



Yuba County Development Code Update
Public Workshop
June 26, 2013

PRESENTATION AGENDA

- 1. Overview of Development Code Update Project**
- 2. Summary of Recommendations**
- 3. Review and Discussion of Key Issues (Public)**
- 4. Next Steps**

ZONING RECAP

Why are we updating our Zoning Ordinance

- Current Ordinance Adopted 1983
- 2030 General Plan – Adopted June 2011
 - Implements vision of the 2030 General Plan
- Government Code section 65300: Each city & county shall adopt a comprehensive, long-term general plan for the physical development of the county or city.
 - All subordinate land use actions, such as a zoning ordinance, tentative map, specific plan, community plan, or development agreement must be consistent with a current and legally adequate general plan.

OBJECTIVES OF DEVELOPMENT CODE UPDATE

Create a zoning and subdivision ordinance that:

- Is consistent with and implements the new General Plan;
- Promotes quality design through standards and performance requirements;
- Responds to community concerns about neighborhood character and economic development and supports rural communities;
- Protects agricultural lands, rural landscapes, and other natural resources;
- Complies with State and federal requirements and current case law;
- Streamlines development review and approval processes; and
- Is clear, concise, understandable, and easy to use.

PROJECT OVERVIEW

Year	Analysis and Meetings	Products
2011 	<ul style="list-style-type: none">• Research and Reconnaissance	
2012 	<ul style="list-style-type: none">• Interviews with Code Users• Assessment by Consultant	<ul style="list-style-type: none">• Stakeholders Interviews Summary• Diagnostic Report• Annotated Outline• Administrative Procedures Best Practices and Drafting Guide
2013 	<ul style="list-style-type: none">• Public Workshops	<ul style="list-style-type: none">• Countywide and Special Purpose Standards Best Practices and Drafting Guide• Public Draft Development Code
2014	<ul style="list-style-type: none">• Public Hearings• Adoption	<ul style="list-style-type: none">• Final Development Code

RECOMMENDATIONS: MAIN THEMES

- 1. Make Zoning Easier to Use and Understand**
- 2. Establish Development Standards to Implement the General Plan and Create High-Quality Activity Centers**
- 3. Preserve and Enhance the Character of Rural Communities**
- 4. Support Economic Growth**
- 5. Streamline Development Review and Approval**

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ISSUE

USABILITY PROBLEMS IN THE CODE ITSELF

- **Disorderly organization**
 - Regulations spread across Titles 11 and 12; similar types of regulations not grouped together.
- **Standards spread among many chapters**
- **Inconsistent approach to zoning districts**
 - Unclear distinction between base and overlay zones; specific plan districts not distinguished from other districts; unmapped districts.
- **Unclear lists of allowed uses**
 - Overly specific use listings; many uses not defined; outdated business types.
- **Underutilization of tables and graphics**

1 RECOMMENDATION

MAKE ZONING EASIER TO USE AND UNDERSTAND

A. Consolidate Standards and Develop a New Format and Organization

- Organize according to how often a section is used
 - *Basic provisions*
 - *District regulations*
 - *General use, development, and performance standards*
 - *Reference sections (definitions and rules of measurement)*

B. Simplify, Refine, or Eliminate Unnecessary Regulations and Procedures

- Remove redundancy and duplication
- Rewrite the Code in plain, modern English
- Do not list prohibited uses

1 RECOMMENDATION

MAKE ZONING EASIER TO USE AND UNDERSTAND

C. Consolidate Zones and Provide Purpose Statements, Add New Zoning Districts and Subdistricts to Implement General Plan Policies

- Eliminate unnecessary districts
- Provide purpose statements
- Reflect General Plan land use designations and policies.
 - *New districts may be aimed at creating neighborhood centers, mixed-use areas, and providing for small-lot residential development*
 - *Distinguish local- from regional-serving centers and reflect other differences between commercial areas*

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RECOMMENDATION

MAKE ZONING EASIER TO USE AND UNDERSTAND

D. Use Classification System: Places land uses and activities into groups based on common function, product, or physical characteristics.

Retail Sales:

