

Siskiyou County Zoning Code Update

Planning Commission | June 3, 2026
Study Session



County Staff

Hailey Lang
Community Development Director

James Phelps
Deputy Director

Consultants



Brent Gibbons, AICP
Project Director



Michael Gibbons
Zoning Code Lead



Nikki Zanchetta
Project Planner

mintierharnish
Planning Tomorrow Today[®]

Meeting Objectives



- **What is Zoning?**
- **Zoning Code Update Overview**
- **Organization of the Updated Code**
- **Review Proposed Zoning Amendments**
- **Planning Commission Discussion**
- **Next Steps**

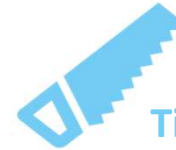
What is Zoning?



County Code of Ordinances = County's Toolbox



Title 6 – Business Regulations



Title 9 – Building Regulations



**Title 7 –
Public Works**



**Title 5 – Sanitation and
Health**



**Title 10 – Planning and Zoning
a.k.a “Zoning Code”**

What is a Zoning Code?



- Provides a precise guide for physical development of the County
- Promotes economic stability of existing land uses
- Guides future development
- Serves to implement the County's General Plan
- Protects public health and safety

Article 1. - Adoption and Purpose of Zoning Plan

Sec. 10-6.101. - Adoption.

There is hereby adopted a zoning plan for the County which is a districting plan as provided for under Section 65800 et seq. of the Government Code. (§ 1.1, Ord. 256, as amended by § 1, Ord. 94-07, eff. April 14, 1994)

Sec. 10-6.102. - Purpose.

By enactment of the ordinance codified in this chapter it is the intent and objective of the Siskiyou County Board of Supervisors pursuant to authority cited in [Section 10-6.101](#) to protect the public health, safety, peace, morals, comfort, convenience and general welfare and the following particularly specified purposes:

- (a) To assist in providing a definite plan of development for the County and to guide, control and regulate future growth of the County in accordance with said plan; and
- (b) To regulate the use of lands, buildings and structures so as to determine, establish, regulate and restrict:
 - (1) The areas within which agriculture, forestry, industry, business and recreation may be conducted,
 - (2) The areas in which residential uses may be permitted, regulated or prohibited;
- (c) Designate certain areas, uses or purposes which may be subject to special regulation; and
- (d) Determine, establish, regulate and restrict the location, setback, yards, height and size of buildings and other structures; and
- (e) Determine, establish, regulate and restrict the location of buildings and structures designed for specific uses and designation of uses for which buildings and structures may not be used or altered; and
- (f) Regulate population, density and distribution; and
- (g) Provide healthy surroundings for family life; and

What is a Zoning Code?



The “separation of the municipality into districts, and the regulation of buildings and structures, according to their construction, and the nature and extent of their use, and the nature and extent of the uses of land.”

O’Loane v. O’Rourke, 231 Cal. App. 2d 774 (1965)

- **Zoning Districts like:**

- Agriculture, Rural Residential, Commercial, Industrial, Timber Production,...

The Purpose of Zoning



1. Shapes **location, function, and appearance** of all land uses in a community
2. Establishes County **expectations** for development projects
3. Guards against **land use conflicts**
4. Protects environmental **resources**
5. Serves to **implement** the General Plan

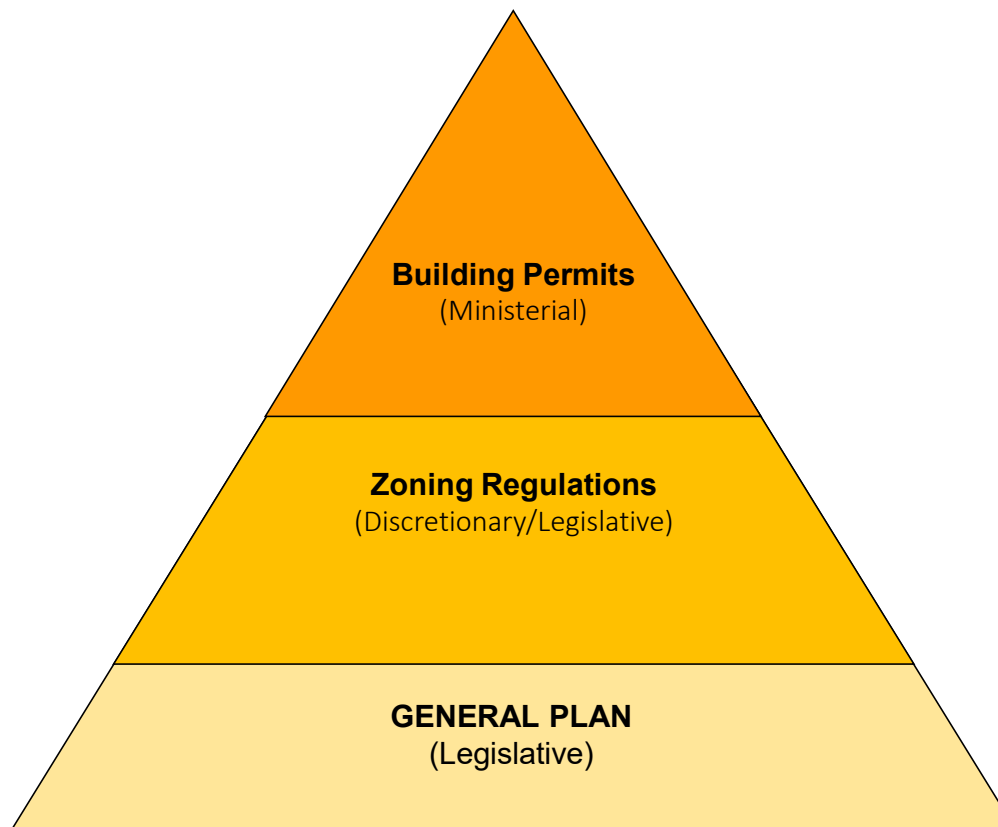
Hierarchy of Zoning Regulations



Short-Term



Long-Term



More Detailed



More General

Zoning Code Components



- **Zoning Districts**
 - Reflect General Plan Land Use Designations
- **Use regulations**
 - Which uses are permitted/prohibited
 - Specific use standards to address land use compatibility
- **Development and design standards**
 - Reflect the desired character of the community
- **Administration and review procedures**
 - Including evaluation criteria
- **Definitions**

Zoning Codes Components



What Zoning Cannot Do

- **Dictate Architectural Style**
 - Zoning can guide physical character with respect to building envelope
- **Regulate Free Market**
 - Cannot determine exact mix of tenants in private development
- **Establish Land Use Policy**
 - Zoning is an implementation tool

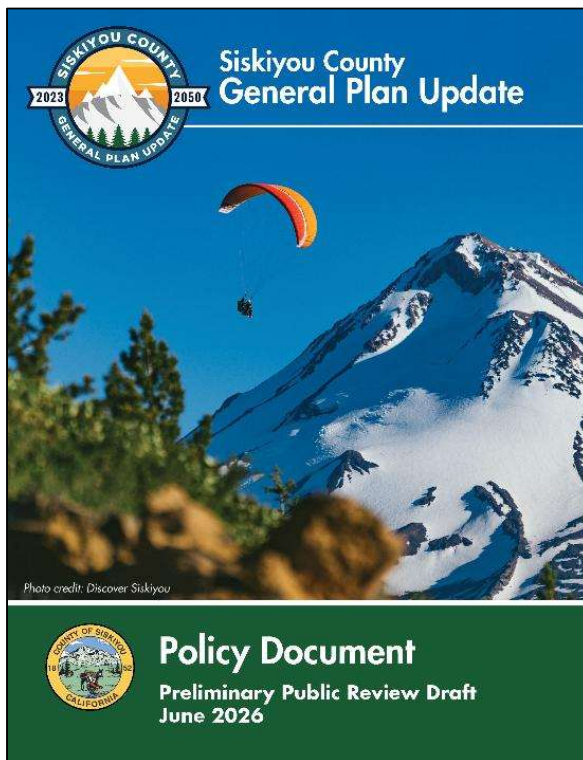


Questions?

Zoning Code Update Overview



Why Update the Zoning Code?



- Achieve General Plan consistency
- Create contemporary land use regulations that are easier to use and implement
- Promote land use flexibility and highlight property owner rights
- Reflect changes in State law (e.g., housing, signs, wireless)
- Improve and fix Ordinance administrative procedures and processes

Approach to Updating the Code

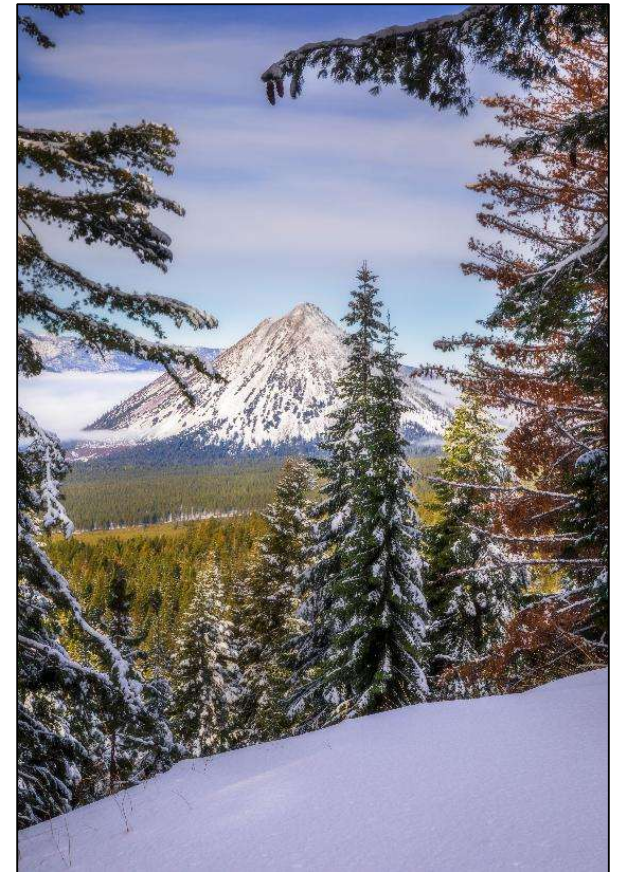


1. Seek early feedback from County staff
2. Engage the Planning Commission and Board during the General Plan Update
3. Identify necessary Zoning Code-related changes
4. Prepare a revised Zoning Code
5. Solicit feedback from Commission before producing the Public Review Draft

Preparation Steps



- Internal Draft
- Administrative Draft
 - County Staff Review
- ★ ■ Planning Commission Draft – Study Session
- Public Review Draft
- Adoption and Final Draft



Organization of the Updated Code





Organization of the Updated Code

■ Existing Zoning Code...

