



## ATTACHMENT C

Summary of Public DRAFT Zoning Ordinance "Track changes" Revisions

AGENDA ITEM NO. 2



## ATTACHMENT C

### 1. General Revisions Throughout the Document

- Revision of Child Care Facility land use terms, definitions and applications in all Zones.
- Clarification of Transitional Housing, consistently applied to all Zones as applicable
- Clarification of Supportive Housing, consistently applied to all Zones as applicable
- Revised “Winery/Tasting Room” land use to “Microbrewery/Tasting Room” in all Zones as applicable
- Updated chapter and section references in text and tables as appropriate

### 2. Chapter 20.100 General Provisions

- Insertion of Planning Commission framework from existing code section 20.04

### 3. Chapter 20.200 ESTABLISHMENT OF ZONES

- Table 20.200-1
  - Update of Densities
  - Insertion of Neighborhood Commercial (NC) Zone into table 20.200-1
  - Addition of (SP) to MU-3 and MU-4 Zones
  - Elimination of I-2/MU-3 Transitional Zone

General text edits

### 4. Chapter 20.205 LAND USE AND DEVELOPMENT APPROVAL

- Clarification of section 20.205.030(C) to exclude Zones MU-3 and MU-4 from the unlisted/similar compatible use provision.
- Revision of section 20.205-030(E) to clarify the level of permit review for a project will be determined by the highest level of required permit review for any portion or land use of the project.
- General text edits

### 5. Chapter 20.210 AGRICULTURAL ZONES

- Correction of applicable General Plan land uses
- Revision of Child Care Facility land use terms, definitions and applications for consistency
- Clarification of Agricultural/Horticultural land uses
- **Addition of Winery/Tasting Room land use**
- Addition of size and use limitations for Sales Stands on agricultural land.

- General text edits

## 6. CHAPTER 20.215 RESIDENTIAL ZONES

- General text edits
- Revision of Child Care Facility land use terms, definitions and applications for consistency
- Eliminated Greehouse/Nursery land use from R Zones
- Added Non-Public Antenna or Communication Facility land use (addresses satellite dishes, ham radios, etc.)
- Clarified Site Development Plan Review procedures for Multifamily developments
- Clarified on-site gardening
- Corrected R-1-7.5 lot size to 7,500 square feet consistent with existing code
- Corrected R-3-10 “interior PL” setback to 10 feet; eliminated unnecessary “rear PL” setback
- Inserted development standard Figures
- Deleted “Table 20.215-5 Permitted Setback Encroachments” – replaced with text for clarity
- Corrected Lot Averaging to include application to the R-1-7.5 Zone consistent with existing code
- General text edits for clarification and insertion of existing code items

## 7. CHAPTER 20.220 COMMERCIAL ZONES

- Insertion of Neighborhood Commercial (NC) Zone, including references, land use permissions and development standards.
- Addition of references to consistency with General Plan land use designations
- Eliminated Transitional Zone applicability
- Revised “Automotive” land use titles for clarity
- Eliminated land uses:
  - “Commercial Recreation, Outdoor”
  - “Winery/Tasting Room”
- Added land uses:
  - “Supportive Housing”
  - “Extended Care Facility”
  - “Antique Shop” – separated out from “Merchandise Sales”
  - “Nightclub” – separated out from “Commercial Entertainment”
  - “Parking Lot Sales”
  - “Websales”

- “Massage, Accessory”
- “Non-Public Antenna or Communication Facility”
- Inserted figures
- Deleted “Table 20.220-5 Permitted Setback Encroachments” – replaced with text for clarity
- General text edits for clarification and insertion of existing code items

## 8. CHAPTER 20.225 MIXED USE ZONES

- Revisions in this chapter are not shown in Track Changes due to the format in which the image-heavy chapter was created.
- Revised all MU-3 and MU-4 Zone references to include the required (SP) designation [MU-3 (SP) and MU-4 (SP)] consistent with the General Plan
- Exempted MU-3 (SP) and MU-4 (SP) Zones from section 20.205.030(C) (Unlisted and Similar Compatible Uses)
- Added Build-To-Line explanation, section 20.225.030(D)
- Simplified Building Placement requirements of all MU Zones from 80%/20% minimum frontage required to simpler 75% required. This reduces the overall frontage required, allows greater design flexibility, and allows for an increase in offset wall planes along the street frontage.
- Simplified language, generally
- Inserted Figures
- Revised Tables 20.225-3 and 20.225-4 to “Guidelines” – clarified applicability to required specific plans
- Table 20.225-5, revised “MU-1/MU-2” column to “Upper Story Uses” for clarity of use and application.