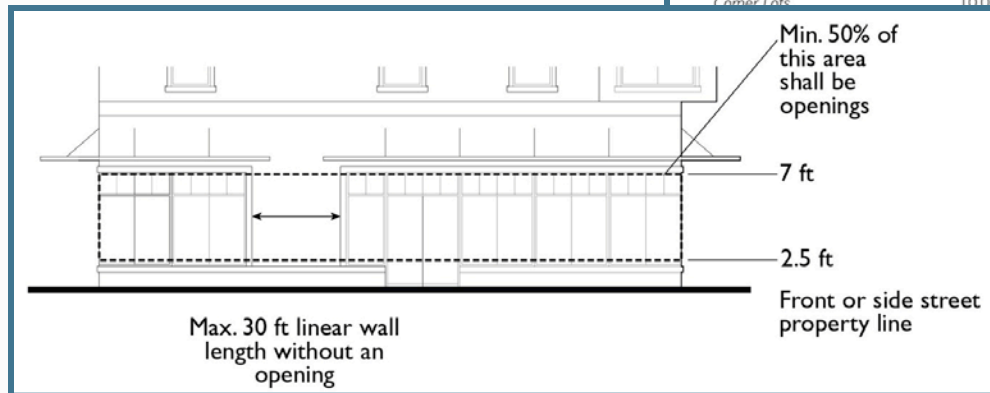
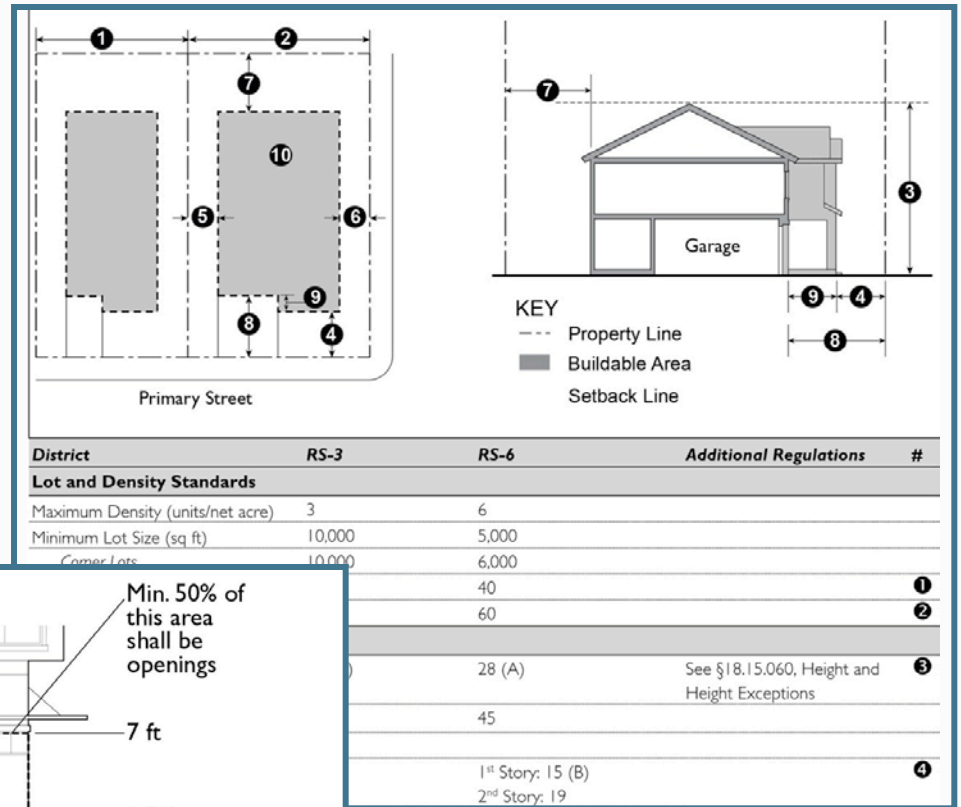
- Building Materials & Services
- Convenience Retail
- General Retail
- Large Format Retail

Eating & Drinking Establishments:

- Bars/Nightclubs
- Restaurant (no drive thru)
- Convenience (with drive through)

1 RECOMMENDATION MAKE ZONING EASIER TO USE AND UNDERSTAND

E. Use Graphics to Reduce Wordiness



1 RECOMMENDATION MAKE ZONING EASIER TO USE AND UNDERSTAND

F. Tabulate and Cross-Reference Regulations

LAND USE REGULATIONS—MIXED-USE DISTRICTS							
<i>Use Classifications</i>	<i>DC</i>	<i>D</i>	<i>SA</i>	<i>SC</i>	<i>SB</i>	<i>N</i>	<i>Additional Regulations</i>
Residential Uses							
Residential Housing Types	See subclassifications below						
<i>Multi-Unit Residential</i>	P(1)	P(1)	P(2)	P	P(2)	P(3)	
<i>Senior Citizen Residential</i>	P(1)	P(1)	P(2)	P	P(1)	P(3)	
Elderly and Long-term Care	-	-	-	C	-	-	
Family Day Care	See subclassifications below						
<i>Small</i>	P	P	P	P	P	P	
<i>Large</i>	-	-	-	-	-	P(3)	See §18.23.090, Day Care
Public and Semi-Public Uses							
Colleges and Trade Schools, Public or Private	-	-	-	-	P	-	
Community Garden	P	P	P	P	P	P	
Cultural Institutions	C(4)	P	-	C	M	M	
Day Care Centers	-	P	M	M	M	M	See §18.23.090, Day Care
Other Applicable Types							
Accessory Uses and Structures	See §18.23.030, Accessory Uses, and 18.15.020, Accessory Buildings and Structures						
<i>Home Occupations</i>	P	P	P	P	P	P	See §18.23.120, Home Occupations
Nonconforming Use	Chapter 18.19, Nonconforming Uses, Structures, and Lots						
Temporary Use	Chapter 18.31, Temporary Use Permits						
Specific Limitations:							
1. Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.							
2. Conditional Use Permit approval required to allow residential uses on the ground floor along El Camino Real frontage.							
3. Not allowed on the ground floor along Old County Road.							
4. Not allowed on Laurel Street or San Carlos Avenue.							