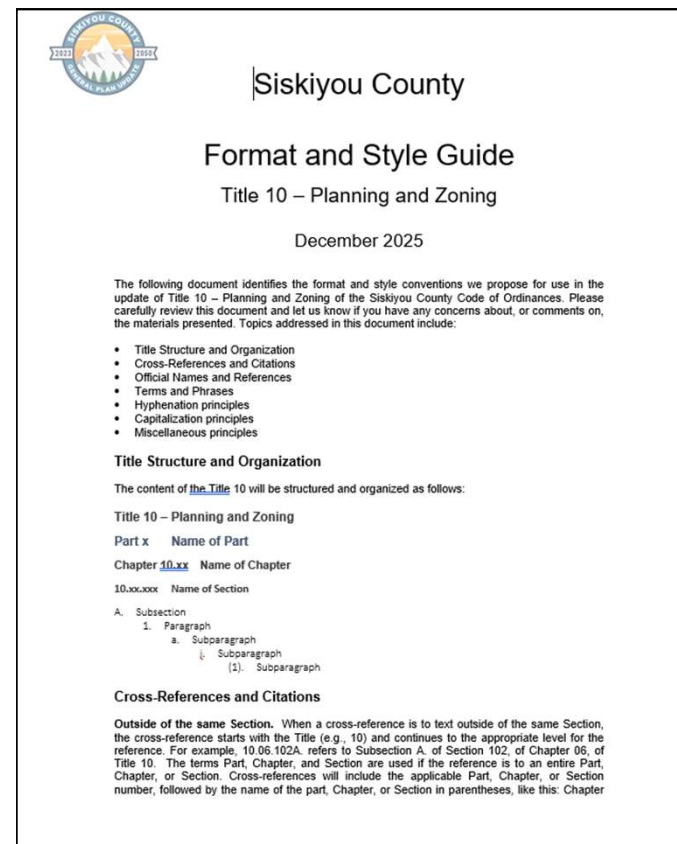
- Difficult to navigate
- Duplicative standards and provisions
- Internally inconsistent regulations
- Outdated terminology
- Contains irrelevant or outdated standards and sections
- Fails to address common zoning issues and questions

▼	CHAPTER 6. - ZONING
>	Article 1. - Adoption and Purpose of Zoning Plan
>	Article 2. - Zoning Plan
>	Article 3. - Administration and Enforcement*
	Article 4. - Residential Agricultural Districts (R-A)*
	Article 5. - Single-Family Residential Districts (R-1)*
	Article 6. - Duplex Residential Districts (R-2)*
	Article 7. - Multiple-Family Residential Districts (R-3)*
	Article 7-A. - Multiple Residential-Professional Districts (R-4)*
	Article 8. - Neighborhood Commercial Districts (C-1)*
	Article 9. - Central Commercial Districts (C-2)*





Organization of the Updated Code

1. Establish a format and style (style sheet, common terms to be used, numbering, abbreviations, etc.)
2. Prepare initial matrix of issues to be addressed
3. Created outline showing how the Code will be organized:
 - Most frequently used provisions first
 - References (definitions) at the end



Organization



 <p>Siskiyou County Title 10 – Planning and Zoning Working Table of Contents Thursday, May 25, 2023</p> <p>Title 10 – Planning and Zoning WORKING TABLE OF CONTENTS</p> <p>PART 1. PURPOSE, APPLICABILITY, INTERPRETATION</p> <p>CHAPTER 10.160 PURPOSE AND APPLICABILITY 10.160.010 Title [Source: NEW] 10.160.020 Purpose [Source: 10-6.102] 10.160.030 Authority [Source: NEW, 10-6.101] 10.160.040 Applicability of the Title [Source:] 10.160.050 Relationship to Prior Titles [Source: NEW] 10.160.060 Relationship to the General Plan [Source: NEW, 10-6.102] 10.160.070 Relationship to Other County Ordinances [Source: NEW] 10.160.080 Severability [Source: NEW]</p> <p>CHAPTER 10.10 INTERPRETATION AND CONFLICT PROCEDURES 10.10.010 Purpose [Source: NEW] 10.10.020 Rules of Interpretation [Source: NEW] 10.10.030 Procedures for Interpretation [Source: NEW, 10-6.300] 10.10.040 Land Uses Not Classified [Source: NEW, 10-6.305] 10.10.050 Heading and Illustrations [Source: NEW]</p> <p>CHAPTER 10.15 ZONES AND ZONING MAP 10.15.010 Purpose and Intent [Source: NEW, 10-6.201] 10.15.020 Establishment of Zones [Source: 10-6.202] 10.15.030 Application of Zoning Districts [Source: NEW] 10.15.040 "Split-zoning" Practice [Source: NEW]</p> <p>1</p>	 <p>Siskiyou County Title 10 – Planning and Zoning Working Table of Contents</p> <p>10.15.050 Effect of Establishment [Source: 10-6.202] 10.15.060 Zoning Map [Source: 10-6.204 through 10-6.207] 10.15.070 Uncertainty of Boundaries [Source: 10-6.302]</p> <p>PART 2. PERMIT PROCESSING PROCEDURES</p> <p>CHAPTER 10.20 GENERAL PROVISIONS [SOURCE: NEW] 10.20.010 Purpose and Intent [Source: NEW] 10.20.020 Applicability [Source: NEW] 10.20.030 Projects with Multiple Discretionary Permit Applications [Source: NEW] 10.20.040 Environmental Review [Source: NEW] 10.20.050 TED [Source: NEW] 10.20.060 TED [Source: NEW]</p> <p>CHAPTER 10.25 REASONABLE ACCOMMODATION [SOURCE: NEW] 10.25.010 Purpose and Intent [Source: NEW] 10.25.020 Applicability [Source: NEW] 10.25.030 Review Authority [Source: NEW] 10.25.040 Application Filing, Processing, and Review [Source: NEW] 10.25.050 Findings and Decision [Source: NEW] 10.25.060 Appeal of Determination [Source: NEW] 10.25.070 Conditions of Approval [Source: NEW] 10.25.080 Post-Decision Procedures [Source: NEW]</p> <p>CHAPTER 10.26 ZONING PERMIT/ZONING CLEARANCE [SOURCE: 10-6.3602.207] 10.26.010 Purpose and Intent [Source: 10-6.3602.207] 10.26.020 Applicability [Source: 10-6.3602.207] 10.26.030 Review Authority [Source: 10-6.3602.207] 10.26.040 Application Filing, Processing, and Review [Source: NEW] 10.26.050 Other Standards [Source: NEW] 10.26.060 Findings and Decision [Source: NEW] 10.26.070 Conditions of Approval [Source: NEW]</p> <p>2</p>
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New Code: Organized into eight (8) Parts

- Grouped related provisions
- Removed duplicative or conflicting sections
- Organized to aid in useability

Organization



- Part 1: Purpose, Applicability, Interpretation
- Part 2: Permit Processing Procedures
- Part 3: General Development Standards
- Part 4: Standards for Specific Uses
- Part 5: Zones, Land Uses, and Development Standards
- Part 6: Subdivisions
- Part 7: Zoning Code Administration
- Part 8: Definitions

How to Read the Draft



Draft Zoning Code uses source tags for reference:

- **[Source: 10-__.__]** – Means this is an existing standard
- **[Source: 10-__.__, modified]** – An existing standard that has been updated
- **[Source: NEW]** – New standard



Questions?

Review Proposed Zoning Amendments



Part 1: Purpose, Applicability, Interpretation



Purpose

- Establishes the foundational administrative and organizational structure of the Code.
- Procedures and rules for interpreting zoning provisions and resolving conflicts.
- Identifies the official zoning map and procedures for interpreting zoning district boundaries.

10 – Planning and Zoning
Part 1 – Purpose, Applicability, Interpretation

ADMINISTRATIVE DRAFT
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Part 1: Purpose, Applicability, Interpretation



What's Included?

- Purpose and Applicability
- Interpretation and Conflict Procedures
- Zones and Zoning Map

Part 1: Purpose, Applicability, Interpretation



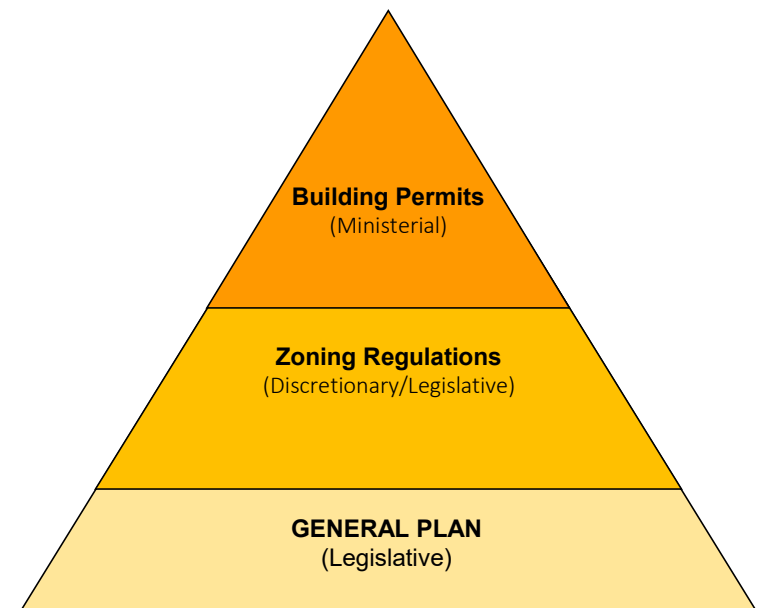
What's Included?

- Purpose and Applicability
- Interpretation and Conflict Procedures
- Zones and Zoning Map

Part 1: Purpose, Applicability, Interpretation

What's Changed?

