

EXHIBIT A

Proposed Zoning Ordinance Amendments

(amend to add underlined text, remove strikeout text, move double strikeout/underlined text)

TITLE 18: ZONING CODE

ARTICLE 1: ENACTMENT AND APPLICABILITY

Contents:

- Chapter 18.02 – Purpose and Applicability of Zoning Code
- Chapter 18.04 – Interpretation of the Zoning Code Provisions
- Chapter 18.06 – Zones and Zoning Map

Chapter 18.02 – Purpose and Applicability of Zoning Code

Contents:

- 18.02.010 – Title
- 18.02.020 – Purpose and Authority
- 18.02.030 – Applicability of Zoning Code
- 18.02.040 – Relationship to Prior Ordinances
- 18.02.050 – Relationship to General Plan and Community Plans
- 18.02.060 – Prior Rights and Violations
- 18.02.070 – Effect of Zoning Code Amendments on Projects in Progress
- 18.02.080 – Severability, Partial Invalidation of Zoning Code

18.02.040 – Relationship to Prior Ordinances

Changes to Preamble of Section 18.02.040 (Relationship to Prior Ordinances) as follows:

The provisions of this Zoning Code, as it existed before the effective date of Ordinance No. ~~(Insert Ordinance number to adopt this update)~~1976, are repealed and superseded as provided in the ordinance enacting this Title. No provision of this Zoning Code shall validate or legalize any land use, structure, or subdivision constructed, created, established, or maintained in violation of the County's Zoning Code as they existed before repeal by the ordinance enacting this Zoning Code, except as addressed by nonconformities created by this Zoning Code, in compliance with [ARTICLE 5](#) (Nonconformities).

ARTICLE 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT STANDARDS

Chapter 18.10 – Agricultural Zones (A-1, A-1-40, A-2)

Contents:

- 18.10.010 – Purpose of Agricultural Zones
- 18.10.020 – Agricultural Zone Land Uses and Permit Requirements
- 18.10.030 – Agricultural Zone Development Standards
- 18.10.040 – Other Applicable Agricultural Zone Regulations

18.10.020 – Agricultural Zone Land Uses and Permit Requirements

Changes to Table 2-1 (Agricultural Zone Allowed Uses and Permit Requirements) as follows:

Table 2-1 Agricultural Zone Allowed Uses and Permit Requirements	Agricultural Zones Permit Requirements	
	P A CUP TUP -	Allowed by Right Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Temporary Use Permits (Chapter 18.124) Not allowed
Land Use (see Article 8 for land use definitions)	Uses Apply to All Agricultural Zones	Additional Regulations
Agricultural through Manufacturing and Storage [No text changes.]		
Residential		
Employee Housing, Residential (six or less residents)	P	18.10.040(N) 18.60.090
Home Occupation	P	18.60.070
Short Term Rentals	A	18.60.270
Single-Family Dwelling	P	18.10.040(N)
Single-Family Dwelling Additional Residential Unit (2-1 to 4-3 dwellingsunits)	A	18.10.040(N) 18.60.080
Single-Family Dwelling Additional Residential Unit (5-4 or more dwellingsunits)	CUP	18.10.040(N) 18.60.080
Temporary Residence	P	18.60.130
Commercial through Transportation and Communication [No text changes.]		

18.10.030 – Agricultural Zone Development Standards

Changes to Subsection E through F as follows:

E. Agricultural Setback Requirement for Created Parcels.

- For agriculturally zoned parcels, with any existing habitable structure, any parcel resulting from division or adjustment shall have the boundaries of the parcel located so as to provide a physical separation of 200 feet, as measured from any existing ~~habitable~~habitable structure to any abutting parcels used for Agricultural Production. "Agricultural Production," as used herein, means either an existing agricultural operation or an ~~agricultural~~agricultural operation that would be a reasonably anticipated use. Exception to agricultural setback requirements may be permitted with approval of a variance, in compliance with Chapter 18.126 (Variances and Minor Deviations).

~~F.~~ Minimum Parcel Size Exceptions.

- ~~4.F.~~ No agriculturally zoned land may be divided or have the boundaries thereof adjusted for the purposes of sale, lease, or financing, whether immediate or future, if any parcel resulting from the division or adjustment contains less than 20 acres in the A-1 zone, less than 40 acres in the A-1-40 zone, and/or less than 160 acres in the A-2 zone as measured from the center of any abutting roadway, waterway, railroad, or other public rights-of-way forming a boundary line of the parcel, unless at least one of the following exceptions apply:

~~2-1.~~ When the parcel is used as a security instrument for financing an agricultural operation or construction of a single-family dwelling subject to the following criteria:

- ~~3-a.~~ The parcel before division is not less than 20 gross acres in the A-1 zone, or not less than 40 gross acres in the A-1-40 and A-2 zones, the new parcel, together with the remaining acreage, shall not be separately conveyed without meeting the minimum parcel size of the zone, except for the purposes mentioned above, unless the division occurs by judicial foreclosure, trustee's sale, or other legal proceedings which discharge the lien of the security instrument.

~~a-b.~~ When the parcel is used for financing a single-family dwelling, the parcel size shall be at least one net acre and not more than five net acres in size, be identified by the County Division of Environmental Health as adequate for an on-site waste disposal system, and at least one of the following conditions exists:

- (1) The parcel is to be created by the conveyance of a security instrument to finance a single-family dwelling to be occupied by the parcel owner; or,
- (2) The parcel or parcels to be created are intended as a conveyance exclusively for use by a member of the parcel owner's immediate family; there is only one parcel per related person, or per related married couple, and there is no more than one parcel per each 20 gross acres in the A-1 zone or 40 gross acres in the A-1-40 and A-2 zones.

~~b-c.~~ When the parcel is used for financing an agricultural operation the parcel size shall be at least one net acre in size and certified by the County Division of Environmental Health as adequate for an on-site waste disposal system.

~~e-2.~~ When a Boundary Adjustment (Property Line Adjustment) meets all the following conditions:

~~a.~~ The parcels are not part of an "antiquated subdivision" as defined in County Code Chapter 2.52, Section 2.52.015, except for an adjustment between two parcels;

~~(1)~~ For any boundary adjustment involving parcels in an antiquated subdivision, all adjusted parcels must meet the minimum area requirement unless a Variance is granted in compliance with Chapter 18.126 (Variances and Minor Deviations) as part of a merger and re-subdivision approval in compliance with Section 17.04.074 of the County Code (Subdivision).

~~(2)~~ A subsequent property line adjustment on the same parcels as adjusted previously of an "antiquated subdivision" in the A-1 zone within a two-year period shall be prohibited.

~~(1)b.~~ At least one of the parcels does not meet the minimum parcel size requirement prior to the adjustment; and,

~~(2)c.~~ The adjustment does not result in an increase in the number of nonconforming parcels that existed prior to the adjustment.

~~d.a.~~ ~~For any boundary adjustment involving parcels in an antiquated subdivision, all adjusted parcels must meet the minimum area requirement unless a Variance is granted in compliance with Chapter 18.126 (Variances and Minor Deviations) as part of a merger and re-subdivision approval in compliance with Section 17.04.074 of the County Code (Subdivision).~~

~~e.a.~~ ~~A subsequent property line adjustment on the same parcels as adjusted previously of an "antiquated subdivision" in the A-1 zone within a two-year period shall be prohibited.~~

~~f-3.~~ The parcel is developed by a utility or quasi-utility for a television or radio antenna, electric substation, power generation plant, or other use determined by the Commission and the Board to be similar, subject to all the following terms and conditions:

~~a.~~ On-site construction complies with all applicable Federal, State, and local regulations.

~~b.~~ A permit has been approved by the County for the proposed uses.

~~(1)c.~~ The following provisions apply, appear on the parcel map, and be duly recorded in the public records of the County prior to any improvements of the subject parcel:

- (1) No residential uses are permitted;
- (2) In the event the use for which the parcel division was approved no longer exists on the parcel, the title to the parcel reverts to the original transferor, or if the original transferor no longer owns the parcel from which the subsequent parcel was acquired, to the transferor's heirs, successors, or assigns;
- (3) Within one year of the termination of use, the parcel shall be sold to an adjoining parcel owner and combined with the adjoining parcel of record through recordation of a Voluntary Notice of Merger by the County; and,
- (4) The parcel which is subject to division in compliance with this Subsection is not entitled to any Variance as provided for in Government Code Section 65906. The owner waives any right to apply for a Variance for the subject parcel.

~~(2)(1)~~ ~~A permit has been approved by the County for the proposed uses.~~

~~g-4.~~ The parcel is developed as an airstrip approved by the County for use only by aircraft engaged in agricultural-related operations, subject to all the following terms and conditions:

~~(1)a.~~ On-site construction complies with all applicable Federal, State, and local regulations.

~~(2)b.~~ The following provisions apply, appear on the parcel map, and be duly recorded in the public records of the County prior to any additional improvements of the subject parcel:

- (1) The parcel which is subject to division may be used for growing crops and an agricultural airstrip, including related accessory structures. In addition, one single-family dwelling (a minimum of 400 square feet in size) for occupancy by a caretaker or watchman may be allowed as otherwise provided in this Zoning Code. No other uses are permitted on the parcel;
- (2) In the event the property is at a later date combined with an adjacent property by recorded parcel map or recorded subdivision map which results in parcels that meet all of the minimum requirements for parcel area, width and depth for the zone existing at the time the map is recorded, then the property may be used for any use allowed in the zone;
- (3) The parcel which is subject to division in compliance with this Subsection is not entitled to any Variance as provided for in Government Code Section 65906. The owner waives any right to apply for a Variance for the subject parcel;
- (4) In the event the use for which the parcel division was approved no longer exists on the parcel, the title to the parcel reverts to the original transferor, or if the original transferor no longer owns the parcel from which the subsequent parcel was acquired, to the transferor's heirs, successors, or assigns; or
- (5) Within one year of the termination of use, the parcel shall be sold to an adjoining property owner and combined with the adjoining parcel of record through recordation of a Voluntary Notice of Merger by the County.

~~G-5.~~ When the parcel owner desires to retain a dwelling, which has existed on the parcel for at least 10 years, the parcel owner may divide off the parcel containing the dwelling when all the following conditions are met:

~~1-a.~~ The portion of the parcel which does not contain the dwelling is combined with an abutting parcel.

~~2-b.~~ The parcel containing the dwelling shall not be less than one net acre and not more than five net acres in size and has a minimum 150 feet of frontage on a public road; and,

~~3-c.~~ The dwelling which is to be retained must have been lived in by the parcel owner for at least 10 years.

18.10.040 – Other Applicable Agricultural Zone Regulations

Changes to Subsection M (1):

M. Setbacks.

1. **Agricultural Setback Requirement for Residential Uses.** New residential dwellings and/or other habitable structure shall be setback so as to provide a physical separation of 200 feet, as measured from the dwelling or other habitable structure to any abutting parcels used for agricultural production. "Agricultural Production," as used herein, means either an existing agricultural operation or an agricultural operation that would be a reasonably anticipated use. The ~~agricultural~~ setback may include roads, parking, trails, creeks, canals, and landscape features. Exception to agricultural setback requirements may be permitted with approval of a variance, in compliance with Chapter 18.126 (Variances and Minor Deviations).

(R-R, R-1, R1-5000, R-2, R-3, R-4, M-H)

Contents:

- 18.12.010 – Purpose of Residential Zones**
- 18.12.020 – Residential Zone Land Uses and Permit Requirements**
- 18.12.030 – Residential Zone Development Standards**
- 18.12.040 – Other Applicable Residential Zone Regulations**

18.12.020 – Residential Zone Land Uses and Permit Requirements

Changes to Table 2-3 (Residential Zone Allowed Uses and Permit Requirements) as follows:

Table 2-3 Residential Zone Allowed Uses and Permit Requirements	Residential Zones Permit Requirements						
	P A CUP TUP -	Allowed by Right Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Temporary Use Permits (Chapter 18.124) Not allowed					
Land Use (see Article 8 for land use definitions)	R-R	R-1 R-1-5000	R-2	R-3	R-4	M-H	Additional Regulations
Agricultural through Educational, Institutional, Public Assembly, and Recreational [No text changes.]							
Residential							
Accessory Dwelling Unit	-P	P	P	P	-P	-	18.12.040 (B) Chapter 18.62
Accessory Uses and Structures (garage, shed, swimming pool, tennis court)	P	P	P	P	P	P	Chapter 18.32 18.60.020
Additional Residential Unit	A	-	-	-	-	-	18.60.080
Community Care Facility (six or less residents)	P	P	P	P	P	P	
Community Care Facility (more than seven residents)	A	A	A	A	A	A	
Employee Housing, Residential (six or less residents)	P	P	P	P	P	P	18.60.090
Home Occupations	P	P	P	P	P	P	18.60.070
Mobile Home Parks	-	CUP	CUP	CUP	CUP	P	18.60.110
Multi-family Dwellings (5 units or less)	-	-	-	P	P	-	
Multi-family Dwellings (6 units or more)	-	-	-	A	A	-	
Short Term Rentals	A	A	A	A	A		18.60.270
Single-Family Dwellings	P	P	P	P	P	P	18.12.040 (A) 18.12.040 (B)
Single-Room Occupancy Units (SRO)	-	-	-	P	P	-	18.60.120
Subdivision Sales Office	P	P	P	P	P	P	18.60.280
Temporary Residence	P	P	P	P	P	P	18.60.130
Truck Parking	A	-	-	-	-	-	18.12.040 (B)
Service through Transportation and Communication [No text changes.]							