## 9. CHAPTER 20.235 INDUSTRIAL ZONES

- Renamed chapter to “Industrial Zones” for consistency
- Addition of temporary land use in table 20.230-1
- Addition of Parking Lot Sales as a temporary land use in table 20.230-2
- Insertion of addition permitted or conditionally permitted land uses in table 20.230-2 including:
  - Commercial Recreation, Outdoor
  - Websales
  - Auctions, Indoor
  - Personal Services, Instructional
  - Building materials Storage & Sales Yard

- Microbrewer/Tasting Room
- Microbrewer/Tasting Room with Restaurant
- Metal Working Shops
- Outdoor Storage, Accessory Use
- Deleted land uses in table 20.230-2 including:
  - Production of Experimental Products
  - Storage Facilities
  - Winery/Tasting Room
- Revision of Note 2 in Table 20.230-2 to clarify intent of DP/CUP applicability for certain land uses.
- Revision of development standards in Table 20.230-3 for consistency with existing code and clarity
- Elimination of FAR standard in Table 20.230-4; now allows for modification of building height based on setback only.
- Deleted “Table 20.230-5 Permitted Setback Encroachments” – replaced with text for clarity
- Revised Section 20.230.060(H) (Outdoor Storage) to be applicable to all outdoor storage in the City and be consistent with the existing regulation of outdoor storage based on the existing zoning code.
- Inserted Figures
- General text edits for clarification and insertion of existing code items

## **10. CHAPTER 20.235 TRANSITIONAL ZONES**

- Eliminated Transitional Zone I-2/MU-3
- General text edits for clarification and insertion of existing code items

## **11. CHAPTER 20.240 PUBLIC AND INSTITUTIONAL ZONES**

- Insertion of section 20.240.020 (Purpose of Public and Institutional Zoning Districts)
- Insertion of the Open Space (OS) Zone in land use permissions (Table 20.240-2) and development standards (Table 20.240-3).
- General text edits for clarification

## **12. Chapter 20.245 Residential Manufactured Home Park Zone**

- Update of “Residential Use” labels for consistency throughout code
- Elimination of “General Retail” and “Service” uses permitted in the zone
- Revision of Table 20.245-3 to be consistent with current regulation

- Addition of section 20.245.040(B)(2) (Site Planning and Design Criteria) consistent with current regulation
- General text edits for clarification

### **13. Chapter 20.250 Specific Plan Area Zone**

- Clarification of section 20.250.040(A)(2) (Minimum Size) criteria to allow for proper development of MU Zone properties of less than 5 acres
- Clarification of section 20.250.050(B) (Uses Required) to only require mixed use development for those properties designated mixed use by the General Plan.
- General text edits for clarification

### **14. Chapter 20.255 Planned Residential Development**

- Moved section to Article 4 and renumbered remaining chapters in Article 2 accordingly. See Chapter 20.435 for additional revisions to this chapter.

### **15. Chapter 20.255 Flood Damage Prevention Overlay Zone**

- Renumbered from 20.260 to 20.255
- Update of reference numbers and section names as appropriate
- General text edits for clarification
- Addition of section 20.255.130(E) consistent with current regulation

### **16. Chapter 20.260 Ridgeline Protection & Management Overlay Zone**

- Renumbered from 20.265 to 20.260
- Addition of sections 20.260.060, 070, 080, and 090 in relation to permitting for the overlay zone consistent with current regulation
- Update of ridgeline date from January 10 to February 14, 2006
- Update of reference numbers and section names as appropriate
- Inserted Figures
- General text edits for clarification and insertion of existing code items