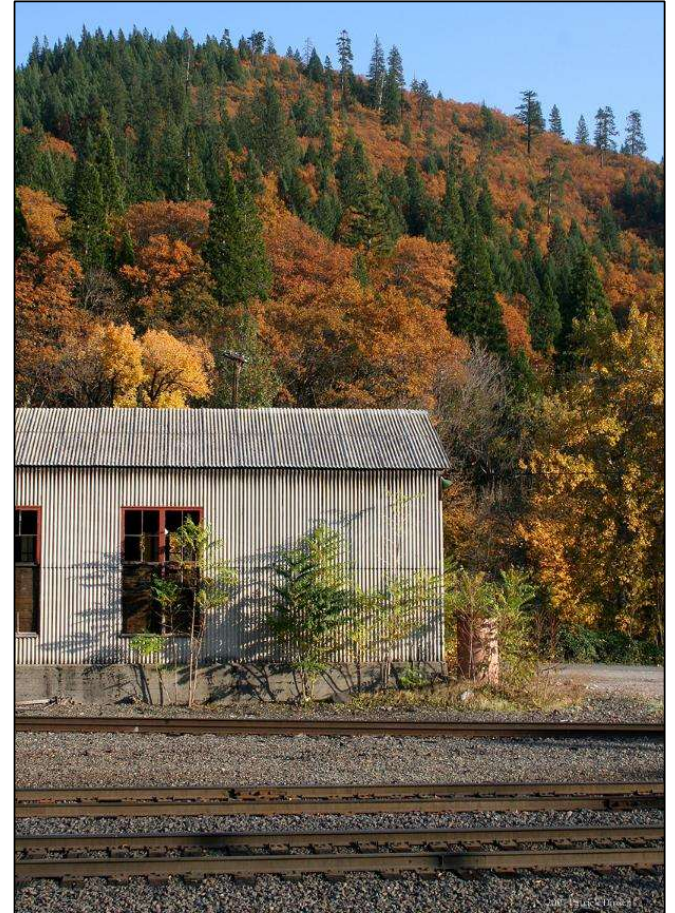
- Refined the purpose and intent of the Zoning Code
- Created clear cross-reference to State law allowing County authority to regulate land within its boundary
- Establish relationship and hierarchy language related to prior Zoning Codes and General Plans
- Established a "Severability" clause to preserve enforceability of Zoning Code



Part 1: Purpose, Applicability, Interpretation

What's Changed?

- Clarified terminology principles (i.e., tense, conjunctions, numbers, days)
- Created new process to rectify Zoning Code conflicts and interpretations:
 - Planning Director approval
 - Can defer to Planning Commission
 - Interpretation or findings shall be formalized
 - Decisions can be appealed
- Clarified existing process of determining allowability of land use not listed



Part 1: Purpose, Applicability, Interpretation

What's Changed?

- Created new section which lists all zoning districts and its corresponding General Plan Land Use Designation
- Established references to minimum and maximum densities / intensities as prescribed in the General Plan
- Further clarified the process where there is uncertainty in the application of a zoning district boundary line.
 - Planning Director approval/determination

Table 10.15-1: Zones Implementing the General Plan

Zone	Zone Name	Maximum Density/FAR	Corresponding General Plan Land Use Designation
C	Commercial	10 – 24 du/ac 0.0 – 1.5 FAR	Commercial
IN	Industrial	0.0 – 1.5 FAR	Industrial
TPZ	Timberland Production	No minimum or maximum density established	Timberland Production
PD	Planned Development	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation
Overlay Zones			
-AC	Airport Compatibility	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation
-FP	Floodplain	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation
-FRZ	Fault Rupture	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation
-HC	Hemp Cultivation	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation
-PL	Public Lands	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation
-TL	Tribal Lands	As established in underlying General Plan Land Use Designation	Can be applied in any land use designation



Questions?

Part 2: Permit Processing Procedures



Purpose

- Establishes the processing procedures and requirements for all permit types required by the Zoning Code.

10 – Planning and Zoning
Part 2 – Permit Processing
Procedures

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Part 2: Permit Processing Procedures



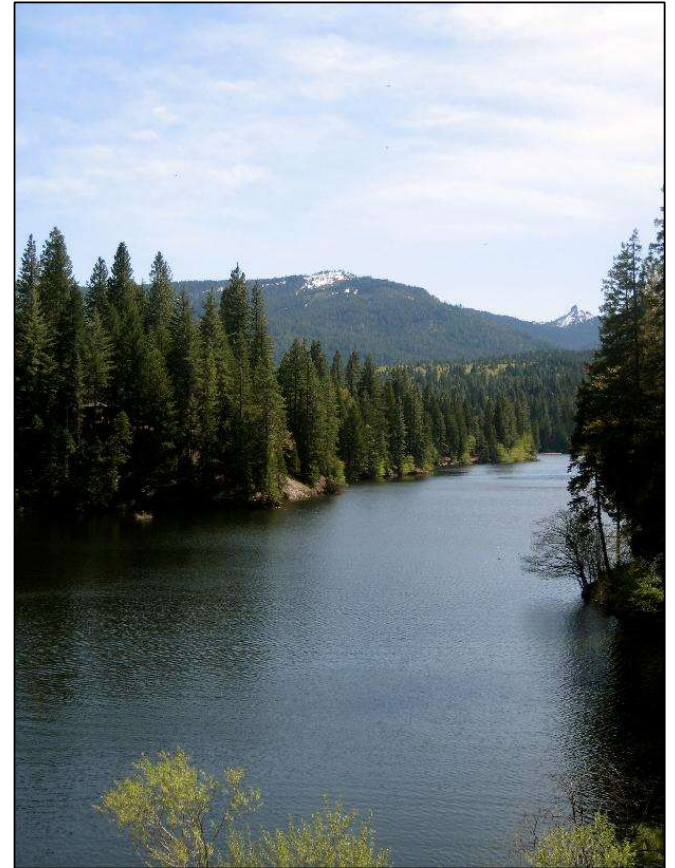
What's Included?

- General Provisions
- Reasonable Accommodation
- Zoning Clearance Permit
- Administrative Use Permit
- Use Permit
- Planned Development Permit
- Variance
- Sign Permit
- Vacation Rental Activity Permit
- Permit Modification and Revocation

Part 2: Permit Processing Procedures

What's Changed?

- Have listed every entitlement and permit required by the Code and clearly identified the type of action required and applicable review authority (i.e., Use Permit, Zoning Clearance Permit)
- Clarifies who can submit applications and the procedures for which applications are to be:
 - Submitted
 - Reviewed for Completeness
 - Processed and Acted Upon
 - Public Notices and Hearings
 - Post Approval Actions



Part 2: Permit Processing Procedures

What's Changed?

- Created a new section dedicated to the required environmental review (CEQA) procedures
- Establishes an optional “Pre-Application Conference” with the County before application submittal
- Clarified the process by which applicants can request permit time limit extensions

Part 2: Permit Processing Procedures

What's Changed?

- New chapter dedicated to State-mandated “Reasonable Accommodation” requests
 - Allows deviations to Code for ADA compliance
- Clarifies permit modification procedures (i.e., post-entitlement changes)

MINOR DEVIATION

Changes that do not substantially change the nature, intensity, or operational characteristics of the approved use and that do not result in increased impacts on surrounding properties

MAJOR DEVIATION

Changes that materially alter the approved use, increase the scale or intensity of the operation, expand the physical development authorized by the permit, or otherwise affect the findings

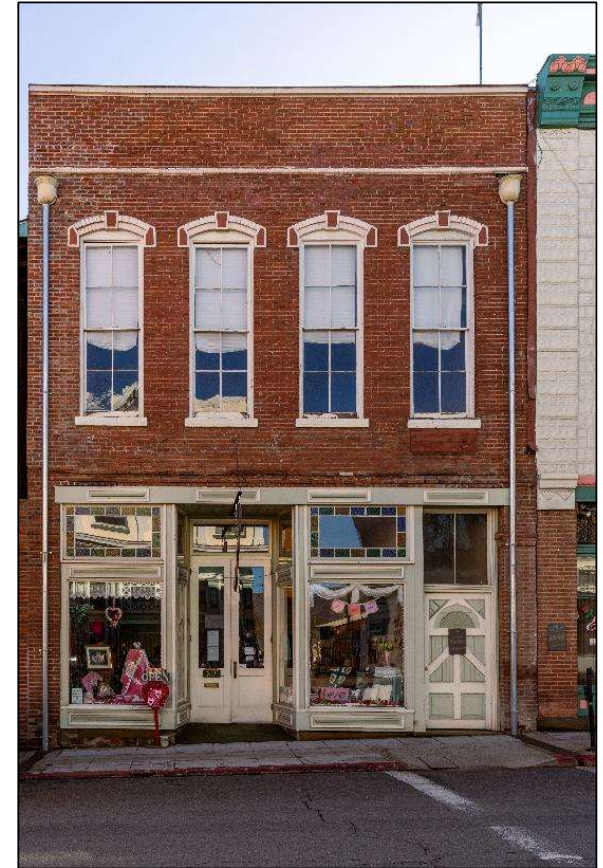
Part 2: Permit Processing Procedures

Land Use Allowance Entitlements

- Zoning Clearance Permit
- Administrative Use Permit
- Use Permit
- Vacation Rental Activity Permit

Other Entitlements

- Planned Development Plan
- Sign Permit
- Variances



Part 2: Permit Processing Procedures

Zoning Clearance Permit

- Ministerial zoning code compliance check/permit for buildings or uses of land that are allowed by right
- Verifies compliance with zoning regulations and prior approvals
- Required for new buildings and structures
- Applies to additions, alterations, and relocations
- Required for changes in use and new land development

Part 2: Permit Processing Procedures

Zoning Clearance Permit

- Existing approved uses may continue without a Zoning Clearance
- Minor repairs and interior improvements may be exempt
- Planning Director serves as Review Authority

Part 2: Permit Processing Procedures

Use Permit Types

- Clarifies procedures for discretionary Administrative Use Permits and Use Permits. Different from Zoning Clearance Permits.