18.12.030 – Residential Zone Development Standards

Changes to Table 2-4 (Residential Zone Development Standards) as follows:

Table 2-4 Residential Zone Development Standards							
Development Feature (minimum unless otherwise indicated)	R-R (no public sewer/water)	R-R (with public sewer/water)	R-1	R-1-5000	R-2/R-3/R-4	M-H	Additional Regulations
Parcel Area (minimum square feet) area required for each NEWLY CREATED parcel.							
Interior Parcel	1 net ac.	14,520	6,000	5,000	6,000	4,000	18.12.040 (A)
Corner Parcel	1 net ac.	14,520	6,400	6,000	6,400	4,500	18.12.040 (A)
Parcels Shall Front a Publicly Maintained Street	No	No	Yes	Yes	Yes	Yes	Access easements are prohibited. 18.12.040 (A)
Setbacks (minimum) Property lines are measured in feet, with those adjacent to the street measured from the face of the curb, adopted plan line, or edge of right-of-way. through Parcel Depth, Width, and Coverage (maximum) area measured in feet [No text changes.]							
Height (maximum) measured in feet							
Height (Main Structure)	35	30	30	30	R-32: 45 R-23: 60 R-4: 60	15	
Height (Accessory Structure)	35	3515	15	15	15	15	
Additional Regulations [No text changes.]							

18.12.040 – Other Applicable Residential Zone Regulations

Changes to Subsection A as follows:

A. General Residential Regulations.

1. **Agricultural Uses.** Agricultural uses in Residential Zones are interim uses and are only permitted until 75 percent of the abutting parcels are subdivided and/or developed. This includes the following uses:
 - a. **Accessory Farm Structures.** Structures are limited to a maximum of 600 square feet and shall meet the setback requirements of the zone in which the parcel is located.
 - b. **Farm Animal Keeping/Raising.**
 1. Up to two ~~large~~ animals (i.e., horses, cows, ostriches, and swine), or up to five birds (other than household pets) are permitted per parcel. Director approval is required for additional on-site animals ~~and a minimum of two acres is required.~~
 2. Farm animal keeping/raising is not allowed as an accessory use to a residential use in the R-1 and the R1-5000 Residential Zones.
 - c. **Row Crops.**
2. **Development Standards.**
 - a. **Front Setback.** The front setback is measured from the existing or adopted street right-of-way line (ultimate width of the existing street).
 - b. **Minimum Parcel Size.** Where on-site wastewater treatment systems or septic systems are used on each parcel, County of Division of Environmental Health requirements shall be met. This requirement applies to both interior and corner lots.
 - ~~b-c.~~ **Access Easements.** Access easements are prohibited in residential zones where parcels are required to front a publicly maintained street.

3. **Single-Family Dwellings.**

- a. Single-Family dwellings shall be conventional construction or manufactured off-site and placed on a permanent foundation. Two dwellings are permitted in the R-2 Zone and three or more dwellings in the R-3 and R-4 zones based on consistency with the density standards of the General Plan or applicable community plan.
- b. **Agricultural Setback Requirement for Residential Uses.** New residential dwellings and/or other habitable structures in residential developments in a designated urban community adjacent to agricultural designated lands shall be set back so as to provide a physical separation of 200 feet, as measured from the dwellings or other habitable structures, to any abutting parcels used for agricultural production. "Agricultural Production," as used herein, means either an existing ~~agricultural~~ agricultural operation or an agricultural operation that would be a reasonable anticipated use. The agricultural setback may include roads, parking, trails, creeks, canals, and landscape features. Exceptions to agricultural setback requirements may be permitted with approval of a variance, in compliance with Chapter 18.126 (Variances and Minor Deviations).
- c. Tiny homes shall be considered single-family dwellings and shall be placed on a permanent foundation system.

Chapter 18.14 – Commercial Zones (C-P, C-1, C-2, C-3, H-I-C, MU)

Contents:

- 18.14.010 – Purpose of Commercial Zones
- 18.14.020 – Commercial Land Uses and Permit Requirements
- 18.14.030 – Commercial Zone Development Standards
- 18.14.040 – Other Applicable Commercial Zone Regulations

18.14.020 – Commercial Land Uses and Permit Requirements

Changes to Table 2-5 (Commercial Zone Allowed Uses and Permit Requirements) as follows:

Table 2-5 Commercial Zone Allowed Uses and Permit Requirements	Commercial Zones Permit Requirements						
	P	Allowed by Right					
A	Administrative Permit (Chapter 18.114)						
CUP	Conditional Use Permit (Chapter 18.116)						
TUP	Temporary Use Permits (Chapter 18.124)						
-	Not allowed						
Land Use (see Article 8 for land use definitions)	CP	C-1	C-2	C-3	H-I-C	MU	Additional Regulations
Educational, Institutional, Public Assembly, and Recreational through Retail [No text changes.]							
Service							
Accessory Offices	-	P	P	P	P	A	
Art Galleries	P	P	P	P	-	A	
Art Studios	P	P	P	P	-	A	
Banks and Financial Services	P	P	P	P	P	P	
Bars and Night Clubs	-	-	CUP	A	A	A	
Childcare, Day Care Centers	A	A	A	A	-	A	
Family Childcare Facilities, Small	A	A	A	A	-	P	18.60.150
Family Childcare Facilities, Large	A	A	A	A	-	A	18.60.150
Flea Markets	-	-	CUP	CUP	-	-	

Table 2-5 Commercial Zone Allowed Uses and Permit Requirements	Commercial Zones Permit Requirements						
	P A CUP TUP -	Allowed by Right					
		Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Temporary Use Permits (Chapter 18.124) Not allowed					
Land Use (see Article 8 for land use definitions)	CP	C-1	C-2	C-3	H-I-C	MU	Additional Regulations
Frozen Food Lockers	-	-	P	P	-	-	
Heavy Equipment Repair Shops	-	-	A	A	-	-	
Hospitals (60 beds or less)	-	-	A	A	-	-	
Hospitals (more than 60 beds)	-	-	CUP	CUP	-	-	
Hotels and Motels (80 rooms or less)	-	-	A	A	A	-	18.14.040 (A)
Hotels and Motels (more than 80 rooms)	-	-	CUP	CUP	CUP	-	18.14.040 (A)
Kennels and Animal Boarding	-	-	P	P	-	-	
Mechanical Car Washes	-	-	P	P	-	-	
Semi-Mobile Food Vendors	A	A	A	A	A	A	18.60.260
Mortuaries, Funeral Homes	-	-	P	-	-	-	
Offices (Administrative, Business, Medical, and Professional 5,000 sq. ft. or less)	P	P	P	P	P	P	
Offices (Administrative, Business, Medical, and Professional greater than 5,000 sq. ft.)	A	A	A	-	-	A	
Personal Services, General	-	P	P	-	P	A	
Personal Services, Restricted	-	A	A	-	A	A	18.14.040 (A)
Photographic Studios	P	-	P	-	-	A	
Restaurants	A	P	P	P	P	A	18.14.040 (B)
Small Appliance Repair Shops	-	P	P	-	-	A	
Vehicle/Motorcycle Sales Facilities (general/new)	-	-	P	A	-	-	18.60.340
Vehicle/Motorcycle Sales Facilities (general/used)	-	-	CUP	A	-	-	18.60.340
Vehicle/Motorcycle Sales Facilities (wholesale)	-	-	A	A	-	-	18.60.340
Vehicle Parts Sales (new)	-	P	P	-	P	-	
<u>Vehicle Repair Facilities</u>	-	-	<u>CUP</u>	<u>A</u>	<u>A</u>	-	<u>18.60.330</u>
Vehicle Service Stations	-	P, A	P, A	P	P	-	18.14.040 (A) 18.60.250
Storage and Manufacturing through Transportation and Communication [No text changes.]							

18.14.040 – Other Applicable Commercial Zone Regulations

Changes to Subsection B (2) as follows:

B. Specific Commercial Regulations.

2. C-1 Neighborhood Commercial Zone.

- a. **Educational, Institutional, Public Assembly, and Recreational Uses.** Gymnasiums shall not exceed 200-person capacity in the main structure area.
- b. **Retail Uses.**
 - (1) **Clothing Stores.** Clothing stores shall not exceed a 100-person capacity in the main structure area.
 - ~~(2) **Convenience Stores.** An Administrative Permit is required for alcoholic beverage sales.~~
 - ~~(3)~~(2) **Drug Stores.** An Administrative Permit is required for alcoholic beverage sales.
 - ~~(4)~~(3) **Pharmacies.** Pharmacies may not exceed 30,000 square feet of gross floor area.

ARTICLE 3: REGULATIONS APPLICABLE TO ALL ZONES

Contents:

- Chapter 18.30 - Site Planning and General Development Standards
- Chapter 18.32 - Accessory Structures
- Chapter 18.34 - Fences, Walls, and Hedges
- Chapter 18.36 - Landscaping
- Chapter 18.38 - Off-Street Parking Regulations and Design Standards
- Chapter 18.40 - Performance Standards
- Chapter 18.44 - Sign Regulations
- Chapter 18.46 - Solid Waste and Recycling Materials Storage
- Chapter 18.48 - Surface Mining and Reclamation

Chapter 18.36 - Landscaping

Contents:

- 18.36.010 – Purpose
- 18.36.020 – Applicability
- 18.36.030 – Water Efficient Landscape Ordinance (WELO)
- 18.36.040 – Definitions
- 18.36.050 – General Landscape Standards
- 18.36.060 – Residential Zone Landscape Standards
- 18.36.070 – Non-Residential Landscape Standards

18.36.070 – Non-Residential Landscape Standards

Changes to Subsection A and Table 3-7 (Non-Residential Front Setback Landscaping) as follows:

- A. **Applicability.** Front setback landscaping is required in the following non-residential zones, See Table 3-7 (Non-Residential Front Setback Landscaping):
 1. B-P Business Park
 - ~~1-2.~~ C-P Commercial Professional Office
 - ~~2-3.~~ C-1 Neighborhood Commercial

- 3-4. C-2 General Commercial
- 4-5. C-3 Heavy Commercial
- 5-6. H-I-C Highway Interchange Center
- 6-7. M-1 Light Manufacturing
- 7-8. M-2 General Manufacturing

Table 3-7 Non-Residential Front Setback Landscaping		
Zone	Front Setback (feet)	Additional Requirements
Commercial		
C-P	10	When a parking structure, parking lot, or maneuvering area is adjacent to a front setback or on a corner parcel, both the front and side setbacks, and a landscape screen shall be required along the entire width of the required setback along the structure shall be planted with a landscape screen/parking area/structure . The landscape screen may be combined with a landscape wall and/or berm.
C-1	10	
C-2	6	
C-3	15	
HIC	15	
Industrial		
B-P	15	Front setback landscaping is not required in the MU (Mixed-use) zone unless one of the above conditions is met.
M-1	15	
M-2	15	

Chapter 18.44 - Sign Regulations

Contents:

- 18.44.010 – Purpose and Applicability
- 18.44.020 – Effect of Chapter
- 18.44.030 – Definitions
- 18.44.040 – Sign Permit Required
- 18.44.050 – Comprehensive Sign Program – When Required
- 18.44.060 – Application and Review of Sign Permits
- 18.44.070 – Exempt Signs
- 18.44.080 – Prohibited Signs
- 18.44.090 – Temporary Signs
- 18.44.100 – Standards for Signs Requiring a Sign Permit
- 18.44.110 – Standards for Specific Sign Types
- 18.44.120 – Iconic Signs
- 18.44.130 – Electronic Digital Display Message Signs
- 18.44.140 – Signs in Residential Zones
- 18.44.150 – Signs in Commercial, Mixed-Use, and Industrial Zones
- 18.44.160 – Signs in Agricultural Zones
- 18.44.170 – Comprehensive Sign Program
- 18.44.180 – Sign Construction and Maintenance
- 18.44.190 – Removal of Unlawful, Unsafe, and Unauthorized Signs on Public Property
- 18.44.200 – Nonconforming Signs
- 18.44.210 – Revocation of Sign Permits

18.44.030 – Definitions

Changes to the Definitions as follows:

Freestanding Sign. A freestanding sign may be one of the following signs:

Monument Sign. An independent structure supported from grade to the bottom of the sign with the appearance of having a solid base.

Pole Sign. A sign which is supported by one or more uprights, braces, poles, or other similar structural components that are not attached to a building or buildings.

~~**Fuel Price Sign.** A sign containing prices and grades of fuel for sale at a service station.~~

Graphics. Decoration of the exterior of a building or site with murals, artwork, or statuary and not containing a commercial message, trademark, or logo-type brand name.

