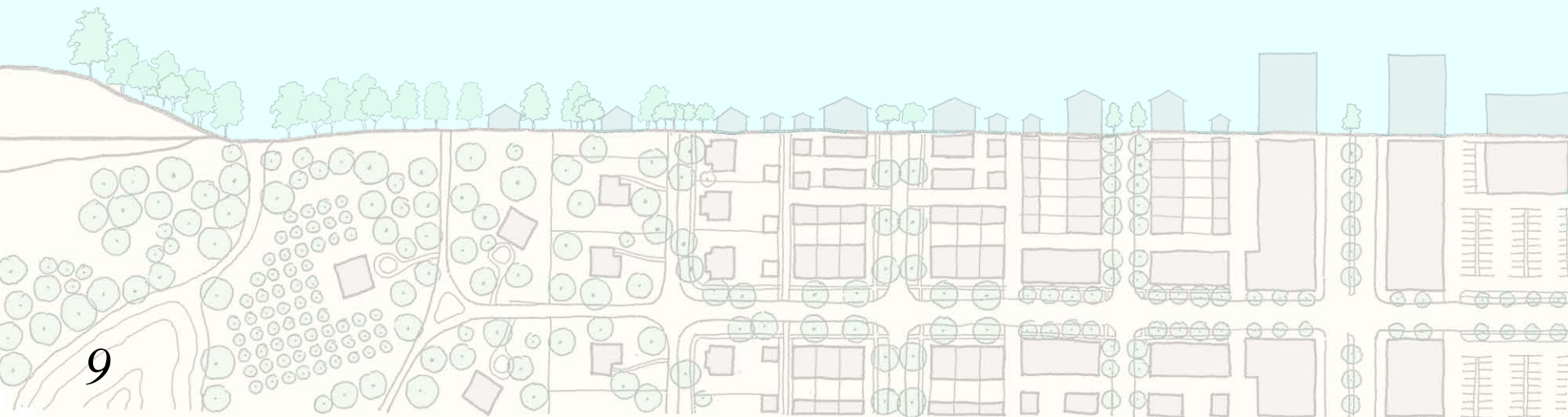
- Subdivision Map Act
  - Tentative Maps, Parcel Maps, & Final Maps
- Subdivision Design
  - Urban and Rural Standards
- Improvements & Dedications





# V. ADMINISTRATION

- *Land Use Authorities*
- *Common Procedures*
- *Types of Land Use Permits/Entitlements*
  - *Use Permits, Variances, Design Review, etc...*
- *Enforcement Provisions*



# VI. GENERAL TERMS

- *Use Classifications*
- *Definitions*
- *Comprehensive Use Table: All Districts*

	Agricultural Districts			Residential Districts					Commercial & Mixed Use Districts					Industrial Districts			Special Purpose		Natural Resource Districts			Additional Regulations	
	AE	AR	AI	RE	RS	RM	RH	RR	RC	GC	CMX	NMX	DC	EC	IC <sup>1</sup>	IG	IL	PF	SE <sup>1</sup>	EX	TP		RPR
<b>Renewable Energy Systems</b>																							
<i>Small Hydro System</i>	P	P	P	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	-	P	P	P	
<i>Small Solar Energy System</i>	P	P	P	p	p	p	p	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<i>Solar Farm</i>	C	C	C	-	-	-	-	C	C	C	-	-	-	C	C	A	M	C	-	-	C	-	Section 11.26.250
<i>Dual Purpose Solar Energy System</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	A	A	A	A	A	
<i>Small Wind Energy System</i>	P	P	P	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	P	P	P	P	
<i>Wind Farm</i>	C	C	C	-	-	-	-	C	C	-	-	-	-	-	-	C	-	C	-	-	C	-	Section 11.26.260
<i>Dual Purpose Wind Energy System</i>	A	A	A	-	-	-	-	A	A	-	-	-	-	-	A	A	A	A	A	A	C	A	A
<b>AGRICULTURAL &amp; EXTRACTIVE USE CLASSIFICATIONS</b>																							
Agricultural Labor Housing	P	A	P	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	P	-	Section 11.26.030
Agricultural Processing	M	M	P	-	-	-	-	-	M	-	-	-	-	-	-	P	M	-	-	-	-	-	
Animal Raising - Imported Feed	P	P	P	See Section x.x				P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 11.26.040
Crop Production	P	P	P	P <sup>5</sup>	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Custom Farm Services	P	A	P	-	-	-	-	A	P	-	-	-	-	-	C	P	P	-	-	-	-	-	
Dairy	P	M	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farm Machinery & Equipment, Sales & Service	M	M	P	-	-	-	-	-	P	-	-	-	-	-	Z	P	M	-	-	-	-	-	
Feed & Farm Supply Store	M	M	P	-	-	-	-	M	P	-	-	-	-	-	-	P <sup>3</sup>	P <sup>3</sup>	-	-	-	-	-	
Grazing (Animal Raising)	P	P	P	A <sup>6</sup>	-	-	-	P	A	-	-	-	-	-	-	-	-	-	-	-	P	P	
Mining	SMP	SMP	SMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SMP	-	Section 11.26.270
<b>Agricultural Packing &amp; Storage</b>																							
<i>On-site Products</i>	p	P	P	A <sup>6</sup>	-	-	-	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	
<i>Off-site Products</i>	M	M	P	-	-	-	-	C	M	-	-	-	-	-	-	P	A	-	-	-	-	-	

# DOCUMENT AVAILABILITY

## Hard Copies (public review copy)

- CDSA Public Counter – Suite 123
- Board of Supervisors Public Counter – Suite 109
- Yuba County Library (reference materials)

## For Purchase

- Copy City: 515 D Street, Marysville
- CDSA Public Counter – **Disks Only**

## Website

- [www.yubazoningupdate.org](http://www.yubazoningupdate.org)
- [www.co.yuba.ca.us/Departments/Community%20Development/Planning/](http://www.co.yuba.ca.us/Departments/Community%20Development/Planning/)

# DRAFT SCHEDULE

- **Comment Period Starts: October 21, 2014**
  - 45 day initial review period
- **Public Workshop: November 19, 2014 at 6 p.m.**
- **Public Comment Period Ends: December 5, 2014**
  - December – January: prepare CEQA document & revisions to Development Code
- **Board update: January 2015**
- **CEQA document posted: January 29, 2015**
- **Planning Commission hearing: February 18, 2015**
- **Board hearing: March 3, 2015 or March 10, 2015**

# QUESTIONS

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