ADMINISTRATIVE USE PERMIT

- Planning Director is decision-maker
- Public notice to property owners within 300 feet. No public notice
- Public hearing on appeal or at discretion of Planning Director

USE PERMIT

- Planning Commission is decision-maker
- Public notice to property owners within 300 feet and published notice
- Public hearing is always required

Part 2: Permit Processing Procedures

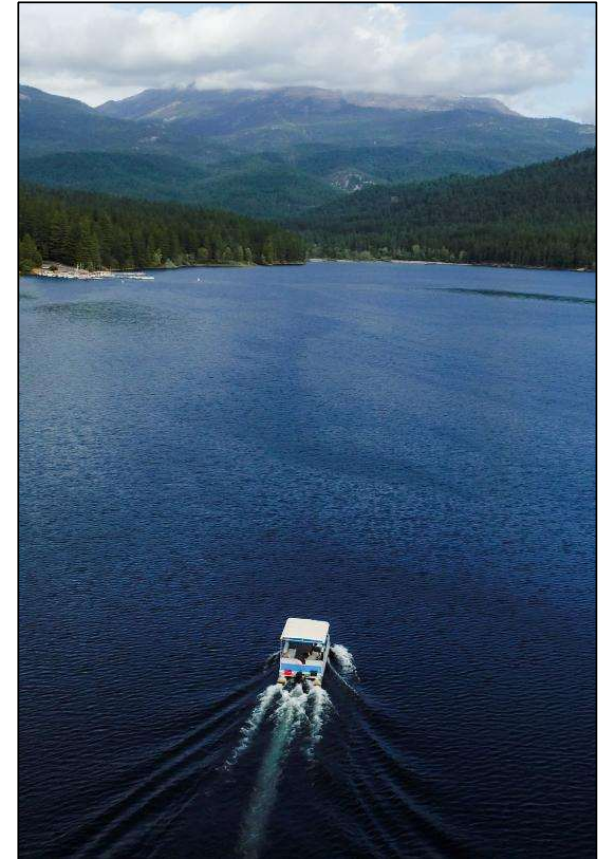
Vacation Rental Activity Permit

- Establishes a permitting process for short-term vacation rentals.
- Defines application, review, and approval procedures, including notice and potential Planning Commission review.
- Requires operational standards related to parking, noise, fire safety, trash, property management, and neighborhood compatibility.
- Establishes inspection, compliance, enforcement, revocation, and renewal requirements
- Ensures vacation rentals operate in a manner that protects public health, safety, and surrounding residential areas.

Part 2: Permit Processing Procedures

What's Changed?

- Further refines the flexible Planned Development Plan process that allows customized development standards and innovative site design in exchange for high-quality, coordinated development.
- Retained much of the existing provisions for Sign Permits and Variance requests





Questions?

Part 3: General Development Standards



Purpose

- Establishes development standards that apply to all zoning districts Countywide.
- Establishes basic standards for site and building design.
- Helps ensure development is safe, functional, and visually consistent.

10 – Planning and Zoning
Part 3 – General Development Standards

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Part 3: General Development Standards



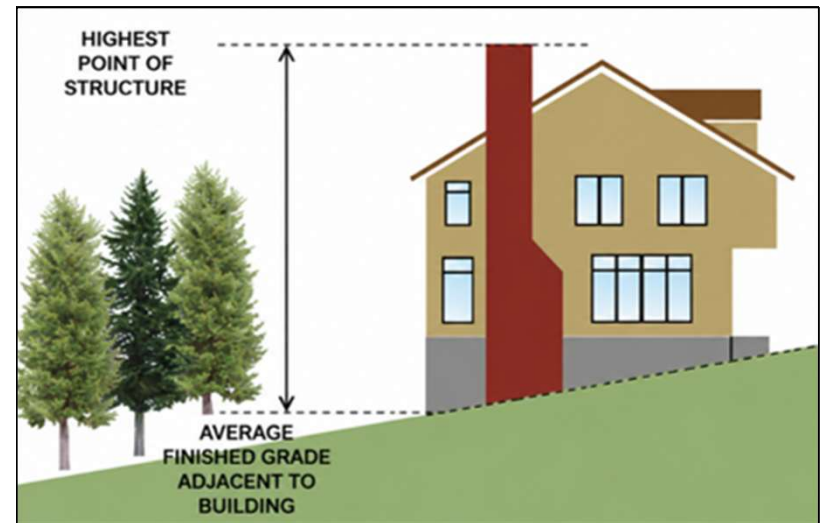
What's Included?

- General Site and Development Standards
- Landscaping
- Parking
- Fences and Walls
- Signs
- Performance Standards

Part 3: General Development Standards

What's Changed?

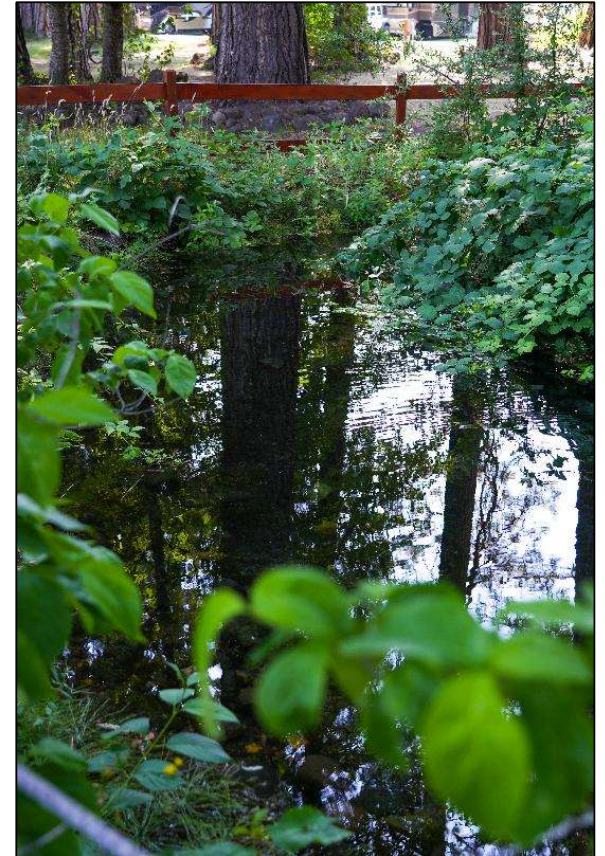
- Clarified how to measure structure height and setbacks (average finish grade to highest point on structure)
- Establishes certain exceptions to the height limits (i.e., silos, chimneys, water towers)
- Establishes setback encroachments (i.e., eaves, bay windows)



Part 3: General Development Standards

What's Changed?

- Created cross-reference to State Model Water Efficient Landscape Ordinance (WELO)
 - Mandates certain landscaping requirements for qualifying development projects
 - Required by every City and County unless the jurisdiction has other codified standards
 - Complies with minimum State law requirements



Part 3: General Development Standards

What's Changed?

- Consolidated all parking standards into a single chapter:
 - Provided new location and design standards for parking including placement of parking on a site, access points, and surface requirements.
 - New section on loading space requirements, including specific requirements by use type.
 - Provided parking space dimension and drive aisle standards.

Part 3: General Development Standards

What's Changed?

- Updated parking reduction section
- Clarified how to calculate the required number of parking spaces
- Refined number of spaces per land use
- Added commercial facility loading standards

Land Use	Number of Spaces Required
Residential Uses	
Accessory Dwelling Unit	1 space per ADU, unless exempt
Bed and Breakfast Establishment	2 spaces per dwelling unit, plus 1 space per bedroom available for rent
Caretaker's unit	1 space per unit
Mobile Home	2 spaces per unit, or 1 space per unit in a senior mobile home park (62 years or older), plus 1 guest space for every 5 units; spaces may be tandem
Multi-family	1.5 spaces per unit with 1 bedroom; 2 spaces per unit with 2-4 bedrooms; 3 spaces per unit with 5 or more bedrooms or rooms that could reasonably function as bedrooms; plus 1 guest space for every 5 units
Rooming or Boarding House	1 space per 2 guests
Single-Family Dwelling, Duplex, and Triplex	2 spaces per dwelling unit with up to 4 bedrooms; 3 spaces per dwelling unit with 5 or more bedrooms
Single Room Occupancy (SRO)	0.5 spaces per unit, plus 1 space for an on-site manager, if applicable
Vacation Rental	1 space per bedroom
Recreation, Education, and Places of Assembly Uses	
Residential Care Facility, more than six	0.5 space per residential unit, plus 1 space per shift employee
Residential Care Facility, six or fewer	See "Single-Family Dwelling, Duplex, and Triplex"
Day Care Facility	1 space per employee, plus 2 spaces, plus 1 loading/unloading space for every 5 children
Family Day Care Home	See "Single-Family Dwelling, Duplex, and Triplex"
Emergency Shelter	1 space per 6 beds, plus 1 space per staff member
Hospital	2 spaces per bed
Library	1 space per 350 square feet of gross floor area
Place of Assembly (including community centers and special event center)	1 space per 4 fixed seats or 1 space per 50 square feet of net assembly area, whichever is greater
Recreation/Entertainment Establishment	1 space per 4 persons of the maximum permitted occupancy
Schools	
Primary	1 space per classroom and 1 space per 4 fixed seats or 50 square feet of area in the auditorium or gymnasium
Secondary	6 spaces per classroom and 1 space per 4 fixed seats or per 50 square feet of area in the auditorium or gymnasium
Trade and Vocational	1 space per employee plus 1 space per 20 students at planned capacity
College/University	1 space per employee plus 1 space per 20 students at planned capacity

Part 3: General Development Standards

What's Changed?

- Fence and Wall Standards
 - Clarified how to measure
 - When Building Permit is required
 - Allowed / Prohibited Materials
- Prohibited Materials:
 - Tarps
 - Roofing supplies
 - Pallets
 - Barbed, razor, and electrical if not used for agricultural or required commercial activities



Part 3: General Development Standards

What's Changed?

- Signs
 - Ensure First Amendment speech protection
 - Review for content neutral regulations
 - Established prohibited sign types
 - Provided updated definitions for various sign types
- Updated:
 - Sign permit requirements
 - Targeted updates to sign design standards
 - Clarified permit thresholds and approval authorities



Part 3: General Development Standards

What's Changed?

- Performance Standards
- Established new objective standards for:
 - Outdoor Light and Glare
 - Noise and Vibration
 - Air Quality and Emissions
 - Sewage Systems
 - Water System
 - Storm Drainage and Erosion Control
 - Streets
 - Easements
 - Odor





Questions?

Part 4: Standards for Specific Land Uses



Purpose

- Regulate specific land use types to ensure consistency with adopted General Plan and minimize potential land use conflicts, by:
 - Setting permit thresholds for certain uses
 - Establishing performance and operational standards for certain land uses to provide further guidance

10 – Planning and Zoning
Part 4 – Standards for Specific Land Uses

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Part 4: Standards for Specific Land Uses



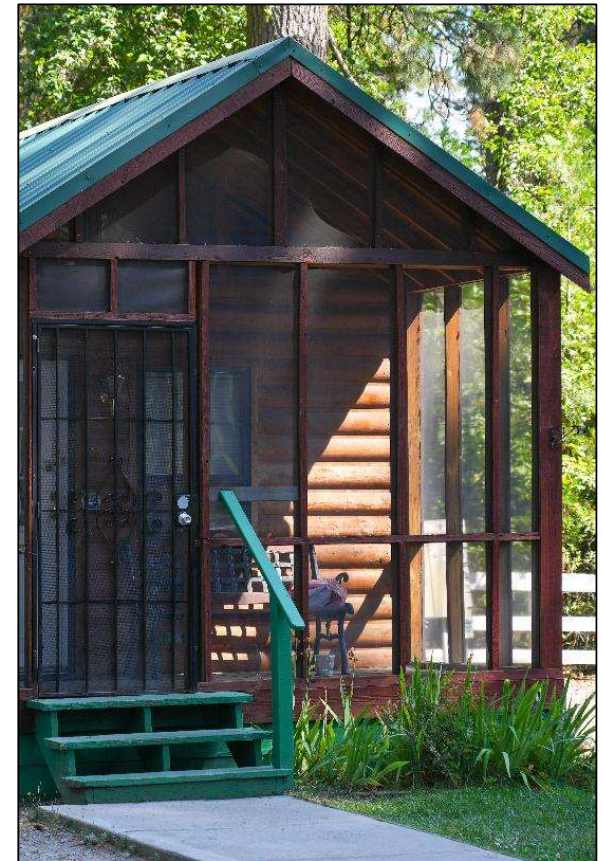
What's Included?