Historical/Memorial Markers and Tablets. Plaques or similar signage that identify a California Historical Landmark or National Historic Landmark.

~~**Monument Sign.** An independent structure supported from grade to the bottom of the sign with the appearance of having a solid base.~~

Off-Site Sign. A sign which advertises a business, product, service, or entertainment primarily conducted, sold, or offered other than upon the parcel premises where the sign is located. Also, cited as off-premise sign.

~~**Fuel Service Station - Price Sign.** A sign containing prices and grades of fuel for sale at a service station.~~

18.44.070 – Exempt Signs

Changes to Subsection B (13) through (14) as follows:

A. **Exceptions to Sign Permits.** The following signs are allowed without a Sign Permit in any zone and shall not be included in the determination of type, area, or number, of signs allowed on each parcel. Exempted signs shall be required to adhere to the regulations established for each sign type as provided in this Section.

13. Memorial tablets or signs and historic markers.

14. Political Signs. Temporary off-site political signs are allowed in any zone subject to the following limitations:

a. Signs shall be in compliance with County campaign handout materials.

b. Signs shall be removed in compliance with County campaign handout materials.

c. Signs shall have a maximum of eight square feet of sign area in residential zones and a maximum of 32 square feet of sign area in all non-residential zones.

d. Signs are prohibited within a street intersection, sight distance triangle, or at a location where the sign may interfere with, obstruct the view of, or be confused with an authorized traffic sign.

a.e. Signs shall not be nailed or affixed to trees, fences, or public utility poles and shall not be located in the public right-of-way, parkway, or on publicly-owned land.

18.44.090 – Temporary Signs

Changes to Subsection D as follows:

D. **Temporary Off-site Signs.** The following temporary off-site signs shall be allowed in all zones on a temporary basis:

1. Off-site Subdivision Signs.

a. A permit for off-site subdivision signs may be issued, with approval by the Director, at any time after recordation of the final subdivision map and shall be for a term not exceeding 12 months. All signs shall then be removed upon expiration of the permit, unless renewal of the permit for a period of not more than one additional 12-month period is approved by the Director.

- b. Off-site subdivision signs shall be maintained and not adversely affect the use or appearance of existing structures or landscaping and shall not create hazardous traffic conditions. Off-site subdivision signs shall be subject to the following standards:
 - (1) Subdivisions are permitted only two off-site subdivision signs.
 - (2) Signs shall not exceed 32 square feet each in area.
 - (3) All signs shall be removed from the property prior to the sale of the final parcel.
 - (4) Signs shall be set back a minimum of eight feet from the front property line.
 - (5) Signs within the sight distance triangle of any driveway or intersection shall not exceed two feet, six inches in height.
 - (6) Illuminated signs are prohibited.
- 2. **Open House Signs.** Temporary off-site open house signs are allowed for a period of 48 hours, provided the sign is limited to a double-faced sign not more than two by three feet in size. Open house signs shall not be placed in the public right-of-way.

~~3.1. **Political Signs.** Temporary off-site political signs are allowed in any zone subject to the following limitations:~~

- ~~a. Signs shall be in compliance with County campaign handout materials.~~
- ~~b.a. Signs shall be removed in compliance with County campaign handout materials.~~
- ~~c.a. Signs shall have a maximum of eight square foot of sign area in residential zones and a maximum of 32 square feet of sign area in all non-residential zones.~~
- ~~d.a. Signs are prohibited within a street intersection, sight distance triangle, or at a location where the sign may interfere with, obstruct the view of, or be confused with an authorized traffic sign.~~
- ~~e.a. Signs shall not be nailed or affixed to trees, fences, or public utility poles and shall not be located in the public right-of-way, parkway, or on publicly owned land.~~

18.44.100 – Standards for Signs Requiring a Sign Permit

Changes to Table 3-14 (Sign Standards for Commercial, Mixed-Use, and Industrial Uses) as follows:

Table 3-14 Sign Standards for Agricultural, Commercial, Mixed-Use, and Industrial Uses				
Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Notes
Freestanding Signs				
Sites with up to 150 linear feet of street frontage	1 per primary street frontage	1 square foot for each linear foot of primary building frontage, <u>up to a maximum of 100 sq ft.</u>	Monument Signs 6 ft Pole Signs – 20 ft	18.44.110 (E) May be used in combination with allowed structure signs.
Sites with over 150 linear feet of street frontage	1 per primary street frontage	1 square foot for each linear foot of primary building frontage, <u>up to a maximum of 100 sq ft.</u>	Monument Signs 6 ft	18.44.110 (E) May be used in combination with allowed structure signs.
	1 per secondary street frontage	Max 50 percent of area of primary sign	Pole Signs – 20 ft	
Structure Signs through Other Signs [No text changes.]				

18.44.110 – Standards for Specific Sign Types

Changes to Subsection F and I (3) as follows:

F. Freeway-Oriented Signs. See Figure 3-18 (Freeway Oriented Sign).

1. Freeway-oriented signs shall be located on the same parcel to premises on which the structure or use is being advertised.
2. Freeway-oriented signs shall not exceed 60 feet in height.
3. Freeway-oriented signs may only be located on parcels located no more than 500 feet from the outside edge of a freeway right-of-way.
4. Freeway-oriented signs shall not be placed within 750 feet of another freeway-oriented sign.
5. Freeway-oriented signs shall not exceed 200 square feet in-of sign area per tenant, or 100 square feet of sign area per tenant for each side of a double-sided sign.
6. The height of a freeway-oriented sign may be measured from the center line of an overpass if the sign is within 500 feet of the overpass.
7. Freeway-oriented signs shall require the approval of a Conditional Use Permit in compliance with Chapter 18.116 (Conditional Use Permits).
8. External illumination is prohibited.
9. Freeway-oriented signs shall be placed in a landscaped bed and shall have a minimum of two square feet of landscaping for every square foot of sign area measured at the base of the sign.

I. Price and Menu Boards.

3. Service Station ~~Gas~~-Price Sign. See Figure 3-23 (Service Station ~~Gas~~-Price Sign).

- a. Service station ~~gas~~-price sign shall not exceed 25 square feet of sign area for each side of a double-sided sign.
- b. A service station ~~gas~~-price sign is not allowed to be located within the sight distance triangle of any driveway or intersection.
- c. No more than two service station ~~gas~~-price signs are permitted per service station.
- d. External illumination is prohibited.
- e. LED prices figures are permitted.

18.44.140 – Signs in Residential Zones

Changes to Table 3-15 (Residential Zones Allowed Sign Types and Permit Requirements) and Subsection D as follows:

Table 3-15 Residential Zones Allowed Sign Types and Permit Requirements				Residential Zones Allowed Sign Types					Additional Regulations
				E	SP	A	CUP	-	
Sign Type (see 18.44.030 for sign definitions)	R-R	R-1	R-1-5000	R-2	R-3	R-4	M-H		
Agricultural	-	-	-	-	-	-	-		
Audio Signs	-	-	-	-	-	-	-		

Table 3-15 Residential Zones Allowed Sign Types and Permit Requirements				Residential Zones Allowed Sign Types						
				E SP A CUP -	Exempt Allowed by Sign Permit Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Not allowed					
Sign Type (see 18.44.030 for sign definitions)	R-R	R-1	R-1-5000	R-2	R-3	R-4	M-H	Additional Regulations		
Awning/Canopy	-	-	-	-	-	-	-			
Banners	-	-	-	-	-	-	-			
Billboards	-	-	-	-	-	-	-			
Community Entry Sign	A	A	A	A	A	A	A	18.44.140 (E)		
Comprehensive Sign Program	-	-	-	-	-	-	-			
Directory Sign	-	-	-	-	SP	SP	SP			
Directional Sign	-	-	-	-	SP	SP	SP			
Electronic Digital Display Message Sign	-	-	-	-	-	-	-			
Flag	E	E	E	E	E	E	E	18.44.140 (D)		
Freestanding Monument (Entry) Sign	SP	SP	SP	SP	SP	SP	SP	18.44.140 (D)		
Freestanding Pole Pole Sign	-	-	-	-	-	-	-			
Freeway-Oriented Sign	-	-	-	-	-	-	-			
Historic/Memorial Markers and Tablets	E	E	E	E	E	E	E			
Luminous Tube Sign (neon)	-	-	-	-	-	-	-			
Marquee	-	-	-	-	-	-	-			
Name Plate	SP	SP	SP	SP	SP	SP	SP	18.44.100 (D)		
Name Plate (house number)	E	E	E	E	E	E	E			
Painted	-	-	-	-	-	-	-			
Political	E	E	E	E	E	E	E			
Price/Menu Boards (Drive-thru)	-	-	-	-	-	-	-			
Price/Menu Boards (Walk-in)	-	-	-	-	-	-	-			
Projecting	-	-	-	-	-	-	-			
Real Estate Sign	E	E	E	E	E	E	E			
Roof Signs	-	-	-	-	-	-	-			
Service Station Price Signs	-	-	-	-	-	-	-			
Subdivision Sign	SP	SP	SP	SP	SP	SP	-	18.44.140 (D)		
Temporary	SP	SP	SP	SP	SP	SP	SP	18.44.090		
Time/Temperature Sign	-	-	-	-	-	-	-			
Vehicle Sign (stationary)	-	-	-	-	-	-	-			
Wall	-	-	-	-	-	-	-			
Window	-	-	-	-	-	-	-			

D. Specific Residential Zone Sign Regulations.

1. **Community Entry Sign.** Signs exceeding the allowable sign area shall require the approval of a Conditional Use Permit.
2. **Flag Poles.** A flag pole shall not exceed 30 feet in height. The flag shall be no larger than five feet by eight feet in size.
3. ~~Freestanding Monument Signs.~~
 - a. **Adjacent Uses** One ~~freestanding~~ monument sign for ~~each either a~~ single tenant, parcel, or multi-tenant complex for institutional uses in residential zones.
 - b. **Subdivision Entry Sign.** One ~~freestanding~~ monument sign for each subdivision.
 - c. **Multi-family Complex Entry Sign.** One ~~freestanding~~ monument sign for each multi-family complex containing five to 19 units. Two ~~freestanding monument~~ signs are permitted for multi-family complexes containing more than 20 units.
4. **Institutional Uses in Residential Zones.** Signs shall be placed a minimum of five feet from a front property line and in compliance with the sight distance triangle.

18.44.150 – Signs in Commercial, Mixed-Use, and Industrial Zones

Changes to Table 3-16 (Commercial, Mixed-Use, and Industrial Zones Allowed Sign Types and Permit Requirements) and Subsection D as follows:

Table 3-16 Commercial, Mixed-Use, and Industrial Zone Allowed Sign Types and Permit Requirements				Commercial, Mixed-Use, and Industrial Zones Allowed Sign Types							Additional Regulations
				E SP A CUP -	Exempt Allowed by Sign Permit Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Not allowed						
Sign Type (see 18.44.030 for sign definitions)	C-P	C-1	C-2	C-3	H-I-C	MU	B-P	M-1	M-2		
Agricultural	-	-	-	-	-	-	-	SP	SP		
Audio Signs	-	-	-	-	-	-	-	-	-		
Awning/Canopy	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Banners	-	-	-	-	-	-	-	-	-		
Billboards	-	-	-	-	-	-	-	-	-		
Community Entry Sign	A	A	A	A	A	A	A	A	A	18.44.150 (D)	
Comprehensive Sign Program	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP		
Directory Sign	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Directional Sign	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Electronic Digital Display Message Sign	-	-	CUP	CUP	CUP	-	-	-	-	18.44.130	
Flag	E	E	E	E	E	E	E	E	E	18.44.150(D)	
Freestanding Monument Sign	SP	SP	SP	SP	SP	SP	SP	SP	SP	18.44.150 (D)	
Freestanding Pole Sign	-	SP	SP	SP	SP	-	SP	SP	SP	18.44.150 (D)	
Freeway-Oriented Sign	-	-	CUP	CUP	CUP	-	-	CUP	CUP		
Historic/Memorial Markers and Tablets	E	E	E	E	E	E	E	E	E		
Iconic Sign	SP	SP	SP	SP	SP	SP	SP	SP	SP	18.44.120	

Table 3-16 Commercial, Mixed-Use, and Industrial Zone Allowed Sign Types and Permit Requirements				Commercial, Mixed-Use, and Industrial Zones Allowed Sign Types							Additional Regulations
				E SP A CUP -	Exempt Allowed by Sign Permit Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Not allowed						
Sign Type (see 18.44.030 for sign definitions)	C-P	C-1	C-2	C-3	H-I-C	MU	B-P	M-1	M-2		
Luminous Tube Sign (neon)	-	SP	SP	SP	SP	SP	-	-	-		
Marquee	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Name Plate	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Name Plate (address)	E	E	E	E	E	E	E	E	E		
Painted	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Political	E	E	E	E	E	E	E	E	E		
Price/Menu Boards (Drive-thru)	-	SP	SP	SP	SP	-	-	-	-		
Price/Menu Boards (Walk-in)	E	E	E	E	E	E	E	E	E		
Projecting	-	SP	SP	-	-	-	-	-	-		
Real Estate Sign	E	E	E	E	E	E	E	E	E		
Roof Signs	-	-	-	-	-	-	-	-	-		
Service Station Price Signs	-	SP	SP	SP	SP	-	-	-	-		
Subdivision Sign	SP	SP	SP	SP	-	-	-	-	-		
Temporary	SP	SP	SP	SP	SP	SP	SP	SP	SP	18.44.090	
Time/Temperature Sign	-	SP	SP	SP	SP	-	SP	SP	SP		
Wall	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Window	SP	SP	SP	SP	SP	SP	SP	SP	SP		

D. Specific Commercial, Mixed-Use, and Industrial Zones Sign Regulations.

- Community Entry Sign.** Signs that exceed the allowable sign area shall require the approval of a Conditional Use Permit.
- Flag Poles.** Flag poles shall not exceed 30 feet in height. The flag shall be no larger than five feet by eight feet in size.
- Freestanding Pole Signs.** One ~~freestanding~~ pole sign for ~~each~~ either a single tenant, parcel, or multi-tenant complex, except in the C-P zone.
- Freestanding Monument Sign.** ~~Freestanding monument~~ Monument signs shall provide landscaping at the sign base, with a minimum of two square feet per square foot of sign, except in the C-P zone.
- Freeway-Oriented Sign.** Freeway-oriented signs shall meet the setback requirements of the zone in which they are located. Conditions of approval may increase the required setbacks from the freeway.