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ISSUE

INSUFFICIENT DEVELOPMENT STANDARDS

- **Development standards needed to address activity centers, mixed uses, and pedestrian-oriented design**
 - Distinguish between compact and rural development types and between pedestrian- and auto-oriented commercial areas.
 - Address bike and pedestrian access to Activity Centers.
 - Provide illustrations and examples.
 - Provide flexibility; support and encourage creativity.

ESTABLISH DEVELOPMENT STANDARDS TO IMPLEMENT THE GENERAL PLAN AND CREATE HIGH-QUALITY ACTIVITY CENTERS

A. Promote Compact Development in “Urban” Activity Centers.

- Locate higher residential densities near commercial services.
- Create active frontages with windows, retail displays, or landscaping; avoid blank walls.
- Minimize setbacks and land devoted to parking.
- Reduce potential impacts of compact development through height setbacks, buffering, and screening.

ESTABLISH DEVELOPMENT STANDARDS TO IMPLEMENT THE GENERAL PLAN AND CREATE HIGH-QUALITY ACTIVITY CENTERS

B. Adopt Clear Development and Design Standards.

- Tailor standards to different types of areas,
 - *Activity centers,*
 - *Auto-oriented commercial development, and*
 - *Rural areas*
- Address aspects of development such as parking location, parking lot landscaping, building transparency, façade articulation, building entries, and relation to adjoining sites.
- Clarify standards for pedestrian access.
- Use illustrations and examples to improve understanding of the standards.

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RECOMMENDATION

ESTABLISH DEVELOPMENT STANDARDS TO IMPLEMENT THE GENERAL PLAN AND CREATE HIGH-QUALITY ACTIVITY CENTERS

- C. Ensure that Density and Intensity Standards are Consistent with the General Plan.
- D. Ensure that Development Standards are Compatible with and Support the New Density Ranges in the General Plan.
 - For example, height limits may need to be raised in order to accommodate the higher densities envisioned for urban activity centers.

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ISSUE

PRESERVE RURAL CHARACTER

- **General Plan calls for preserving existing rural character and protecting natural and cultural resources.**
- **Protect agricultural land and open spaces from incompatible encroachments. General Plan calls for buffering, but existing Code does not contain standards for buffering.**
- **The General Plan allows for clustering of residential development in Rural Centers, but existing code does not contain allowances for cluster development.**

PRESERVE AND ENHANCE THE CHARACTER OF RURAL COMMUNITIES

A. Establish Standards that Reflect and Protect the Rural Characteristics of Rural Communities.

- Minimum lot size requirements to maintain existing rural character.
- Agricultural buffers as outlined in the General Plan to avoid conflicts between residential and agricultural uses.
- Buffers around natural and cultural resources.
- Allowance for clustered residential projects within approved Rural Center.

4

ISSUE

NEED FOR TARGETED ECONOMIC GROWTH

- **Maintain a healthy economy and create quality employment opportunities for residents.**
- **Maintain and improve livability while not stifling economic recovery and prosperity.**
- **Natural resources, especially agriculture and timber, along with water, mineral resources, and energy sources, are important to the local economy.**
- **Agricultural areas could benefit from small-scale commercial development that supports agriculture, such as agri-tourism.**
- **Provide flexibility in industrial and commercial operations, to allow businesses to adapt to changing demand.**

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RECOMMENDATION

SUPPORT ECONOMIC GROWTH

A. Provide Incentives for Job-Generating Uses

- Establish priority permit processing for targeted industry
- Set review time limits
- Group similar uses in the use classification system and treat similar uses the same
- Allow flexibility for growth or changes in business

4

RECOMMENDATION

SUPPORT ECONOMIC GROWTH

B. Provide Development and Performance Standards for Commercial and Industrial Uses

- Address incompatibilities or nuisances
- Provide heightened standards for problematic uses
- Allow some uses that currently require a conditional use permit by right

C. Allow Limited Commercial Development in Appropriate Agricultural and Residential Districts

- Agriculture-related and agriculture-supportive commercial uses in agricultural districts
- Allow “corner stores” that serve local needs in residential neighborhoods (subject to compatibility standards)