- Standards for specific land uses
 - Accessory buildings and uses
 - Accessory Dwelling Units
 - Home Occupations and Home Enterprises
 - Vacation Rentals
 - Wireless Telecommunication Facilities (a.k.a. cell towers)
 - Density Bonus Law and Housing Concessions
 - Agriculture and Right to Farm
 - Surface Mining and Reclamation

Part 4: Standards for Specific Land Uses

What's Changed?

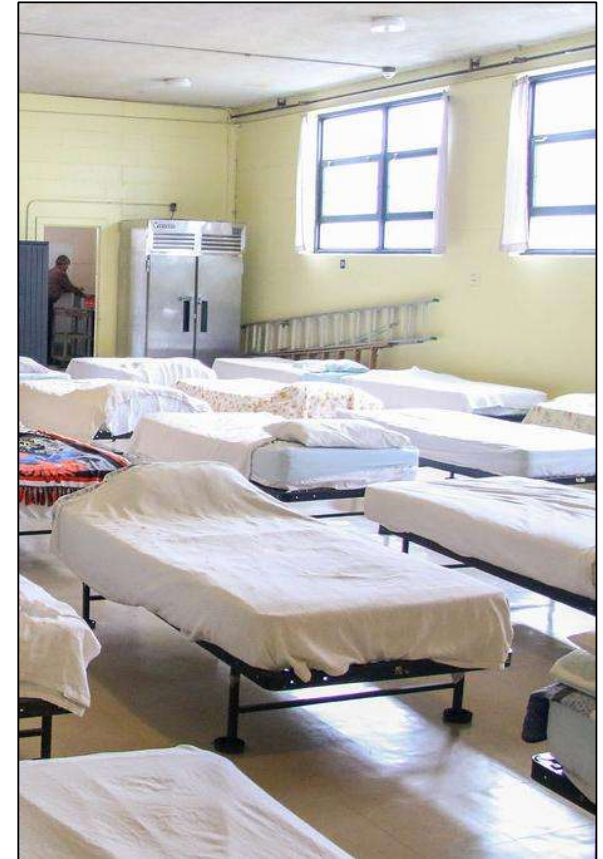
- Established new “Caretaker’s Unit” land use and applicable standards
 - One caretaker unit is allowed per parcel. The unit may be attached to or detached from the primary structure.
 - The unit shall be accessory to a permitted primary use.
 - The unit shall not exceed 1,000 square feet and shall comply with the setback requirements of the underlying zone.



Part 4: Standards for Specific Land Uses

What's Changed?

- Established new “Emergency Shelter” land use and applicable standards
 - Provides temporary shelter for displaced persons and those experiencing homelessness
 - Required by State law to be allowed in at least one zoning district
- Created new standards regulating:
 - Number of beds (max occupancy according to State)
 - Parking
 - On-site management (required during business hours)
 - Security (required during business hours)
 - Proximity to other shelters (no less than 300 feet)
 - Length of stay



Part 4: Standards for Specific Land Uses

What's Changed?

- Provided further flexibility in home-based businesses:

HOME OCCUPATION

- No permit required
- Lower-intensity residential business activity
- Up to 25% of dwelling floor area
- Employees: Residents of the dwelling
- Customers: Up to 1 at a time

HOME ENTERPRISE

- Planning Director approval (AUP)
- Moderate-intensity residential business activity
- Up to 50% of dwelling floor area
- Employees: Up to 3 employees, with at least 1 resident employee
- Customers: Up to 3 at a time

Part 4: Standards for Specific Land Uses

What's Changed?

- New “temporary use” regulations
 - Purpose: Establishes standards and permit requirements to ensure temporary uses remain limited in duration and compatible with surrounding properties.
 - Common Temporary Use Types: Community/farmers markets; festivals, concerts, seasonal sales lots, Temporary residences during construction or major remodels; emergency facilities



Part 4: Standards for Specific Land Uses

- New “temporary use” regulations
 - Permit Requirements:
 - Zoning Clearance — low-impact or smaller activities
 - Administrative Use Permit — most temporary uses
 - Use Permit — large-scale events exceeding operational thresholds
 - Operational Limits
 - Restrictions on duration, frequency, attendance, and intensity
 - Many uses tied to an active construction project or emergency declaration
 - Temporary residences/structures cannot become permanent dwellings
 - Removal & Site Restoration. All structures, equipment, and materials must be removed and sites restored after use or expiration.

Part 4: Standards for Specific Land Uses

What's Changed?

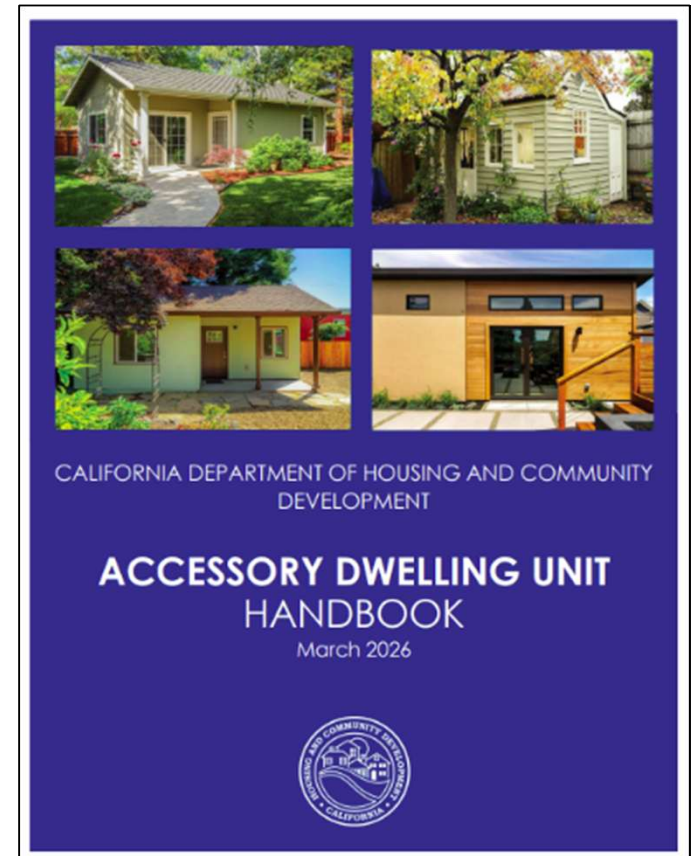
- Established new “Special Event Facility” land use and applicable standards:
 - **Permit Required:** Use Permit required by the Planning Commission

Standard	Requirement
Parcel Size	10 acres minimum (contiguous parcels may combine)
Setbacks	50 ft from parcel lines and road easements
Parking	Per Chapter 10.75; additional requirements per Use Permit
Lighting	Shielded; no illumination beyond parcel boundaries
Maximum Capacity	1,000 persons at any time
Overnight Camping	Limited to event participants during approved dates only; cannot operate as a standalone campground

Part 4: Standards for Specific Land Uses

What's Changed?

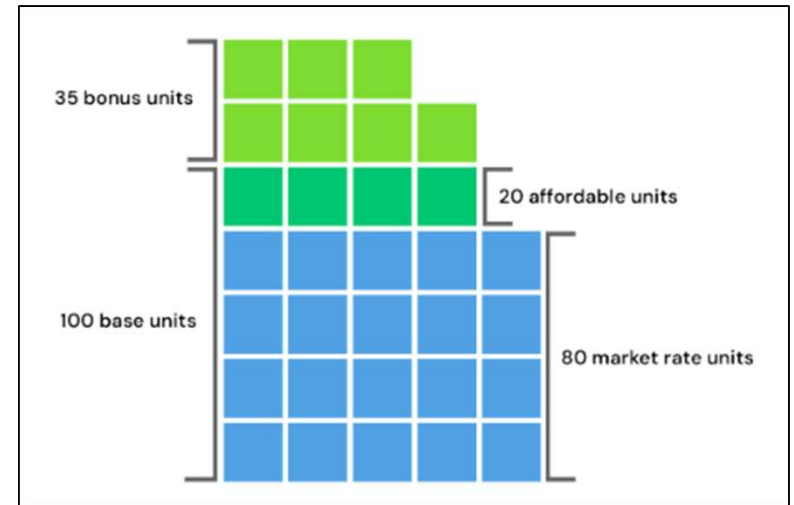
- Updated ADU and JADU regulations:
 - State-mandated land use
 - Allowed wherever residential land use are allowed – by-right
 - Up to three ADUs per single family parcel:
 - Attached
 - Detached
 - Junior ADU (JADU)
- Updated height and design requirements per State law



Part 4: Standards for Specific Land Uses

What's Changed?

- Updated **Density Bonus** requirements per State law. Intended to advance local and State housing production goals.
- Allows residential developers to build more units than a zoning district would otherwise permit in exchange for including a set percentage of affordable housing units.
- Applies to a wide range of projects, including rental, for-sale, senior, and student housing developments.



Part 4: Standards for Specific Land Uses

What's Changed?

- Code regulation clarifications to (minor text revisions):
 - Overhead Utility Facilities and Undergrounding Activities standards
 - Right to Farm ordinances and procedures
 - Surface mining and reclamation





Questions?

Part 5: Zones, Land Uses, and Development Standards



Purpose

- Implement the General Plan by guiding development countywide through the establishment of zoning districts.
 - Determine where certain land uses can go
 - Establish the intensity of land uses
 - Enforce development standards for each of the the zones

10 – Planning and Zoning
Part 5 – Zones, Land Uses, and Development Standards

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Part 5: Zones, Land Uses, and Development Standards



What's Included?