18.44.160 – Signs in Agricultural Zones

Changes to Table 3-15 (Agricultural Zones Allowed Sign Types and Permit Requirements) and Subsection D as follows:

Table 3-17 Agricultural Zones Allowed Sign Types and Permit Requirements		Agricultural Zones Allowed Sign Types	
		E SP A CUP -	Exempt Allowed by Sign Permit Administrative Permit (Chapter 18.114) Conditional Use Permit (Chapter 18.116) Not allowed
Sign Type (see 18.44.030 for sign definitions)	All Agricultural Zones	Additional Regulations	
Agricultural	SP		
Audio Signs	-		
Awning/Canopy	SP		
Banners	-		
Billboards	-		
Community Entry Sign	A		18.44.160 (D)
Comprehensive Sign Program	-		
Directory Sign	SP		
Directional Sign	SP		
Electronic Digital Display Message Sign	-		
Flag	E		18.44.160 (D)
Freestanding Monument (Entry) Sign	SP		18.44.160 (D)
Freeway-Oriented Sign	CUP		18.44.160 (D)
Historic/Memorial Markers and Tablets	E		
Historical Iconic Sign	SP		
Home Occupation Sign	SP		
Luminous Tube Sign (neon)	-		
Marquee	SP		
Name Plate	SP		
Name Plate (house number)	E		
Painted	SP		
Political	E		
Price/Menu Boards (Drive-thru)	-		
Price/Menu Boards (Walk-in)	SP		
Projecting	-		
Real Estate Sign	E		
Roof Signs	-		
Service Station Price Signs	-		
Subdivision Sign	SP		
Temporary	SP		
Time/Temperature Sign	-		
Vehicle Sign (stationary)	-		
Wall	SP		
Window	SP		

D. Specific Agricultural Zones Sign Regulations.

1. **Community Entry Sign.** Signs that exceed the allowable sign area shall require the approval of a Conditional Use Permit.
2. **Flag Poles.** A flag pole shall not exceed 30 feet in height. The flag shall be no larger than five feet by eight feet in size.
3. ~~Freestanding~~ **Monument Sign.**
 - a. ~~Freestanding~~ monument sign shall pertain to a County permit approved agricultural business.
 - b. One ~~freestanding~~ monument sign for ~~each~~ either a single tenant, parcel, or multi-tenant complex for non-agricultural uses in agricultural zones.
4. **Freeway-Oriented Signs.** At a minimum, the sign shall meet the setback requirements of the zone. The conditions of approval can increase the required setbacks from the highway or freeway.

ARTICLE 4: STANDARDS FOR SPECIFIC LAND USES

Contents:

- Chapter 18.60 - Standards for Specific Land Uses**
- Chapter 18.62 - Accessory Dwelling Units**
- Chapter 18.64 - Animal Confinement Facilities**
- Chapter 18.66 - Density Bonus for Affordable Housing**
- Chapter 18.68 - Wireless Telecommunication Facilities**

Chapter 18.60 - Standards for Specific Land Uses

Contents:

- 18.60.010 – Purpose and Applicability**
- 18.60.020 – Accessory Uses**
- 18.60.030 – Alcoholic Beverage Sales Businesses**
- 18.60.040 – Convenience Stores and Mini Marts**
- 18.60.050 – Cottage Food Operations**
- 18.60.060 – Emergency Shelters**
- 18.60.070 – Home Occupations**
- 18.60.080 – Housing, Additional Residential Units**
- 18.60.090 – Housing, Employee**
- 18.60.100 – Housing, Manufactured on Permanent Foundation in “R” Zones**
- 18.60.110 – Housing, Mobile/Manufactured Home Parks**
- 18.60.120 – Housing, Single Room Occupancy (SRO)**
- 18.60.130 – Housing, Temporary for Construction**
- 18.60.140 - Kennels**
- 18.60.150 – Large and Small Family Child Care Facilities**
- 18.60.160 – Mini-Storage Facilities**
- 18.60.170 – Mobile Recycling Facilities**
- 18.60.180 – Oil and Gas Wells**
- 18.60.190 – Outdoor Dining**
- 18.60.200 – Outdoor Displays**

- 18.60.210 – Places of Religious Assembly
- 18.60.220 – Produce Stands/Markets
- 18.60.230 – Recreational Vehicle Storage
- 18.60.240 – Recycling Facilities
- 18.60.250 – Service Stations
- 18.60.260 – Semi-Mobile Food Vendors
- 18.60.270 – Short Term Rentals
- 18.60.280 – Subdivision Sales Office
- 18.60.290 – Temporary Events
- 18.60.300 - Tobacco, Cigarette, and Vaping Devices and Supplies
- 18.60.310 – Vehicle Dismantling/Wrecking Yards/Junk Yards
- 18.60.320 – Vehicle Impound Lots (Tow Storage)
- 18.60.330 – Vehicle Repair Facilities
- 18.60.340 – Vehicle Sales

18.60.040 – Convenience Stores and Mini Marts

Changes to Subsection B as follows:

- B. **Standards.** In zones where allowed, convenience stores and mini marts shall be subject to all the requirements of this Zoning Code and the following standards:
1. The site shall have direct frontage along an arterial or collector street. The site shall not have direct access on a local residential street unless approved by the Department of Public Works.
 2. The design and location of the access drive(s) shall be subject to the approval of the Department of Public Works and/or the California Department of Transportation.
 3. New convenience stores and mini marts proposed within 1,000 feet of an existing or previously approved convenience store, mini mart, elementary, junior, or senior high school, parks, and youth facilities, as measured from one property line to another, shall require the approval of a Conditional Use Permit.
 - 3.4. The retail sale of alcoholic beverages shall only be allowed with approval of an Administrative Permit. The establishment and operation of alcoholic beverage sales are subject to the provisions in Section 18.60.030 (Alcoholic Beverage Sales Businesses).

18.60.080 – Housing, Additional Residential Units

Changes to the Subsection A through B as follows:

- A. **Purpose.** The purpose of this Section is to regulate additional residential unit(s) allowed in the R-R and all agricultural zones, where parcels are not connected to public water and sewer services and are served with wells and on-site septic systems.
- B. **Standards.** In R-R and agricultural zones where allowed, additional residential unit(s) shall be subject to all the requirements of this Zoning Code and the following standards:
1. **Requirements for the R-R Zone.**
 - a. No more than one additional residential unit shall be allowed per parcel.
 - b. The additional residence may be either a conventional residential unit or mobile home manufactured dwelling.
 - c. Conventional or manufactured dwellings shall be placed on permanent foundations.
 - d. The structure additional residential unit shall not exceed one story.
 - e. The additional residential unit may be attached or detached to the primary residential unit dwelling.

- f. County Division of Environmental Health approval is required for a septic system on parcels on one acre or less.

2. **Requirements for agricultural zones.**

a. **Allowed Dwelling Type and Location.** Additional residential units may be conventional ~~residences~~ or ~~mobile homes~~ manufacturing dwelling.

b. **Parcel Size.** ~~An additional residential unit may only be allowed on all parcels six acres or larger. Exceptions may be made subject to the following standards may be allowed provided the Director determines that all of the conditions are satisfied as listed below in Subsection (2)(b) and:~~

(1) ~~A maximum of one additional residential unit may be allowed on a parcel less than six acres if all of the following criteria is met:~~

(a) ~~Approval for a well and on-site septic system is obtained from the County Division of Environmental Health;~~

(b) ~~The parcel is not developed with an additional residential unit; and,~~

(c) ~~The property owner is the occupant of the existing or proposed permanent single-family dwelling on the same parcel.~~

(2) ~~Additional residences may be allowed on parcels served with public water and sewer services, subject to the provisions of Chapter 18.62 (Accessory Dwelling Units).~~

c. **Unit Size.**

(1) ~~The size of a detached additional residential unit shall not exceed 1,200 square feet.~~

~~a.~~(2) ~~The size of an attached additional residential unit shall not exceed 30 percent of the floor area of the existing or proposed permanent single-family dwelling.~~

b. **Principal Occupant Requirements for Agricultural Zones.**

d. ~~The principal occupants of the additional residential units shall either be:~~

(1) ~~b~~ ~~Bona fide farmers or qualified agricultural workers. There is a demonstrated need to provide a permanent residence for a bona fide farmer or a qualified agricultural worker based on the nature of the agricultural operation and the amount of land area devoted to the agricultural use. Bona fide farmers and qualified agricultural workers are defined as the following in this subsection; or,~~

(a) ~~Bona fide farmer. Any individual who derives not less than 50 percent of his or her income from actual farming practices including growing, harvesting, tilling, cultivating, and post harvesting of crops, or the raising of animals, fowl or bees; and,~~

(b) ~~Qualified agricultural worker. Any individual who derives not less than 50 percent of his or her income from employment in actual farming practices, including growing, harvesting, tilling, cultivating, and post-harvesting of crops, or the raising of animals, fowl, or bees.~~

(2) ~~The principal occupants of the additional residential units shall be m~~Members of the owner's immediate family, ~~and; when~~

(a)(2) ~~T~~the property owner is the occupant of a permanent single-family residence presently existing on the same parcel; ~~; and~~

(b) ~~There is a demonstrated need to provide a permanent residence for the property owner's immediate family.~~

(3) ~~The following conditions shall be satisfied for either Subsections a. or b., above:~~

(a)e. **Environmental Health Approval.** ~~has~~ shall ~~obtained~~ approval from the County Division of Environmental Health indicating the proposed installation of any wells and on-site septic systems complies with the regulations administered by the ~~eat~~ Public Health Department; ~~;~~

~~(b)a. A right to farm certificate shall be recorded prior to issuance of the Building Permit to notify subsequent occupants of the inconveniences of farming operations and the priority to which the County places on those operations;~~

(c)f. **Annual Monitoring Permit.** ~~The~~ Each additional ~~permanent~~ residential ~~unit~~e(s) shall be subject to a yearly occupancy monitoring permit with the regulations administered by the Department; ~~and; .~~

g. **Deed Restriction.** The property owner shall sign and record an affidavit provided by the Department attesting to the qualifications of the occupant which shall be recorded ~~the following documents~~ prior to the issuance of the Building Permit; ~~;~~

(1) An affidavit provided by the Department attesting to the qualifications of the occupant; and,

(2) A right-to-farm certificate shall be recorded prior to issuance of the Building Permit to notify subsequent occupants of the inconveniences of farming operations and the priority to which the County places on these operations:

~~(d)~~

18.60.090 – Housing, Employee

Changes to the Subsection A through B as follows:

A. Purpose. The purpose of this Section is to regulate the establishment of employee housing as governed by the Employee Housing Act, and to facilitate additional housing opportunities for agricultural workers.

A.B. Applicability. This Section shall apply to all Employee Housing permitted by the State Department of Housing and Community Development (HCD) in accordance with the Employee Housing Act, California Building Standards Code, the Mobilehome Parks Act, and the Special Occupancy Act.

B.C. Standards. In zones where allowed, employee housing shall be subject to all the requirements of this Zoning Code and the following standards:

1. Employee Housing, Agricultural

- a. **Occupancy.** In any zone where agricultural uses are allowed, agricultural employee housing shall consist of either 36 beds or less in in group quarters or 12 units or less, with each unit designed for use by a single family or household.
- b. **Permit Requirements.** Employee Housing, Agricultural shall be considered an agricultural use and subject to the same permits and fees applicable to any allowed agricultural use in that zone.