4

RECOMMENDATION

SUPPORT ECONOMIC GROWTH

D. Incorporate Standards to Allow Development while Protecting Agriculture

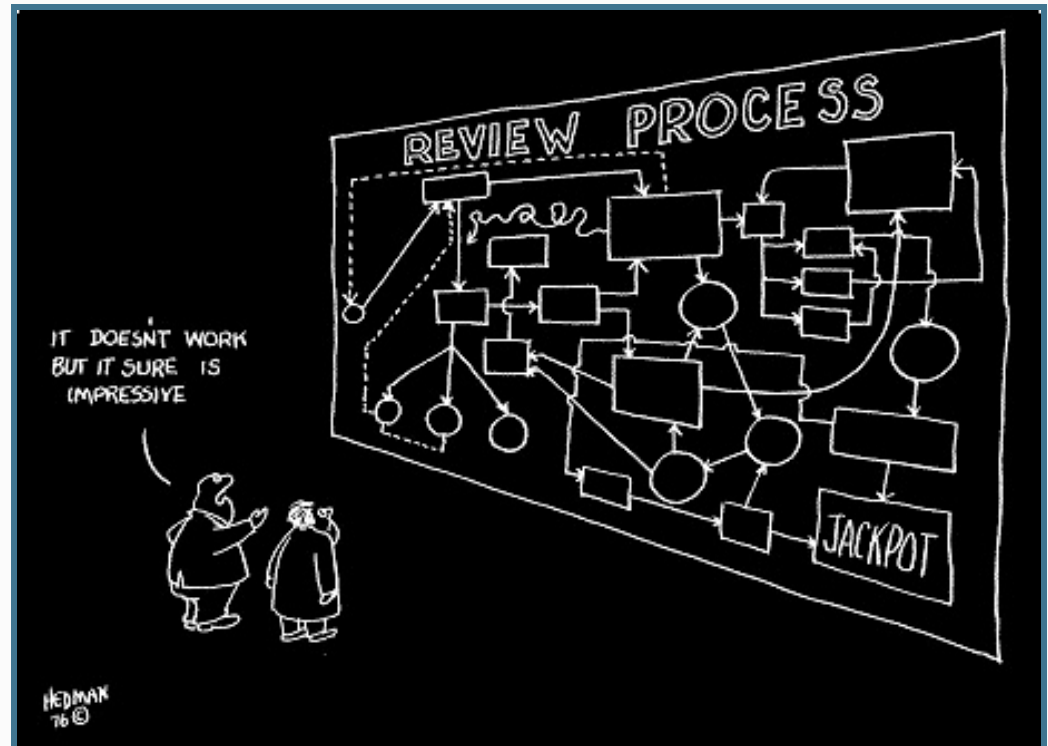
- Establish agricultural buffers in order to maintain sufficient separation and avoid incompatibilities between residential and agricultural uses (per General Plan).
- Adjustments to the minimum buffers could be allowed with recommendations from the Agriculture Commissioner's office based on site-specific conditions.

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ISSUE

INEFFICIENT APPROVAL PROCESSES

- Large number of discretionary permits
- Lack of a streamlined review process



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RECOMMENDATION

STREAMLINE DEVELOPMENT REVIEW AND APPROVALS

A. Reduce Reliance on Case-by-Case Discretionary Review

- Allow more uses by right
- Create additional design, development and performance standards to ensure compatibility of new development

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RECOMMENDATION

STREAMLINE DEVELOPMENT REVIEW AND APPROVALS

B. Simplify Review and Approval Procedure

- Hierarchy of review for development projects based on size and potential impacts:
 - *Permitted uses*
 - *Limited uses (subject to specified standards)*
 - *Conditionally permitted uses*

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Community Garden	P	P	P	P	P	P	
Cultural Institutions	C(4)	P	-	C	M	M	
Day Care Centers	-	P	M	M	M	M	See §18.23.090, Day Care

OTHER ISSUES

Additional issues to be addressed in the Development Code:

- Protected Uses
 - *Telecommunications*
 - *Religious uses*
 - *Housing for persons with disabilities*
 - *Affordable housing*
 - *Emergency shelters; transitional and supportive uses*
 - *Second dwelling units*
 - *Massage establishments*
- Subdivision Regulations

QUESTIONS FOR DISCUSSION

- **Do you have concerns about any specific technical recommendation?**
- **Are there any other needed changes to the Development Code that were not covered in this presentation?**

NEXT STEPS

- **Draft Modules**
 - Module 1: Administrative Procedures
 - Module 2: Countywide and Special Purpose Standards
 - Module 3: Base and Overlay District Regulations
- **TAC Meetings**
- **Commission and Board of Supervisors Briefings**
- **Public Review and Adoption**