- Agricultural, Timberland, and Open Space Zones (**AG1, AG2, TPZ, OS**)
- Residential Zones (**RR, RL, RM**)
- Commercial Zone (**C**)
- Industrial Zone (**I**)
- Planned Development Zone (**PD**)
- Overlay Zones (**-AC, -FRZ, -FP, -HC, -PL, -TL**)

Part 5: Zones, Land Uses, and Development Standards

What's Changed?

- Restructured to improve clarity, usability, and General Plan consistency
- Consolidated zoning districts, allowable uses, and development standards into a single part
- Standardized terminology, use tables, and requirements applied countywide
- Consistent land use categorization reduces ambiguity and improves interpretation

Part 5: Zones, Land Uses, and Development Standards

What's Changed?

- Updates to improve consistency with State law and resolve interpretive issues
- Revisions directly implement General Plan vision and land use designations
- Changes informed by Planning Commission, Board of Supervisors, public input, and County staff coordination during entire project

Part 5: Zones, Land Uses, and Development Standards

What's Changed?

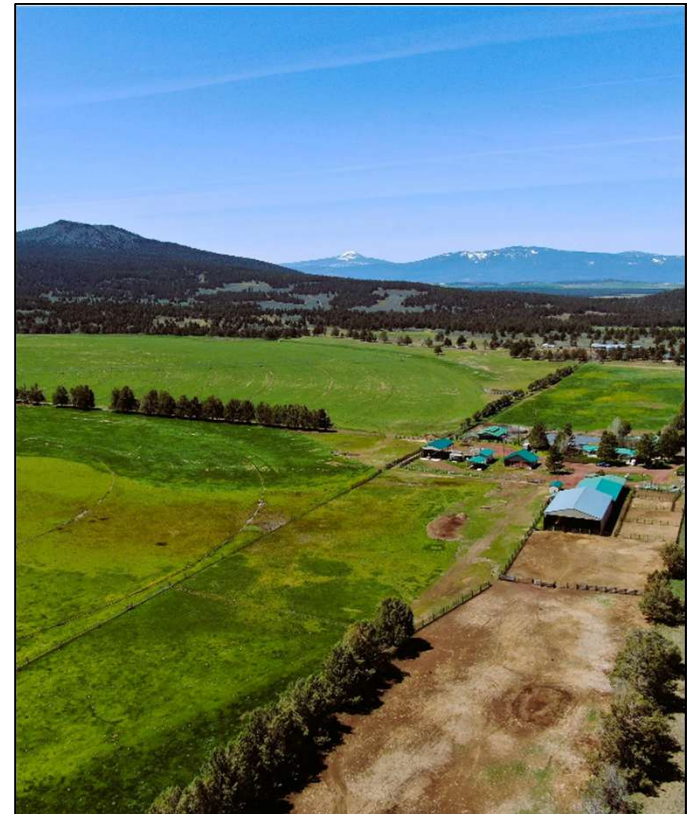
- Converted allowed land uses and development standards into tabular format for ease of use throughout.
- Comprehensively reviewed and updated all allowed land use in all zones Countywide and worked with County staff to updated to ensure

Land Use	Zone			Additional Requirements
	RR	RL	RM	
Residential Uses				
Accessory dwelling unit	P	P	P	Chapter 10.100
Caretaker's unit	-	-	-	10.95.____
Cottage food operation	AUP	AUP	AUP	
Dwelling, single-family	P	P	P	
Dwelling, duplex	AUP	AUP	P	
Dwelling, triplex	-	AUP	P	
Dwelling, multi-family	-	-	P	
Emergency shelter	-	-	UP	Section 10.95.050
Family day care home	P	P	P	
Employee housing	P	P	P	Section 10.95.060
Guest house	P	P	P	
Home occupation	AUP	AUP	AUP	Section 10.95.090
Home enterprise	AUP	AUP	AUP	Section 10.95.080
Low barrier navigation centers	-	UP	UP	
Manufactured home	P	P	P	

Part 5: Zones, Land Uses, and Development Standards

Agricultural, Timberland, and Open Space Zones

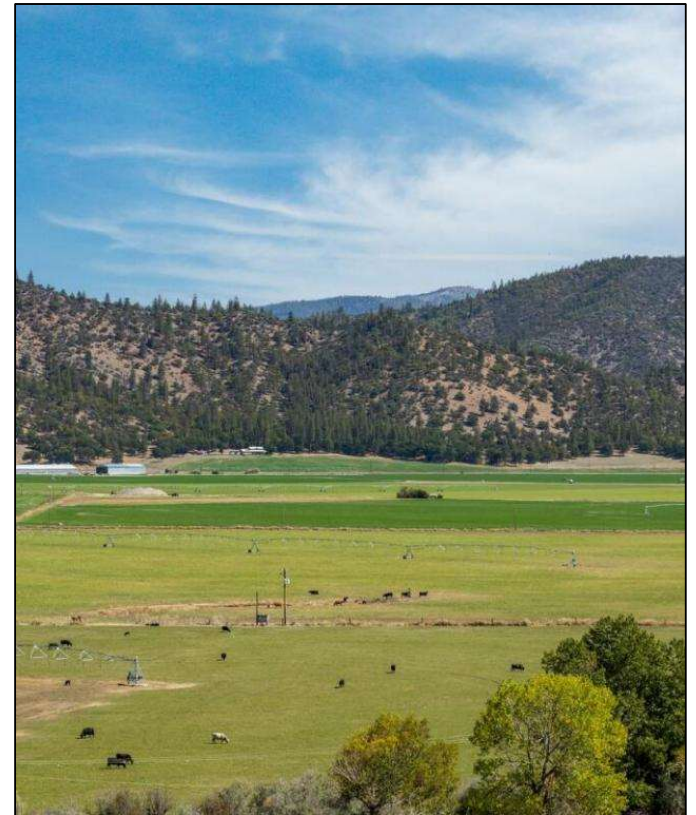
- **Prime Agricultural Zone (AG1).** The AG1 zone applies to lands designated as Prime Agricultural land in the General Plan that are used or suitable for intensive agricultural production. Agriculture is the primary use of the land. Development that would convert agricultural land to non-agricultural uses or result in fragmentation of agricultural land is restricted.



Part 5: Zones, Land Uses, and Development Standards

Agricultural, Timberland, and Open Space Zones

- **Non-Prime Agricultural Zone (AG2).** The AG2 zone applies to lands designated for agricultural use in the General Plan that are not designated as Prime Agricultural land. Agriculture is the primary use of the land. This zone allows agricultural and agriculturally related uses. Minimum parcel sizes vary based on soil conditions, climate, and agricultural capability.



Part 5: Zones, Land Uses, and Development Standards

Agricultural, Timberland, and Open Space Zones

- **Timberland Production Zone (TPZ).** The TPZ zone applies to lands designated for timberland production in the General Plan. Timber production and forest management are the primary uses of the land. This zone allows timber production, forest management, and compatible uses consistent with the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976.



Part 5: Zones, Land Uses, and Development Standards

Agricultural, Timberland, and Open Space Zones

- **Open Space Zone (OS).** The OS zone applies to lands designated for the long-term preservation of public, quasi-public, and private open space areas to protect natural resources and support the health, safety, and welfare of the public.



Part 5: Zones, Land Uses, and Development Standards

Agricultural, Timberland, and Open Space Zones

Development Standard	Zone				Additional Standards
	AG1	AG2	TPZ	OS	
Minimum Parcel Size	40 acres	10 acres	40 acres	10,000 sq. ft.	10.125.050 B
				1 acre if parcel uses septic	
Maximum Height	40 ft	40 ft	40 ft	35 ft	
Maximum Parcel Coverage	10%	20%	1 acre	35%	
Minimum Parcel Width	-	-	-	-	
Front Setback (min.)	50 ft	50 ft	50 ft	50 ft	
Side Setback (min.)	30 ft	30 ft	30 ft	30 ft	
Rear Setback (min.)	30 ft	30 ft	30 ft	30 ft	

Part 5: Zones, Land Uses, and Development Standards

Residential Zones

- **Rural Residential Zone (RR).** The RR zone is intended to support a rural lifestyle where residential uses may be compatibly combined with agricultural activities. The zone accommodates low-density development in areas characterized by open space, large parcels, and working landscapes, while allowing uses such as small-scale farming, grazing, and home-based enterprises. The RR zone serves as a transition between urban residential areas and more intensive agricultural and resource zones.



Part 5: Zones, Land Uses, and Development Standards

Residential Zones

- **Residential-Low Zone (RL).** The RL zone is intended for low-density residential development, primarily consisting of single-family neighborhoods and compatible uses. The zone provides predictable development standards that maintain neighborhood character while accommodating accessory uses and housing types consistent with state law.



Part 5: Zones, Land Uses, and Development Standards

Residential Zones

- **Residential-Mixed Zone (RM).** The RM zone is intended to accommodate a range of housing types, including duplexes, townhomes, and multi-family development in appropriate locations. The zone supports housing choice, infill development, and efficient land use while ensuring compatibility with surrounding neighborhoods.



Part 5: Zones, Land Uses, and Development Standards

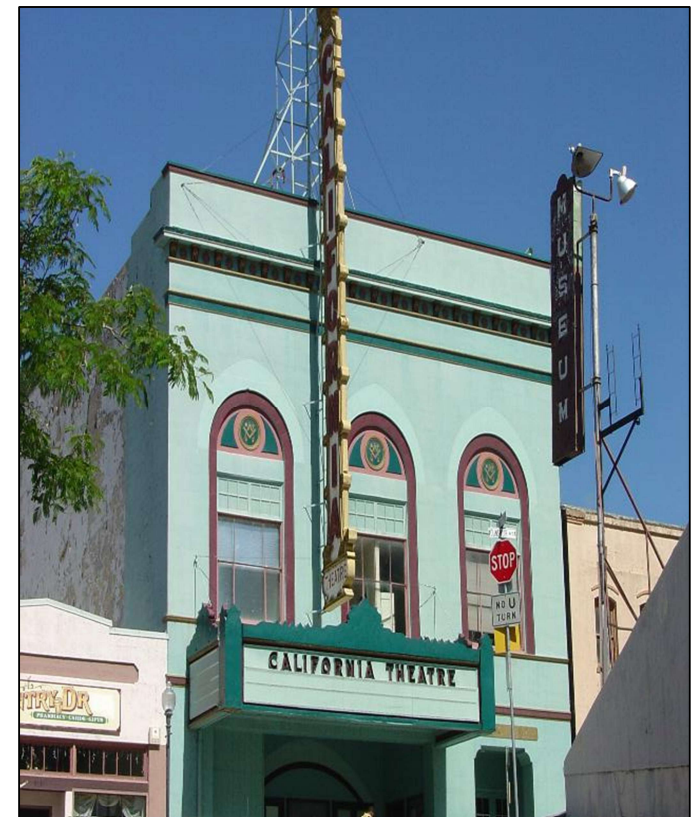
Residential Zones

Development Standard	Zone			Additional Standards
	RR	RL	RM	
Minimum Parcel Size	7,200 sq ft	7,200 sq ft	7,200 sq ft	Section 10.130.050.A Section 10. 130.050.E
	2.5 acres if parcel uses septic	2.5 acres if parcel uses septic		
Maximum Parcel Size	15 acres	10 acres	10 acres	
Maximum Height	35 ft	35 ft	40 ft	
Maximum Parcel Coverage	40%	50%	75%	
Minimum Parcel Width	60 ft	60 ft	50 ft	
Minimum Parcel Width (Corner Lot)	70 ft	70 ft	60 ft	
Front Setback (min.)	20 ft	20 ft	15 ft	
Side Setback (min.)	5 ft	5 ft	5 ft	Section 10. 130.050.D
Rear Setback (min.)	20 ft	20 ft	10 ft	

Part 5: Zones, Land Uses, and Development Standards

Commercial Zone

- **Commercial Zone (C).** The C zone is intended to accommodate a broad range of commercial uses that provide goods and services to residents and visitors, including retail, offices, personal services, lodging, and compatible service-oriented uses. The C zone consolidates the County's former commercial zones into a single zone using objective site and performance standards to ensure compatibility with surrounding uses.