2. Employee Housing, Residential.

- a. **Occupancy.** In any zone where residential uses are allowed, residential employee housing shall consist of accommodations for six employees or less. Family members of the employees are not counted. Use of a dwelling for residential employee housing shall not ~~constitute~~ constitute a change of occupancy.
- b. **Permit Requirements.** Residential employee housing shall be considered a residential use and subject to the same permits and fees applicable to any residential use allowed in that zone.

3. **Industrial Zones.** Employee housing for six employees or less is permitted with the approval of an Administrative Permit.

4. **Additional Employee Housing.** In any zone where employee housing is allowed, employee housing may be permitted to exceed the allowed occupancy, as described in this Section, with approval of a Conditional Use Permit and subject to the following standards:

- a. The site shall be adequately served by public water and sewer services, and/or private septic and well approved by the County Division of Environmental Health.
- b. The site shall not be located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the Farmland Mapping and Monitoring Program.
- c. The employee housing shall be located on the same parcel, or adjacent to a parcel , that is developed with an existing commercial, industrial, or agricultural related business.

18.60.270 – Short Term Rentals

Changes to Subsection D (13) as follows:

D. Short Term Rental Standards and Regulations.

13. Notice Requirements.

- a. **Exterior Notice.** Each rental unit shall have a temporary exterior identification sign, not to exceed 8 ½ x 11 inches in size, that shall be posted as long as the unit is being rented on a transient basis. The identification notice shall be placed in a location that is clearly visible ~~form~~ from the front entrance of the unit, and shall clearly state the name and contact information of the Local Contact.

- b. **Interior Notice.** Each rental unit shall have a clearly visible and legible notice posted within the unit, adjacent to the front door that shall a copy of the permit listing all applicable standards and limits.
- c. **Written Notice.** Written notice shall be mailed to all owners of real property, as shown on the latest County equalized assessment roll, located within a radius of 300 feet of the exterior boundaries of the parcel. The notice shall include all applicable standards and limitations placed upon the short term rental, the use permit number, and the name and contact information of the designated Local Contact.

Chapter 18.62 - Accessory Dwelling Units

Changes to Chapter 18.62 (Accessory Dwellings) as follows:

Contents:

18.62.010 – Purpose

18.62.020 – Applicability

18.62.030 – Definitions

18.62.040 – General

18.62.050 – Application Filing, Processing, and Review

18.62.060 – Types of Accessory Dwelling Units

18.62.070 – Type and Number of Accessory Dwelling Units Permitted Per Parcel

18.62.080-080 – Development Standards for All Accessory Dwelling Units

18.62.090-090 – Off-Street Parking Standards for All Accessory Dwelling Units

18.62.100 – Standards Specific to Junior Accessory Units

18.62.110 – Nonconforming Conditions

18.62.050 – Recording of the ADU

18.62.010 – Purpose

~~The intent of this Chapter is to provide for both accessory dwelling units (referred to in this chapter as ADU's) on existing parcels or proposed to be developed with or within new single-family dwellings. ADU's contribute needed housing to the County's housing stock and provide additional affordable housing options for all incomes. ADU's are residential uses which are consistent with the General Plan objectives and Zoning Code regulations and increase housing opportunities regulations governing the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) within the unincorporated areas of Merced County that are consistent with Government Code Sections 65852.2 and 65852.22.~~

(Ord. No. 1976, 2019)

18.62.020 – Applicability

~~The provisions of this Chapter apply to all R-1, R-1-5000, R-2, and R-3 parcels in the County that are zoned residential, excluding the M-H zone, connected to public water and sewer or will be connected as part of a project that includes a new single-family dwelling and an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU), and is currently developed or will be developed with a single-family dwelling. Additionally, provisions for ADUs and JADUs for parcels with existing multi-family dwellings are also provided pursuant to State law. Finally, for the purposes of this Chapter, the MU zone shall be considered a residential zone. are occupied with a single-family dwelling unit and zoned residential. ADU's may exceed the allowable density for the parcel upon which the necessary dwelling unit is located and is a residential use that is consistent with the existing General Plan and zoning designations for the parcel.~~

(Ord. No. 1976, 2019)

18.62.030 – Definitions

~~The purpose of this Section is to provide definitions for the most commonly used terms in this Chapter without affecting the meaning of the same terms used in other Chapters of this Zoning Code.~~

Nonconforming Zoning Condition. A physical improvement on a property that does not conform with the current zoning standards.

Passageway. A pathway that is not unobstructed, clear to the sky, and extends from a street to one entrance of the accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU).

Public Transit. A location, including but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charges set fares, run on fixed routes, and are available to the public.

Tandem Parking. Parking where two or more vehicles are parking on a driveway or in any other location on a lot, lined up behind one another.

18.62.040 – General

A. Any construction, establishment, alteration, enlargement, or modification of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) shall comply with the requirements of this Section and the Building Code. An ADU or JADU that conforms to the standards of this Chapter shall:

1. Be deemed to be an accessory use or accessory building;
2. Be deemed a residential use that is consistent with the existing General Plan or zoning designation for the parcel;
3. Not be considered in the application of any local ordinance, policy, or program to limit residential growth;
4. Not be considered to exceed the allowable density for the parcel upon which the ADU or JADU is located;
5. Not be required to provide fire sprinklers if they are not required for the single-family dwelling;
6. Not be required to provide a passageway.
7. Not be considered to be a new residential use for calculating connection fees or capacity charges for utilities, including water and sewer services, unless the ADU or JADU was constructed with a new single-family dwelling; and,
8. Not be required, as a condition for ministerial approval, to correct nonconforming zoning conditions.

18.62.050 – Application Filing, Processing, and Review

A. **Ministerial Review.** A permit application for an accessory dwelling unit (ADU) or junior accessory dwelling (JADU) may be allowed with ministerial review, approval, and issuance of a Zoning Clearance.

B. **Processing Time.** If there is an existing single-family or multi-family dwelling on the parcel, the County shall act on the application to create an ADU or a JADU within 60 days from the date a complete application is received, unless either:

1. The applicant requests a delay, in which case the 60 day time period shall be tolled for the period of the delay; or,
2. The construction of a single-family dwelling is proposed at the same time as a construction of an ADU or a parcel, in which case, the County shall not approve the permit for the ADU prior to the permit for the single-family dwelling and shall not issue the Certificate of Occupancy for the ADU prior to the Certificate of Occupancy for the single-family dwelling.

C. **Impact Fees.**

1. A local agency, special district, or water corporation shall not impose any impact fee upon the development of an ADU that is less than 750 square feet.
 - a. For an ADU that is larger than 750 square feet, any impact fee shall be charged proportionately relation to the square footage of the single-family dwelling.
2. A JADU shall not be considered a separate or new dwelling for the purposes of providing service for water, sewer, and/or power.

18.62.060 – Types of Accessory Dwelling Units

A. An accessory dwelling unit (ADU) approved under this Chapter may take any one of the following forms:

1. **Attached.** An ADU may be a new habitable space attached to an existing or proposed single-family dwelling.
2. **Detached.** AN ADU may be a new detached habitable structure located on the same parcel as an existing or proposed single-family dwelling.
3. **Converted.** An ADU may be located within areas converted to habitable space that complies with the California Building Code for a dwelling, such as:

- a. An area with an existing single-family dwelling (e.g. an attached garage); or.
 - b. An existing accessory structure (e.g. a detached garaged or pool house) located on the same parcel as the single-family dwelling.
4. **Junior Accessory Dwelling Unit (JADU).** A JADU is a dwelling, contained entirely within an existing or proposed single-family dwelling, that is a maximum of 500 square feet in size. A JADU may include separate facilities or may share sanitation facilities with the existing single-family dwelling. JADUs shall comply with Section 18.62.060 (Specific Standards for JADUs).

18.62.070 – The Type and Number of Accessory Dwelling Units Permitted Per Parcel

For parcels meeting the requirements of Section 18.62.020 (Applicability), the following type and number of accessory dwelling units (ADUs) may be allowed:

A. Parcels with a Single-Family Dwelling.

- 1. Not more than one of the following ADU types shall be allowed per parcel with an existing or proposed single-family dwelling:
 - a. A junior dwelling unit (JADU);
 - b. An attached ADU; or,
 - c. A converted ADU.
- 2. **Detached ADU.** Additionally, not more than one new construction, detached ADU shall be allowed per parcel with an existing or proposed single-family dwelling.

B. Parcels with Multi-Family Dwelling(s).

- 1. **Converted ADUs.** The number of converted ADUs, on a parcel with an existing multi-family dwelling, shall not exceed 25 percent of the total number of dwelling units.
- 2. **Detached ADUs.** Not more than two detached ADUs may be located on a parcel that contains an existing multi-family dwelling.

18.62.030-080 – Development Standards for All Accessory Dwelling Units

A. ~~**ADU Development Standards.** Except as modified in this Section, all General Plan, community plan, or zoning requirements relating to building height, parcel coverage, setbacks, and distance between structures shall be met, if applicable except as modified in this Section.:~~

~~1. **Allowed number of ADUs.** No more than one accessory dwelling unit shall be allowed per parcel.~~

~~1. **Height.**~~

~~2.a. The height of an attached or converted accessory dwelling unit (ADU) shall not exceed the height of the primary structure or the maximum height as allowed by the zone, whichever is less existing single-family dwelling.~~

3. **Floor Area.**

a. The total floor area of a new construction detached ADU shall not exceed 1,200 square feet.

b. If there is an existing single-family dwelling on the parcel, the total floor area of an attached or converted ADU shall not exceed 50 percent of the living area of the existing single-family dwelling, on the lot, with a maximum increase in floor area of 1,200 square feet.

~~b.c.~~ The total floor area of a JADU shall not exceed 500 square feet.

~~4. **Parcel Coverage.** Total parcel coverage for all structures on a parcel with an ADU shall not exceed that allowed by the Residential Zones Development Standards, except that total parcel coverage for all structures on a parcel in the R-2 Two-family residential zone and the R-3 Multiple-family residential zone shall not exceed 60 percent.~~

~~5.4.~~ **Setbacks.**

a. When an existing detached accessory structure is converted to a detached ADU, when a garage is converted to an ADU, no additional setbacks shall be required.

b. When an ADU is constructed above a detached garage, a four-five-foot side and four-foot rear setbacks are required.

c. No additional setbacks shall be required when a new structure containing an ADU is constructed in the same location (and to the same dimensions as the existing detached accessory structure).

b.d. Four-foot side and four-foot rear setbacks shall be required for detached ADUs.

6.5. Material Compatibility. An ADU or JADU entrance shall have the same exterior finish material as the existing or proposed single-family dwelling on the parcel and shall be of the same type of construction typical of dwelling units allowed in the zone.

6. Roof Form. An ADU or JADU shall-may have the same roof form as the primary dwelling but may-shall not have a flat roof.

7. Rental Term. An ADU or JADU may be rented, provided the rental term is at least 30 consecutive days or more. Non-continuous or transient occupancy is prohibited.

8. Separate Conveyance. An ADU or JADU shall not be sold or otherwise conveyed separately from the principal residence, except when sold or a qualified buyer in accordance with Government Code Section 65852.26.

9. Public Services. An ADU or JADU may only be allowed on parcels connected to public water and sewer services.

7-a. If the parcel is connected to public water, but not sewer, an ADU shall require the approval from the County Division of Environmental Health. The approval shall indicate the proposed installation of an on-site septic system to serve the ADU complies with the regulations administered by the Public Health Department.

B. Additional Regulations.

1. An ADU that is attached to the primary structure shall have independent exterior access.

2. ADUs shall only be allowed on residential parcels where public water and sewer service is available and connected.

3. An ADU shall not be required to provide fire sprinklers if they are not required for the primary residence.

4. A passageway shall not be required in conjunction with the construction of an ADU. For the purposes of this Section, a passageway means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU.

5. ADU shall not be considered a new residential use for calculating connection fees or capacity charges for utilities, including water and sewer service.

6. An ADU may be rented, provided the rental term is at least 30 continuous days or more. Non-continuous or transient occupancy is prohibited.

7. An ADU shall not be sold separately from the primary residence.

18.62.040-090 – Off-street Parking Standards for All Accessory Dwelling Units

Off-street parking shall meet the requirements of Chapter 18.38 (Parking Requirements) of this Zoning Code, except as provided in this Subsection-:

A. A maximum of ~~One~~ additional off-street parking space shall be provided for an accessory dwelling unit (ADU) or per bedroom in an ADU, whichever is less. Parking for an ADU may be provided as tandem parking on an existing driveway or in the front or rear setback areas.

A.B. Off-street parking ~~except that parking~~ is not required for an ADU or JADU in any of the following instances:

1. The ADU is a JADU that complies with Section 18.62.060 (Standards Specific to Junior Accessory Dwellings);

2. The ADU is an attached or converted ADU;

3. The ADU is located within an architecturally and historically significant historic district;

1.4. The ADU is located within one-half mile walking distance of public transit; ~~or,~~

2. When on-street parking permits are required but not offered to the occupant(s) of the ADU or JADU;

3. When there is a car share vehicle located within one block of the ADU or JADU; and,

4. When an existing garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or JADU or is converted to an ADU.

5. ~~When an existing garage, is converted to an ADU; or when a carport, or covered parking structure is demolished in conjunction with the construction of an ADU or JADU, or is converted to an ADU, the required replacement spaces must be located on the same parcel, and may be covered, uncovered, or tandem spaces.~~

~~2. The ADU is part of an existing accessory structure.~~

~~B. A parking space for an ADU may be provided as tandem parking on an existing driveway.~~

~~B. When an existing garage is converted to an ADU, or when a carport or covered parking structure is demolished in conjunction with the construction of an ADU, the required replacement spaces must be located on the same parcel, and may be covered, uncovered, or tandem spaces.~~

18.62.100 – Standards Specific to Junior Accessory Dwellings

The provisions in Section 18.62.080 (Standards Applicable to All Accessory Dwelling Units) shall also apply to junior accessory dwelling (JADUs), except as provided below:

A. Location. A JADU shall be entirely within the walls of an existing or proposed single-family dwelling.

B. Number. A maximum of one JADU is allowed per parcel within an existing or proposed single-family dwelling.

C. Size. A JADU shall not exceed 500 square feet in size.

D. Entrance.

1. A JADU shall have an entrance that is separate from the main entrance of the existing or proposed single-family dwelling.

2. A Converted ADU or JADU may include an expansion of a maximum 100 square feet beyond the physical dimensions as the existing accessory structure or single-family dwelling. This expansion shall be limited to accommodating ingress and egress from the ADU or JADU.

E. Kitchen. A JADU shall include an efficiency kitchen which shall include all of the following:

1. Cooking facilities with appliances; and

2. Food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

F. Owner Occupancy. The owner shall reside on the property in either the newly created JADU or the remaining portion of the single-family dwelling, unless the owner is a governmental agency, land trust, or housing organization.

G. No Separate Conveyance. A JADU shall not be sold or otherwise conveyed separately from the single-family dwelling on a parcel, except when sold to a qualified buyer in accordance with Government Code Section 65852.26.

H. Deed Restriction. Prior to issuance of a Building Permit, a deed restriction shall be recorded on the property indicating the following:

1. The size of the JADU is restricted to a maximum of 500 square feet; and the JADU shall contain cooking facilities with appliances and food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU;

2. The deed restriction shall run with the land and may be enforced against future property owners;

3. Owner-occupancy is required in either the JADU or the remaining portion of the single-family dwelling; and

4. The JADU shall not be sold or otherwise conveyed separately from the single-family dwelling.

18.62.110 – Nonconforming Conditions

Notwithstanding Chapter 18.94 (Nonconforming Structures) to the contrary, an owner of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) that receive a notice to correct violations or abate nuisance, in relation to the ADU or JADU, may request a delay in enforcement of a building standard, subject to compliance with the Health and Safety Code Section 17980.12.

18.62.050 – Recording of the ADU

~~An Affidavit regarding the ADU shall be recorded with the County on the property indicating that one of the dwelling units shall be occupied by an owner of record, prior to the issuance of any Building Permits.~~

Chapter 18.66 - Density Bonus for Affordable Housing

Contents:

18.66.010 – Purpose

18.66.015 – Definitions

18.66.020 – Eligibility for Bonus, Incentives, or Concessions

18.66.025 – Projects Ineligible for a Density Bonus

18.66.030 – Allowed Density Bonuses

18.66.040 – Allowed Incentives or Concessions

18.66.050 – Parking Requirements in Density Bonus Projects

18.66.060 – Bonus and Incentives for a Development with Child Day Care Center

18.66.070 – Continued Availability

18.66.080 – Location and Type of Designated Dwelling Units

18.66.090 – Processing of Bonus Requests

18.66.100 – Density Bonus Agreements

18.66.110 – Controls of Resale and Equity Sharing Agreements

18.66.120 – Judicial Relief, Waiver of Standards

18.66.130 – County's Use of Recaptured Subsidies and Appreciation

18.66.020 – Eligibility for Bonus, Incentives, or Concessions

Changes to the Preamble for Section 18.66.020 (Eligibility for Bonus, Incentives, or Concessions) as follows:

To be eligible for a density bonus, reduced parking ratios, and other incentives or concessions as provided by this Chapter, a proposed housing development shall comply with the following requirements and shall satisfy all other applicable provisions of this Zoning Code, except as provided by Section 18.66.040 (Allowed Incentives or Concessions), Section 18.66.050 (Parking Requirements in Density Bonus Projects), and Section 18.66.060 (Bonus and Incentives for a ~~Development~~Development with Child Day Care Centers). A project is ineligible for a Density Bonus pursuant to Section 18.

18.66.030 – Allowed Density Bonuses

Changes to Subsection A (8) as follows:

- A. **Density bonus.** A housing development that complies with the eligibility requirements specified in 18.66.020(A.) above, shall be entitled to density bonuses as follows, unless a lesser percentage is proposed by the applicant.
 - 8. **Bonus for dwelling units for lower income students in a student housing development.** A housing development that is eligible for a bonus in compliance with the criteria in Section 18.66.020 (A)(6) (20 percent of units for student housing) and Government Code Section 65915, shall be entitled to a density bonus of 35 percent of the student housing units. The term "unit", as used in this Subparagraph, means one rental bed and its pro rata share of associated common area facilities.

18.66.040 – Allowed Incentives or Concessions

Changes to Subsection B as follows:

- B. **Board consideration of allowed incentives or concessions.** The Board shall grant the incentive or concession requested by the applicant unless the Board makes a written finding, based on substantial evidence, of any the following:
 - 1. The incentive or concession does not result in identifiable and actual cost reductions, consistent with Government Code Section 65915 (k), to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915 (c).
 - 2. The incentive or concession would have a specific, adverse impact, as defined in Government Code Section 65589.5 (d) Paragraph (2) , upon the ~~the~~ public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to

satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

3. The incentive or concession would be contrary to State or Federal law.

18.66.060 – Bonus and Incentives for a Development with Child Day Care Center

Changes to Subsection A as follows:

- A. **Housing developments.** When an applicant proposes to construct a housing development that complies with the resident and project size requirements of Section 18.66.020 (Eligibility for Bonus, Incentives, or Concessions) above, and includes as part of that development a child day care center that will be located on the site of, as part of, or adjacent to the housing development, the County shall grant either an additional density bonus or an additional incentive or concession.
1. **Additional bonus and incentives.** The County shall grant a housing development that includes a child day care center in compliance with this Section either of the following:
 - a. An additional density bonus that is an amount of floor area in square feet of residential space that is equal to or greater than the floor area of the child care facility; or,
 - b. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility.

18.66.070 – Continued Availability

Changes to the Preamble of Section 18.66.070 (Continued Availability) as follows:

The applicant shall agree to, and the County shall ensure, the continued ~~affordability~~ **affordability** of the units that qualified the housing development for a density bonus and other incentives and concessions shall continue to be available as affordable dwelling units in compliance with the following requirements, as required by Government Code Section 65915(c). See also Section 18.66.110 (Control of Resale).

Chapter 18.68 - Wireless Telecommunication Facilities

Contents:

- 18.68.010 – Purpose**
- 18.68.020 – Applicability**
- 18.68.030 – Definitions**
- 18.68.040 – Exemptions**
- 18.68.050 – Permits Required**
- 18.68.060 – Application Requirements**
- 18.68.070 – Limitations on Location**
- 18.68.080 – Facility Design and Development Standards**
- 18.68.090 – Modification Constituting a “Substantial Change”**
- 18.68.100 – Operation and Maintenance Standards**
- 18.68.110 – Discontinuance and Site Restoration**

18.68.070 – Limitations on Location

Changes to Subsection D as follows:

- D. **Wireless Telecommunication ~~Facilities~~ **Facilities** in Agricultural Areas.** If wireless telecommunication ~~facilities~~ **facilities** are located in agricultural areas, preference is on dry pasture or rangeland to prevent conflict with aerial spraying of intensely cultivated farmland. If locations in cultivated areas are unavoidable, locate towers or

antenna near or on other structures or along major roadways, preferable locating towers on the same side of the road (for aerial sprayer safety).

ARTICLE 5: NONCONFORMITIES

Contents:

- Chapter 18.90 – General Nonconforming Provisions
- Chapter 18.92 – Nonconforming Parcels
- Chapter 18.94 – Nonconforming Structures
- Chapter 18.96 – Nonconforming Uses
- Chapter 18.98 – Other Specific Nonconforming Provisions

Chapter 18.90 – General Nonconforming Provisions

Contents:

- 18.90.010 – Purpose, Intent, and Definitions
- 18.90.020 – Establishment and Proof of Legal Nonconforming Status
- 18.90.030 – Continuation of Nonconformities
- 18.90.040 – Termination of Nonconformities

18.90.030 – Continuation of Nonconformities

Changes to Subsection B (3) as follows:

B. Allowed Improvements and Expansions

3. The continued use and expansion of certain nonconforming communications buildings and structures (including, but not limited to, radio towers, wireless facilities, and antennas) that directly or indirectly provide or support emergency services within the county (including, but not limited to, the broadcast of Emergency Alert System messages or public agency communications) may be allowed subject to the approval of a Conditional Use Permit in compliance with Chapter 18.116 (Conditional Use Permits), and the following findings:
 - a. That the improvement and/or expansion of the nonconformity is directly or indirectly related to the provision of emergency services within the county and will provide these services for the lifetime of the project,
 - b. That the improvement and/or expansion of the existing nonconforming building or structure will not result in an increase of more than ~~one hundred~~100 percent of the original floor area of the nonconformity, not including the floor area of any previously approved expansions, and
 - c. That the improvement and/or expansion of the nonconformity would not be detriment to the public health, safety and general welfare.

ARTICLE 6: PERMIT PROCESSING PROCEDURES

Contents:

- Chapter 18.110 – General Provisions
- Chapter 18.112 – Application Processing Procedures
- Chapter 18.114 – Administrative Permits
- Chapter 18.116 – Conditional Use Permits
- Chapter 18.118 – Planned Development Permits
- Chapter 18.120 – Reasonable Accommodations
- Chapter 18.122 – Site Plan and Design Review
- Chapter 18.124 – Temporary Use Permits
- Chapter 18.126 – Variances and Minor Deviations
- Chapter 18.128 – Zoning Clearances
- Chapter 18.130 – Permit Implementation, Time Limits, and Extensions

Chapter 18.114 – Administrative Permits

Contents:

- 18.114.010 – Purpose
- 18.114.020 – Applicability
- 18.114.030 – Review Authority
- 18.114.040 – Application Filing, Processing, and Review
- 18.114.050 – Findings and Decision
- 18.114.060 – Conditions of Approval
- 18.114.070 – Permit to Run with the Land
- 18.114.080 – Modifications/Changes to an Approved Permit
- 18.114.090 – Post-Decision Procedures

18.114.030 – Review Authority

Changes to Table 6-2 (Administrative Permits Review Authority) and Subsection B as follows:

Table 6-2 Administrative Permits Review Authority				
Type of Action	Role of Review Authority ⁽¹⁾⁽²⁾			
	Director No Hearing Required	Hearing Officer Hearing Required	Commission Hearing Required	Board Hearing Required
Administrative Permits				
Additional Dwelling Units	Decision		Appeal	Appeal
Dairy Expansion			Decision	Appeal
Other Uses	Decision ⁽³⁾	Decision	Appeal	Appeal
Major Modifications	Issuance Decision ⁽³⁾	Issuance Decision ⁽³⁾	Appeal	Appeal
Minor Modifications	Decision		Appeal	Appeal
Notes:				
1. "Decision" is a discretionary action where the Review Authority makes the final decision on the matter; "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of a lower Review Authority in compliance with Chapter 18.144 (Appeals); "Issuance" is a ministerial action where the Review Authority may consider and grant the request in compliance with this Zoning Code; "Recommend" means that the Review Authority should provide preliminary review and forward input to the decision-making Review Authority for consideration.				
2. Any Review Authority may defer action and refer the request to the next higher Review Authority level for consideration and final action. In cases where the Board is specified as the Review Authority, the Board shall be the final level of review.				
3. See Subsection B. (Administrative Permit Review Levels) below.				

B. Administrative Permit Review Levels. The processing of an Administrative Permit is completed at one of four levels: 1) "Over-the-Counter" (i.e., Staff approval), 2) Director decision without a public hearing, 3) Hearing Officer decision at a public hearing, and 4) Commission or Board decision at a public hearing. The review level is determined by the project proposal, its location, potential for controversy or opposition and potential environmental impacts in the following manner.

1. Level One – Over-the-Counter Review by Staff.

- a. An over-the-counter approval may be given for an Administrative Permit for additional dwelling units on a parcel that complies with County Codes. If the project has unresolved issues, the project may be reviewed and acted on by the Director without a public hearing in compliance with Level Two below.
- b. If significant opposition arises during review, it may be referred to the Hearing Officer in compliance with Level Three below.