Part 5: Zones, Land Uses, and Development Standards

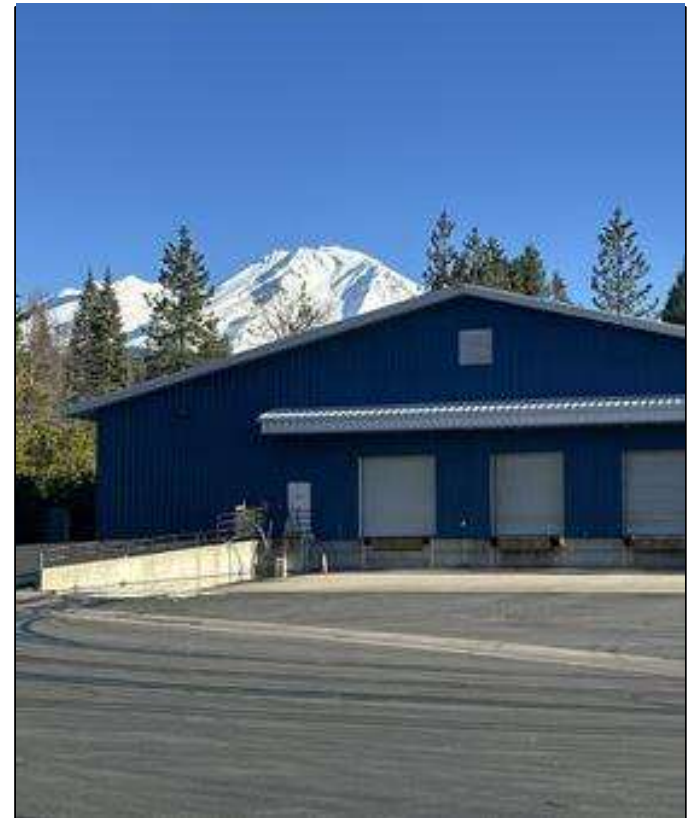
Commercial Zone

Development Standard	Zone	Additional Standards
	C	
Minimum Parcel Size	2,000 sq ft	Section 10.135.050.A
	2.5 acres if parcel uses septic	Section 10. 135.050.D
Maximum Height	50 ft	
Maximum Parcel Coverage	75%	
Minimum Parcel Width	50 ft	
Minimum Parcel Width (Corner Lot)	60 ft	
Front Setback (min.)	10 ft	
Side Setback (min.)	0 ft	Section 10. 135.050.B
Rear Setback (min.)	0 ft	Section 10. 135.050.B

Part 5: Zones, Land Uses, and Development Standards

Industrial Zone

- **Industrial Zone (IN).** The IN zone is intended to provide locations for industrial and employment-generating activities such as manufacturing, processing, fabrication, warehousing, distribution, and contractor services. The IN zone consolidates former industrial zones into a single zone supported by objective development and performance standards addressing noise, truck access, outdoor storage, hazardous materials, and buffering from sensitive uses.



Part 5: Zones, Land Uses, and Development Standards

Industrial Zone

Development Standard	Zone	Additional Standards
	IN	
Minimum Parcel Size	7,200 sq ft	Section 10.140.050.A
	2.5 acres if parcel uses septic	Section 10.140.050.C
Maximum Height	50 ft	
Maximum Parcel Coverage	75%	
Minimum Parcel Width	50 ft	
Minimum Parcel Width (Corner Lot)	60 ft	
Front Setback (min.)	10 ft	
Side Setback (min.)	0 ft	Section 10.140.050.B
Rear Setback (min.)	0 ft	Section 10.140.050.B

Part 5: Zones, Land Uses, and Development Standards

Overlay Zones

- Overlay zones provide an additional layer of zoning regulations on top of a base zoning district to address specific conditions or goals:
 - Airport Compatibility Overlay Zone (-AC)
 - Fault-Rupture Overlay Zone (-FRZ)
 - Floodplain Overlay Zone (-FP)
 - Hemp Cultivation Overlay Zone (-HC)
 - Public Lands Overlay Zone (-PL)
 - Tribal Lands Overlay Zone (-TL)





Questions?

Part 6: Subdivisions



Purpose

- Establish regulations and procedures for the division of land that ensure orderly development, adequate public improvements, and consistency with the General Plan.

10 – Planning and Zoning
Part 6 – Subdivisions

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Part 6: Subdivisions



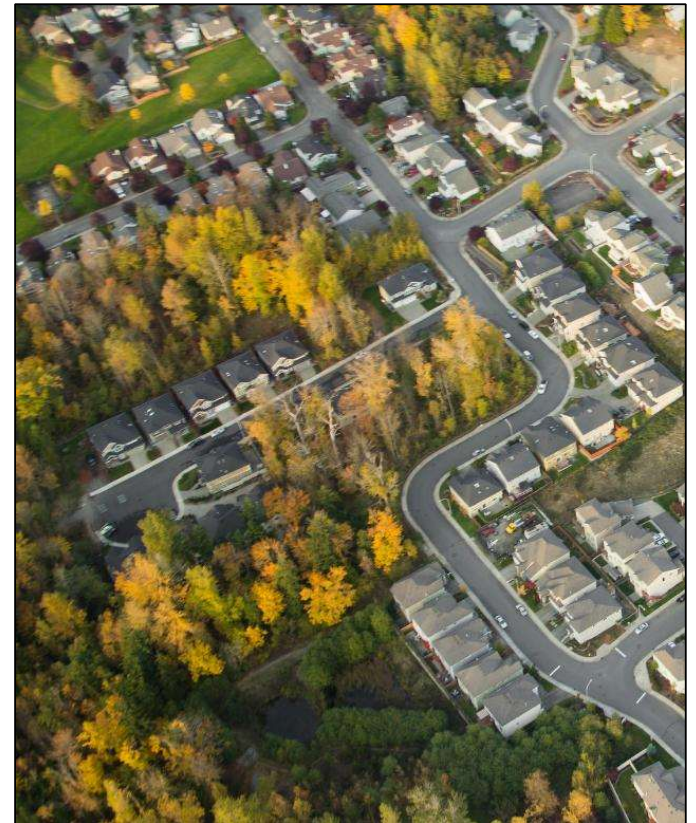
What's Included?

- General Provisions and Responsibilities
- Tentative Maps and Final Maps
- Parcel Maps
- Dedications and Reservations
- Road Names
- Condominium Conversions
- Subdivision Improvement Requirements
- Reversions to Acreage
- Parcel Merger
- Lot Line Adjustment
- Corrections and Map Amendments
- Property Owner's Associations
- Enforcement, Penalties, and Remedies

Part 6: Subdivisions

What's Changed?

- Restructured to improve clarity, and usability
- Updated and standardized terminology for consistency with State law and regulations for subdivisions
- Consistent land use categorization reduces ambiguity and improves interpretation



Part 6: Subdivisions

Clarified review authorities:

- **County Counsel:** Approves subdivision improvement agreements as to legal form
- **Environmental Health Division:** Reviews subdivisions for adequate domestic water supply and sewage disposal provisions

Part 6: Subdivisions

Clarified review authorities:

- **Department of Public Works:**

- Establishes subdivision improvement design and construction standards
- Reviews subdivision improvements for compliance with County regulations and the Subdivision Map Act
- Processes and certifies parcel maps and final maps
- Processes and approves subdivision improvement plans
- Inspects and certifies subdivision improvements

Part 6: Subdivisions

Clarified review authorities:

- **Planning Director:**
 - Processes tentative maps and collects fees/deposits
 - Reviews subdivision consistency with the General Plan and zoning regulations
 - Processes and approves tentative map amendments, lot line adjustments, voluntary mergers, and certificates of compliance
 - Decisions may be appealed to the Planning Commission

Part 6: Subdivisions

Clarified review authorities:

- **Planning Commission:**
 - Approves or denies tentative maps and tentative parcel maps
 - Reviews involuntary mergers and reversions to acreage
 - Approves time extensions
 - Serves as appeal body for Planning Director decisions

Part 6: Subdivisions

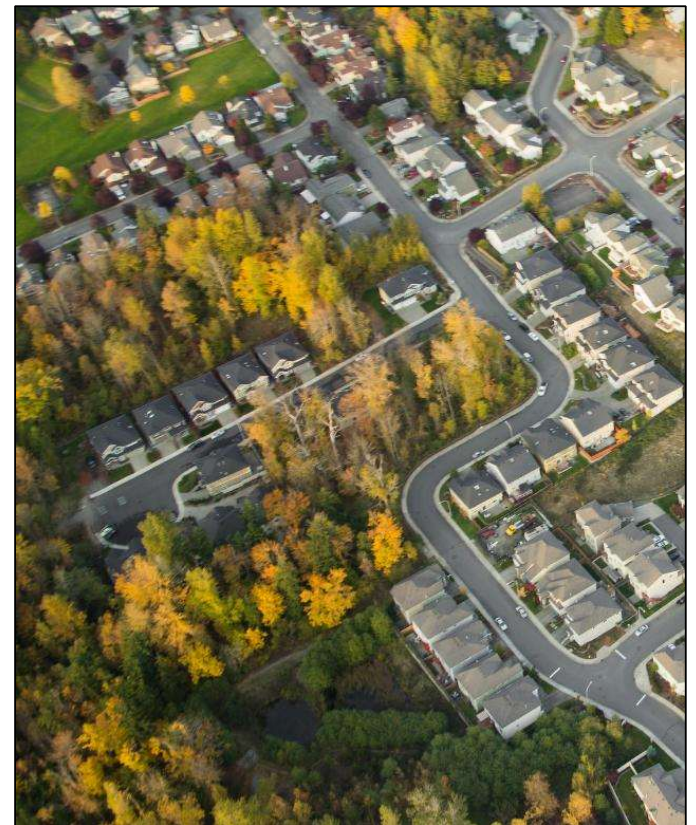
Clarified review authorities:

- **Board of Supervisors:**
 - Final approval of final maps and improvement agreements
 - Accepts or rejects property dedications
 - Approves or denies involuntary mergers and reversions to acreage
 - Serves as appeal body for Planning Commission decisions

Part 6: Subdivisions

What's Changed?

- Bulk of existing standards remain.
- Updated review periods per State law upon which the County shall:
 - Determine an application complete
 - County response to incomplete applications
 - Review periods
 - Processing timeframes
 - Public noticing and hearing procedures
 - Action and post-action requirements
 - Appeals





Questions?

Part 7: Zoning Code Administration



Purpose

- Provide provisions for revisions/amendments to the Zoning Code, Zoning Map, and General Plan
- Establish clear procedures for public hearings and notices
- Establish procedures and standards for nonconforming parcels, structures, and land uses

10 – Planning and Zoning
Part 7 – Zoning Code
Administration

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Part 7: Zoning Code Administration



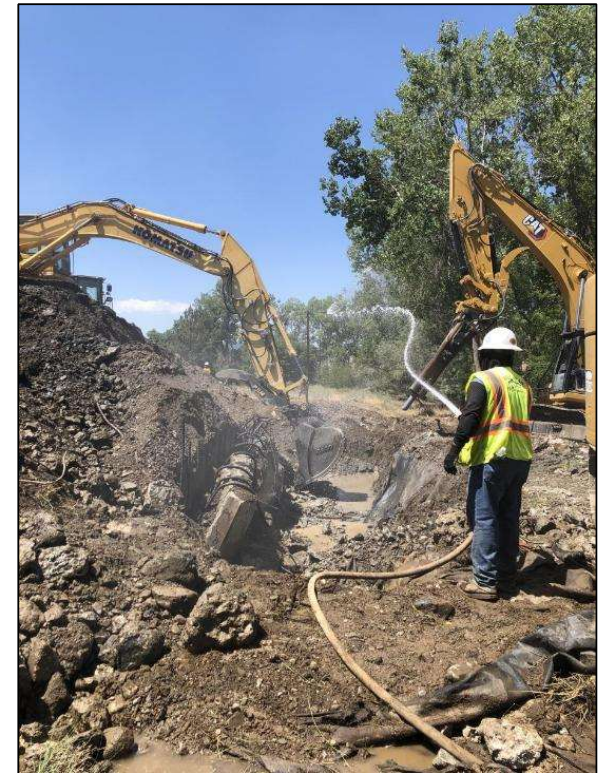
What's Included?

- Amendments
- Appeals (references out to County Code Process)
- Mitigation Monitoring Program
- Nonconforming Parcels, Structures, and Uses
- Public Notices and Hearings

Part 7: Zoning Code Administration

What's Changed?

- Bulk of existing procedures retained, but updated for clarity and best practice
- Relocated all references to Appeal procedures to Title 1 of the County Code of Ordinances
 - Reduced discrepancies
 - Consolidates provision for easy updating
- Removed irrelevant and duplicative provisions in the County's existing Mitigation Monitoring Program provisions



Part 7: Zoning Code Administration

Clarified Amendment Provisions

- Amendments may be initiated by the Board, Planning Commission, Director, or property owner/applicant
- General Plan and Zoning Map amendments must remain consistent with one another
- Zoning Code and Zoning Map amendments are adopted by ordinance following public hearings

Part 7: Zoning Code Administration

Clarified Amendment Provisions continued

- Planning Commission and Board of Supervisors each conduct public hearings on amendments
- Planning Commission forwards recommendations for approval, modification, or denial
- Planning Commission denials may be appealed within 10 days (State law)
- Board actions require findings related to General Plan consistency and public welfare considerations

Part 7: Zoning Code Administration

What's Changed?

- Clarified and refined the County's nonconforming use, parcel, and structure standards to ensure flexibility:
 - Lawfully established uses, buildings, or structures that no longer comply with current zoning may continue to operate, but the property owner bears the burden of proving the use was legally established.
 - Expansions of nonconforming commercial, industrial, and multifamily uses require either an Administrative Use Permit ($\leq 20\%$)
 - or a Use Permit ($>20\%$);
 - residential and agricultural uses have a higher threshold of 50% before a permit is required.

Part 7: Zoning Code Administration

Further Clarified...

- Increases in operational intensity — such as traffic, noise, occupancy, or odor — also require permit approval regardless of whether a physical expansion occurs.
- Routine maintenance, repair, and modernization are allowed without a permit as long as they don't increase the building's footprint or intensify the use.

Part 7: Zoning Code Administration

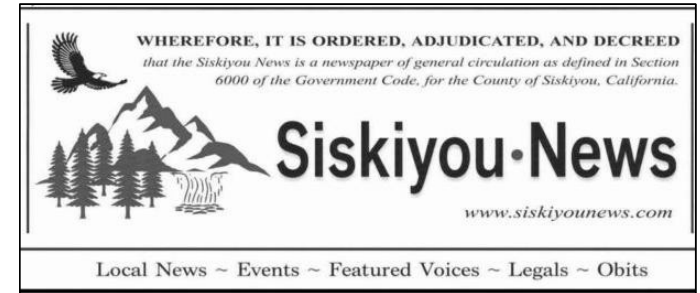
Further Clarified...

- Buildings damaged or destroyed by fire, flood, or other causes may be rebuilt to their prior size without conforming to current zoning, but any expansion beyond that triggers standard permit requirements.
- A nonconforming use that is discontinued for 12 or more consecutive months is presumed abandoned, after which any new use must comply with current zoning — though that presumption can be rebutted with evidence the discontinuation was temporary and unintentional.

Part 7: Zoning Code Administration

What's Changed?

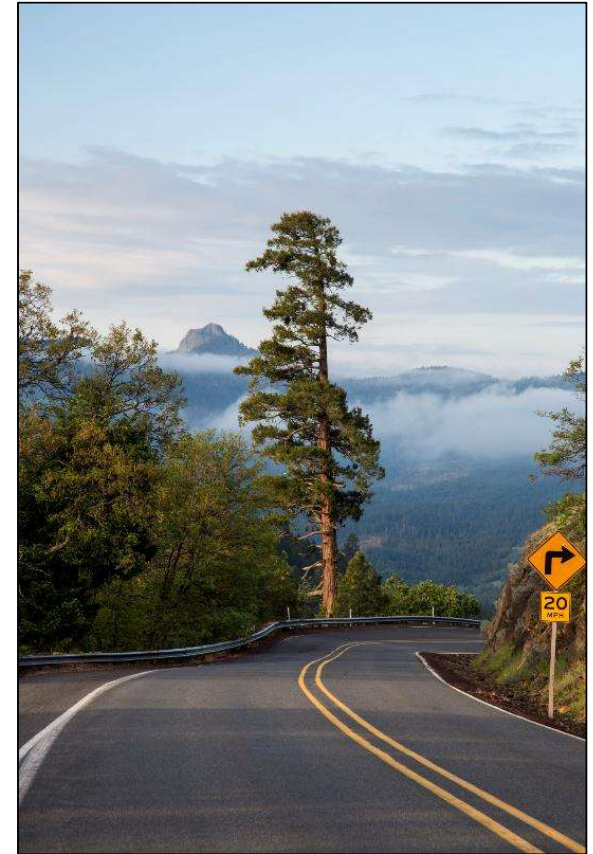
- Consolidated all “Public Notice and Hearing” requirements into one Chapter
- Clarifies when public notices are required and to whom they should be sent
- Established public hearing requirements and clarifies for which items a public hearing is required



Part 7: Zoning Code Administration

Further Clarified...

- Public hearing noticing - notice mailed to:
 - Property owners within 300 feet;
 - Published newspaper notice; and
 - Posted notice
 - Thos requesting notice
- Notice of decision without a hearing:
 - Property owners within 300 feet



Part 7: Zoning Code Administration

Public Notices and Hearings

- Establishes procedures for public notices and hearings required by the Zoning Code
- Public hearing notices must include hearing details, project information, and CEQA review status
- Notices for zoning amendments affecting permitted uses must be mailed at least 20 business days in advance
- Notices are distributed to applicants, nearby property owners, agencies, and other affected parties

Part 7: Zoning Code Administration

Public Notices and Hearings

- Public hearings are scheduled after completion of required CEQA review
- Planning Commission actions require a quorum and majority vote of the Commission membership
- Decisions may be announced, continued, or deferred for additional findings and conditions
- Planning Director and Commission decisions become effective after 10 business days if no appeal is filed



Questions?

Part 8: Definitions



Purpose and What's Included

- Provide clear definitions of all terms, phrases, and expressions used in the Code

10 – Planning and Zoning

Part 8 – Definitions

ADMINISTRATIVE DRAFT

MAY 2026

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Part 8: Definitions

What's Changed - Reorganization and Purpose

- Consolidates all definitions used throughout the Zoning Code
- Provides clear, consistent terminology to support interpretation and administration
- Definitions reviewed for consistency with State law, the General Plan, and Part 5 land use regulations
- Updates reflect current planning best practices and regulatory intent

Part 8: Definitions

What's Changed - Definition Updates

- New definitions added to clarify regulation of emerging and evolving uses
 - Includes ADU, Agrotourism, Medical Office, Special Event, ...
- Existing residential and nonresidential definitions refined
- General regulatory terms updated to reduce ambiguity
- Changes promote consistent application of the Zoning Code across all parts



Questions?

Planning Commission Discussion



Next Steps





Next Steps

- **Consolidate input from the Planning Commission**
- **Meet with County staff to review input and determine which sections to update based on Commission input**
- **Revise the Administrative Draft and produce Public Review Draft**
- **Release Public Review Draft Code and facilitate public meetings**
- **Submit public feedback to Planning Commission and Board for consideration during adoption.**

Thank You