2. **Level Two – Director Without a Public Hearing.**

- a. If a project has unresolved issues, it may be reviewed and acted on by the Director without a public hearing.
- b. The ~~Hearing Officer~~Director shall make a decision on the application and, if approved and no appeal is filed within 10 days, the Administrative Permit is mailed to the applicant and Building Permits may be processed and/or the use established.
- c. The Director may also refer an application for an Administrative Permit to the Commission for a decision at a public hearing because of controversy or policy issues involved.

~~e.~~(1) Any major modifications to an Administrative Permit that was referred to and acted upon by the Commission shall be approved by the Commission pursuant to Section 18.130.090 (Changes to an Approved Permit).

3. **Level Three – Hearing Officer with a Public Hearing.**

- a. If a project appears to be controversial, or if there are unresolved issues, it shall be scheduled for a public hearing before the Hearing Officer.
- b. The Hearing Officer shall make a decision on the application and, if approved and no appeal is filed within 10 days, the Administrative Permit is mailed to the applicant and Building Permits may be processed and/or the use is established.
- c. The Hearing Officer may also refer an application for an Administrative Permit to the Commission for a decision at a public hearing because of controversy or policy issues involved.

~~e.~~(1) Any major modifications to an Administrative Permit that was referred to and acted upon by the Commission shall be approved by the Commission pursuant to Section 18.130.090 (Changes to an Approved Permit).

4. **Level Four – Commission or Board with a Public Hearing.** The Director and Hearing Officer may also refer an application for an Administrative Permit to the Commission or the Board for a decision at a public hearing because of controversy or policy issues involved.

~~4.a.~~ Any major modifications to an Administrative Permit that was referred to and acted upon by the Commission shall be approved by the Commission pursuant to Section 18.130.090 (Changes to an Approved Permit).

Chapter 18.122 – Site Plan and Design Review

Addition of Section 18.122.100 (Standards for Streamlined, Ministerial, Multi-Family Residential Developments) as follows:

Contents:

18.122.010 – Purpose

18.122.020 – Applicability

18.122.030 – Review Authority

18.122.040 – Application Filing, Processing, and Review

18.122.050 – Findings and Decision

18.122.060 – Conditions of Approval

18.122.070 – Issuance of Other Required Permits and Approvals

18.122.080 – Modifications/Changes to an Approved Permit

18.122.090 – Post-Decision Procedures

18.122.100 – Standards for Streamlined, Ministerial, Multi-Family Residential Developments

18.122.020 – Applicability

Changes to Section 18.122.020 (Applicability) as follows:

~~A. **Site Plan and Design Review Required.** No person shall construct any structure or site improvement, or alter, move, rebuild, relocate, or significantly enlarge or modify any existing structure or site improvement specified in Table 6-3 (Review Authority for Site Plan and Design Review) below, unless a Site Plan and Design Review application is first reviewed and approved or conditionally approved by the applicable Review Authority in compliance with this Chapter.~~

~~B. **Compliance with Chapter Required.** Building or Grading Permits shall not be issued until the requirements of this Chapter, as applicable, have been met.~~

A. **When Required.** The following types of projects require a Design Review Permit:

1. Three or more new residential units.
2. One or more new residential unit on a sensitive site as defined in Subsection C (Sensitive Sites) below.
3. New non-residential buildings, structures physical site improvements determined to be significant in accordance with Subsection B (Significant Projects) below.
4. Additions to existing non-residential buildings, structures, or other physical site improvements visible from a public right-of-way and determined to be significant in accordance with Subsection B (Significant Projects) below. Single-family homes are exempt unless the home is on a sensitive site as defined in Subsection C below.
5. Additions to existing residences located on a sensitive site as defined in Subsection C below.
6. Site alterations that change the topography of a currently developed site area on a sensitive site as defined in Subsection C below.
7. Relocation of existing buildings, structures or other physical site improvements.
8. Exterior changes to existing buildings, structures or other site improvements determined to be significant in accordance with Subsection B (Significant Projects) below. Single-family homes are exempt unless the home is on a sensitive site as defined in Subsection C below.
9. Grading of more than 50 cubic yards on slopes greater than 10 percent.
10. New accessory structures on a sensitive site as defined in Subsection C below.
11. County projects, including but not limited to public buildings, parks and open spaces, landscaping within the right-of-way, and street furniture.
12. Other projects determined by the Director to be significant or which may adversely affect the environment or adjacent development.

B. **Significant Projects.**

1. The Director shall determine whether a project in Subsection A above is significant and thus requires a Design Review Permit. When determining if a project is significant, the Director shall consider:
 - a. The visual prominence of the project when viewed from the public right-of-way and/or private property;
 - b. The project height, mass, and area of site disturbance;
 - c. The type, character, and proximity of adjacent development; and,
 - d. The potential of the project to create adverse impacts on adjacent uses or the community at large.
2. The Director's determination that a project is significant or located on a sensitive site may be appealed to the Commission in accordance with Chapter 18.144 (Appeals).

C. **Sensitive Sites.**

1. The Director may require a Design Review Permit for a project located on a sensitive site where a Design Review Permit may not otherwise be required.
2. The Director's determination that a site is sensitive and that a Design Review Permit is required may be appealed to the Commission in accordance with Chapter 18.144 (Appeals).
3. The County shall consider a site to be sensitive if the site:
 - a. Contains a notable natural feature such as a hillside, ridgeline, natural watercourse, major drainage way or floodplain;

- b. Contains or is immediately adjacent to a mapped riparian habitat area or a mapped critical habitat for federally listed endangered species;
- c. Contains slopes in excess of 10 percent;
- d. Is within 200 feet of a lake or shore;
- e. Is within 50 feet of a stream or watercourse; or,
- f. Contains known, mapped, potentially significant or listed cultural or historic resources.

D. Exempt Projects. The following projects shall be exempt from the requirement to obtain a Design Review Permit:

1. Building additions less than 500 square feet, which will not be visible from a public right-of-way.
2. Exterior modifications to existing buildings that are not visible from any public right-of-way.
3. Parking lot resurfacing and re-striping, or minor alterations to parking lots, provided the number of off-street parking spaces is not reduced or the property provides the minimum number of off-street parking spaces as required by Chapter 18.38 (Off-Street Parking Regulations and Design Standards).
4. Replacement or addition of existing windows, doors, or roofing materials.
5. Repainting or retexturing exterior building walls with similar or higher quality materials.
6. Addition of plant material and/or planter areas that occupy less than 20 percent of the site or removal or modification of existing landscape area that does not involve removal of trees or shrubs over four feet tall.
7. Replacement of existing awnings or trellises, or the addition of an awnings or trellises less than five feet in width.
8. Replacement of existing walls and fencing.
9. Addition, relocation, or replacement of trash enclosures, mechanical screens, and light fixtures.
10. Remodel or addition of ramps, pathways or parking to accommodate the requirements of Federal, State or local accessibility laws.
11. Murals with or without signage that comply with Chapter 18.44 (Signs Regulations) and any applicable specific plan or area plan.
12. Other projects determined by the Director to be a minor or incidental modification to an existing building, structure, or site feature.

18.122.040 – Application Filing, Processing, and Review

Changes to Section 18.122.040 (Application Filing, Processing, and Review) as follows:

- F. Public Notice and Hearing Provisions.** ~~Public notice or hearing shall not be required for the Director's review.~~
- a. Public notice of a pending action on a Design Review Permit application, reviewed by the Director, shall be provided in compliance with Section 18.146.020(C) (Public Notice – Alternative Notice for Director's Decision Without a Public Hearing). The Director, as Hearing Officer, shall only hold a public hearing for a Design Review Permit application upon receiving a written request for a public hearing.
 - ~~F.b.~~ If a Design Review Permit application is referred to the Commission or Board, the Design Review Permit shall only be reviewed and acted upon at a noticed public hearing in compliance with Chapter 18.146 (Public Notices).

Addition of Section 18.122.100 (Standards for Streamlined, Ministerial, Multi-Family Residential Developments) as follows:

18.122.100 – Standards for Streamlined, Ministerial, Multi-Family Residential Developments

- A. Purpose.** The provisions of this Section apply to all multi-family housing development projects that contain two or more residential units, which upon applicant request and demonstration of eligibility, qualify for streamlined and ministerial processing.
- B. Applicability.** The provisions of this Section apply to all multi-family housing development projects that contain two or more residential units, which upon applicant request and demonstration of eligibility, qualify for streamlined and ministerial processing.

- C. Eligibility.** To qualify for the Streamlined Ministerial Approval Process, a development proponent shall demonstrate that the multi-family development meets the criteria in Government Code Section 65913.4 related to housing type, site requirements, affordability provisions, and labor provisions.
- D. Definition.**
- Objective Design Standards.** Standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.
- E. Standards of Review for R-2 Zone.** The purpose of these design standards is to guide the development of single-family dwellings, duplexes, town houses, and other forms of medium-density residential development in the R-2 zone; maintain a residential character similar to that found in existing single-family neighborhoods; and ensure the compatibility of duplex-type development with surrounding single-family residences and neighborhoods.
- 1. Building Design Standards.**
- a. Building Details.** Architectural detailing shall be consistent on all elevations; include a base, middle and top segment that is articulated by a change in materials, changes in the depth of the building's façade, and cornices or parapets.
 - b. Building Materials.** Exterior building materials shall include a combination of the following materials: wood, cement-based stucco, stone, brick, and hardi-type cement siding products, including lap siding and vertical siding. Vinyl siding and synthetic stucco is prohibited.
 - c. Building Placement.** The front façade of dwellings shall be located on the line parallel to the property line that equals the required minimum front setback found in Chapter 18.12 (Residential Zones (R-R, R-1, R-1-5000, R-2, R-3, R-4, M-H)).
 - d. Building Width.** Buildings shall not exceed 40 feet in width.
 - e. Ground-Floor Ceiling Height.** Buildings shall have a maximum ground-floor ceiling height of 10 feet, as measured from the finished floor and the ceiling on the ground floor of the building.
 - f. Primary Entrance.** Dwellings located in the R-2 zone shall include a primary entrance on the front façade.
 - g. Semi-public Attachments.** Street facing facades of multi-family buildings shall include semi-public attachments, such as patios (ground floor) and balconies.
- 2. Site Design Standards.**
- a. Pedestrian Circulation and Access.** Multi-family project sites shall include accessible pedestrian pathways to allow movement from residential units to on-site amenities and surrounding commercial areas.
- F. Standards of Review for R-3 and R-4 Zones.** The purpose of these design standards is to guide the development of grouped or clustered multi-family dwellings, including, but not limited to triplexes, and multi-story apartment buildings; require innovative site planning; guide the provision of on-site recreational amenities; and guide pedestrian connectivity.
- 1. Building Design Standards.**
- a. Building Details.** Architectural detailing shall be consistent on all elevations; include a base, middle and top segment that is articulated by a change in materials, changes in the depth of the building's façade, and cornices or parapets.
 - b. Building Fenestration.** Ground floor residential units shall include windows and doors on its street facing façade such that there are no blank walls.
 - c. Building Placement.** At least 60 percent of the building's front façade, excluding attached parking structures, shall be located along the line parallel to the front property line, and equal to the minimum required front setback in Chapter 18.12.
 - d. Building Stories.** Buildings shall be a minimum of two stories.
 - e. Ground-Floor Ceiling Height.** Buildings shall have a minimum ground-floor ceiling height of 12 feet and a maximum height of 15 feet, as measured from the finished floor and the ceiling on the ground floor of a building.
 - f. Primary Entrance.** Buildings shall include a clearly identifiable street entrance. For buildings located on a corner parcel, the primary entrance should be located at the corner of the building.
 - g. Roof-Mounted Equipment.** Roof-mounted mechanical equipment shall be screened from the view of adjacent streets and residences. Screening for roof-mounted mechanical equipment shall be made of the same exterior materials as the building.

- h. **Semi-public Attachments.** Street facing facades of multi-family buildings shall include semi-public attachments, such as patios (ground floor) and balconies.
 - 2. **Site Design Standards.** Project sites located in the R-3 and R-4 zones should facilitate pedestrian connectivity to amenities on-site and to surrounding commercial area by employing the following standards:
 - a. **Pedestrian Circulation and Access.** Multi-family project sites shall include accessible pedestrian pathways to allow movement from residential units to on-site amenities and surrounding commercial areas.
 - b. **Service Areas.** Service areas shall be located to the rear of building(s) out of view from major thoroughfares and adjacent streets and screened
 - G. **Additional Objective Standards within Title 18 Zoning Code.** Projects subject to this Section shall comply with all other applicable objective standards within this Zoning Code (Title 18) including, but not limited to:
 - 1. Section 18.12.030 (Residential Zone Development Standards)
 - 2. Section 18.12.040 (Other Applicable Residential Zone Regulations)
 - 3. Chapter 18.34 (Fences, Walls, and Hedges)
 - 4. Chapter 18.36 (Landscaping)
 - 5. Chapter 18.38 (Off-Street Parking Regulations and Design Standards)
 - 6. Chapter 18.40 (Performance Standards)
 - 7. Chapter 18.44 (Sign Regulations)

Chapter 18.130 – Permit Implementation, Time Limits, and Extensions

Contents:

- 18.130.010 – Purpose**
- 18.130.020 – Conformance to Approved Plans**
- 18.130.030 – Effective Dates**
- 18.130.040 – Applications Deemed Approved**
- 18.130.050 – Permits to Run with the Land**
- 18.130.060 – Performance Guarantees**
- 18.130.070 – Expiration**
- 18.130.080 – Time Extensions**
- 18.130.090 – Changes to an Approved Project**
- 18.130.100 – Resubmittals**
- 18.130.110 – Condition Acceptance and Compliance Required**

18.130.090 – Resubmittals Changes to an Approved Permit

A. ~~Resubmittal after Denial with Prejudice.~~

- ~~1. The Director may reject an application for a discretionary planning permit, or amendment, on the grounds that one or more similar applications for the same site have been denied in the past two years (also known as denial with prejudice), or that another cause exists for limiting the refiling of the application.~~
- ~~2. For a period of two years following the actual date of denial with prejudice by the Director, Commission, or Board, or, if appealed, the actual date of denial by the applicable Review Authority considering the appeal, of a discretionary planning permit or amendment, no application for the same or substantially similar planning permit or amendment shall be filed for the same site, or any portion thereof.~~

B. ~~Exception to Subsection A. Above.~~ The Director may allow exception to Subsection A above, based on one or more of the following findings:

- ~~1. New evidence material to a revised decision will be presented that was unavailable or unknown to the applicant at the previous hearing(s) and that could not have been discovered in the exercise of reasonable diligence by the applicant.~~
- ~~2. The surrounding area has been rezoned or a major change in the area has taken place since the previous hearing(s), which materially affects the applicant's real property.~~
- ~~3. A mistake was made at the previous hearing(s) that was a material factor in the denial of the previous application.~~

C. ~~Resubmittal after Denial without Prejudice.~~ There shall be no limitation on subsequent applications for a site where a project was denied without prejudice.

D. ~~Director's Determination, Appeal.~~

- ~~1. The Director shall determine whether a new application is for a planning permit or amendment that is the same or substantially similar to a previously approved or denied permit or amendment, and shall either process or reject the application in compliance with this Section.~~
- ~~2. The Director's determination may be appealed to the Commission, in compliance with Chapter 18.144 (Appeals).~~

A. Application.

- 1. Shall be in Compliance with the Approved Drawings and Plans.** A development or new land use allowed through an Administrative Permit, Conditional Use Permit, Minor Deviation, Minor and Major Modifications, Planned Development Permit, Reasonable Accommodation, Site Plan and Design Review, Temporary Use Permit, or Variance shall be in substantial compliance with the approved drawings and plans, and any conditions of approval imposed by the Review Authority, except where changes to the project are approved in compliance with this Section.
- 2. Request Desired Changes in Writing.** An applicant shall request desired changes in writing and shall also furnish appropriate supporting materials and an explanation of the reason(s) for the change(s).
- 3. Type of Changes Allowed.** Requested modifications may involve changes to one or more conditions imposed by the Review Authority or actual changes to the operation, use, or physical characteristics of the project (e.g., hours of operation, expansion of a use) as originally proposed by the applicant or approved by the Review Authority.
- 4. Shall First be Approved by Review Authority.** Modifications shall not be implemented until first approved by the applicable Review Authority in compliance with this Section and may be requested either before or after construction or establishment and operation of the approved use.

B. Notice of Hearing, if Required.

1. If the original matter required a noticed public hearing, the Review Authority shall hold a public hearing, except for the minor changes/modifications outlined below (See Subsection C. – Minor Changes/Modifications by Director), and shall give notice, in compliance with Chapter 18.146 (Public Notices and Hearings).
2. If the original matter did not require a noticed public hearing, the Review Authority shall not be required to hold a public hearing.

C. Minor Changes/Modifications by Director. The Director may authorize minor modifications to an approved permit's site plan, architecture, or the nature of the approved use only if the changes:

1. Are consistent with all applicable provisions of this Zoning Code and the spirit and intent of the original approval;

2. Do not involve a feature of the project that was:

- a. A basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the project.
- b. A basis for conditions of approval for the project; or,
- c. A specific consideration by the Review Authority (e.g., the Director, Commission, or Board) in granting the permit or approval;

3. Do not involve any expansion or intensification of the use or structure in terms of the area, space, or volume occupied by the use, number of on-site employees, daily vehicle traffic, or business or production output;

4. Would not result in a significant effect on the environment; and,

5. Would not be materially detrimental to other properties or land uses in the area.

A.D. Major Changes/Modifications. All other changes would be considered major modifications and would include changes to the project involving features specifically described in Subsections C. 2. through 5. (Minor Changes/Modifications by Director), above, and shall only be approved by the original Review Authority through a new application, processed in compliance with this Zoning Code.

ARTICLE 7: ZONING CODE ADMINISTRATION

Contents:

Chapter 18.140 – Administrative Responsibility

Chapter 18.142 – Amendments (General Plan, Zoning Code, and Zoning Map)

Chapter 18.144 – Appeals

Chapter 18.146 – Public Notices and Hearings

Chapter 18.148 – Development Agreements

Chapter 18.150 – Specific Plans

Chapter 18.152 – Permit Modifications and Revocations

Chapter 18.154 – Enforcement Provisions

Chapter 18.146 – Public Notices and Hearings

Changes to Chapter 18.46 (Public Notices and Hearings), Section 18.146.010 (Purpose), and Section 18.146.020 (Notice of Hearing) as follows:

Contents:

18.146.010 – Purpose

18.146.020 – ~~Public Notice of Hearing~~

18.146.030 – Scheduling of Hearing

18.146.040 – Hearing Procedure

18.146.050 – Recommendation by Commission, Action by Board

18.146.060 – Decision and Notice

18.146.070 – Effective Date of Decision

18.146.010 – Purpose

This Chapter provides procedures for noticing and public hearings required by this Zoning Code. When advance notice is required and/or when a public hearing is required, ~~advance notice of the hearing shall be given~~, and the noticing and hearing shall be conducted, in compliance with this Chapter.

18.146.020 – Public Notice of Hearing

When this Zoning Code requires a advanced noticed ~~public hearing~~ before public hearing, a decision on a permit, or for another matter, the public shall be provided notice ~~of the hearing~~ in compliance with Government Code Sections 65090, 65091, 65092, 65094 and 66451.3, and Public Resources Code 21000 et seq., and as required by this Chapter.

A. **Content of Public Hearing Notice.** Notice of a public hearing shall include all the following information, as applicable.

1. **Hearing Information.** The date, time, and place of the hearing and the name of the Review Authority; a brief description of the County's general procedure concerning the conduct of hearings and decisions (e.g., the public's right to appear and be heard); and the phone number and street address of the Department where an interested person could call or visit to obtain additional information.
2. **Project Information.** The date of filing of the application and the name of the applicant; the County's file number assigned to the application; a general explanation of the matter to be considered; and a general description, in text and/or by diagram, of the location of the property that is the subject of the hearing.
3. **Statement on Environmental Document.** If a Negative Declaration, Mitigated Negative Declaration, or final Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines, the hearing notice shall include a statement that the Review Authority will also consider approval of the proposed Negative Declaration or Mitigated Negative Declaration, or certification of the final Environmental Impact Report, as applicable.

B. **Method of Public Hearing Notice Distribution.** Notice of a public hearing required by this Chapter for a planning permit, amendment, appeal, or other approval shall be given as follows, as required by Government Code Sections 65090 and 65091.

1. **Mailing for a Hearing Before the Hearing Officer, Commission, or Board.** Notice shall be mailed or delivered at least 10 days before the scheduled hearing to all of the following:
 - a. **Project Site Owner(s) and the Applicant.** The owner(s) of the property being considered in the application or the owner's authorized agent, and the applicant.
 - b. **Local Agencies.** Each local agency expected to provide roads, schools, sewage, streets, water, or other essential facilities or services to the property which is the subject of the application, whose ability to provide those facilities and services may be significantly affected.
 - c. **Affected Owners.**
 - (1) **All applications – 300 feet.** All owners of real property, as shown on the latest County equalized assessment roll, located within a radius of 300 feet of the exterior boundaries of the parcel(s) that is the subject of a hearing before the Hearing Officer or Commission.
 - (2) **Alternative to Mailing.** If the number of property owners to whom notice would be mailed in compliance with Subsection c. (1). above is more than 1,000, the Director may choose to provide a one-eighth page newspaper advertisement allowed by Government Code Section 65091(a)(3).
 - d. **Approval of a Negative Declaration** A "Notice of Intent to Approve a Negative Declaration" at a public hearing, shall be sent to all contiguous property owners and occupants and the County Clerk.
 - e. **Persons Requesting Notice.** Any person who has filed a written request for notice with the Director and has paid the required fee to cover the cost of this mailing.
 - f. **Other Person(s).** Any other person(s), whose property might, in the judgment of the Director, be affected by the proposed project.

~~2.1. Alternative Notice for the Director's Decision Without a Public Hearing.~~

- ~~a. If approval is by the Director without a public hearing, notice may be given only to the owner/applicant and the abutting property owners (i.e., abutting and across the street).~~
- ~~b.a. A newspaper notice is not required.~~
- ~~c.a. In addition, notice is not required to be given to abutting property owners in applications for minor modifications to permits where there are no significant issues, as determined by the Director.~~

~~3.2. Publication and Posting.~~

- a. **Publication for All Applications.** Notice of a public hearing required by this Zoning Code for a permit, permit modification, amendment, or appeal shall be published at least once in a newspaper of general circulation

either Countywide or in the community where the property is located at least 10 days before the scheduled hearing.

- b. **Posting for All Applications.** Agendas listing all Public Hearing Items shall be posted in or immediately near the County Administration Building within a viewable area at least 72 hours prior to the scheduled hearing date.
- c. **Posting by the Applicant.** Applicants may be required, at the discretion of the Director, to post notices on the parcel(s) that is the subject of a hearing before the Hearing Officer or Commission pursuant to the Brown Act and/or the CEQA.

C. Alternative Notice for the Director’s Decision Without a Public Hearing.

1. If approval is by the Director without a public hearing, notice may be given only to the owner/applicant and the abutting property owners (i.e., abutting and across the street).
2. Notice shall be mailed or delivered at least 10 days before the Director acts on an application.
3. A newspaper notice is not required.
4. In addition, notice is not required to be given to abutting property owners in applications for minor modifications to permits where there are no significant issues, as determined by the Director.

G.D. Additional Notice. In addition to the types of notice required above, the Director may provide any additional notice with content or using a distribution method (e.g., posting on the County’s website) as the Director determines is necessary or desirable.

ARTICLE 8: DEFINITIONS

18.200.010 – “A” Definitions

Changes to Definitions as follows:

~~**Accessory Dwelling Units (ADU).** Residential dwelling units with permanent provisions for living, sleeping, eating, cooking, and sanitation that is located on the same lot as an existing single-family dwelling. An ADU is intended for the habitation by one or more persons, and may take one of the following two (2) forms:~~

- ~~* **Detached.** The unit is separated from the primary single-family dwelling.~~
- ~~* **Attached.** The unit is attached to the primary single-family dwelling (i.e., an addition).~~

~~**Alcohol Beverage Sales Businesses.** The retail sale of alcoholic beverages, including but not limited to beer and wine, for consumption off-site.~~

18.200.050 – “E” Definitions

Changes to Definitions as follows:

Employee Housing. Accommodations that may be one of the following:

- Provided by an employer and maintained in connection with any work or place where work is being performed, as defined by Section 17008(a) of the California Health and Safety Code; or,
- Not provided by an employer and maintained in connection with any work or place where work is being performed, as defined by Section 17008(b) of the California Health and Safety Code.

Employee Housing, Agricultural. A housing accommodation that consists of 36 beds or less in group quarters, or 12 units or less designed for use by a single family or household.

Employee Housing, Residential. ~~Accmodations~~**Accommodations** provided for six employees or less and shall be deemed a single-family structure and a residential use of the property by a single household.

18.200.160 – “P” Definitions

Changes to Definitions as follows:

Parcel, Corner. A parcel located at the intersection of two or more streets at an angle of not more than 120 degrees. If the angle is greater than 120 degrees, the parcel shall be considered an “interior parcel.” A corner parcel has one front setback and one street side setback (see Figure 3-2, Location and Measurement of Setbacks).

Parcel, Reversed Corner. A corner parcel, where its rear yard abuts the side yard of an adjacent parcel and where the side parcel line of which is substantially a continuation of the front parcel lines of the parcels to its rear, whether across an alley or not (See Figure 8-5, Reverse Corner Parcel).

18.200.190 – “S” Definitions

Changes to Definitions as follows:

Setback Line. The distance a structure, parking area, or other development feature must be separated from a parcel line, other structure, development feature, or street centerline (See Figure 8-8, Setback).

Setback Line, Front. The line which defines the depth of the required front yardsetback area.

Setback Line, Rear or Side. The line which defines the width or depth of the required rear or side yardsetback area.

Setback Line, Street Side. The line which defines the width or depth of the required street side setback area.