### **17. Chapter 20.265 Airport Overlay Zone**

- Renumbered from 20.270 to 20.265
- Insertion of section 20.265.030(B) and (C) to be consistent with Airport Land Use Compatibility Plan (ALUCP)
- Update of reference numbers and section names as appropriate

- General text edits for clarification and insertion of existing code items

## **18. Chapter 20.300 Site Planning And General Development Standards**

- Clarification of lot size standards, with text and figure
- Deletion of section 20.300.020(E) (Solar Access) based on enforceability issues
- Clarification of 20.300.030 (Lot Averaging) to make zone applicability and standards more usable
- Clarification of 20.300.040 (Gross Slope / Acreage Analysis) to make zone applicability and standards more usable
- Clarification of 20.300.050(C) (Standard Setbacks) to ensure clarity of where to measure setbacks from.
- Table 20.300-2, revision of applicable streets as appropriate
- Deleted section 20.300.070(E) (Utilities) – this section has been condensed with section 20.400.120 (Utility Service) to have all appropriate regulations located in a single location
- Update of reference numbers and section names as appropriate
- Inserted Figures
- General text edits for clarification and insertion of existing code items

## **19. Chapter 20.305 Density Bonus**

- Addition of appropriate density bonus definitions to provide clarity in the chapter
- Clarification of 30 year terms
- Simplification of section 20.305.050(F)
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **20. Chapter 20.310 Inclusionary Housing**

- Clarification of section 20.310.020 (Applicability, Definitions)
- Clarification of exemptions
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **21. Chapter 20.315 Residential Growth Management**

- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **22. Chapter 20.320 Signs On Private Property**

- Adjustment of section numbers as appropriate
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **23. Chapter 20.325 Signs On City Property**

- Update of reference numbers and section names as appropriate

## **24. Chapter 20.330 Water Efficient Landscape Standards**

- Addition of exemption for Community Facilities District (CFD) installed landscaping
- Addition of section 20.330.040(G) to allow a permitted 2 foot landscape area to count toward 18 foot parking lot space
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **25. Chapter 20.335 Walls And Fences**

- Clarification of swimming pool fencing per state building code standards and exemption for the chapter
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **26. Chapter 20.340 Off-Street Parking And Loading**

- Adjustments and clarification of parking requirements per land use, Table 20.340-1
- Update of Table 20.340-1 to include all updated land uses
- Insertion of Table 20.340-2, (Mixed Use Parking Requirements) and subsequent simplification of Table 20.340-3 (Parking Reduction Measures)
- Simplification of Table 20.340-4 (Parking Dimensions Table)
- Revisions of Table 20.340-4 based on garage size rather than square footage of home
- Addition of permitted 2 foot landscape area to count toward 18 foot parking lot space – consistent with chapter 20.330
- Revision of standards for parking structures in section 20.340.070(E)
- Deleted section 20.340.080(B) (Facility Classifications) - unnecessary
- Update of Table 20.340-5 (Minimum Bicycle Spaces Require by Land Use) to include mixed use standards

- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **27. Chapter 20.345 Nonconforming Uses And Structures**

- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **28. Chapter 20.400 Specific Use Standards**

- Deleted sections: Industrial Support Services (deleted, unnecessary), Outdoor Storage -moved to chapter 20.230 (Industrial Zones)
- Renamed sections for consistency: Emergency Shelters, Care Facilities, Self-Storage
- Added section: 20.400.120 (Lodging, Bed & Breakfast) with standards
- Renumber sections appropriately
- Revised section 20.400.050 (Child Care Facility) descriptions of uses for consistency throughout document.
- Revised 20.400.060 (Contractor Offices and Services) to allow for conditional on-site parking of work trucks
- Expanded applicability of section 20.400.100 (Home Occupations) to all zones that may include residential dwelling units
- Revise section 20.400.130 (Lot Access) to include reference to minor and major tentative subdivisions
- Revision of section 20.400.140 (Metal Buildings) for clarity
- Revision of section 20.400.150 (Outdoor Dining) for clarity – only permitted to encroach into public ROW where a minimum 2 foot setback to building wall is provided, minimum 6 feet clear remains, ADA compliance is met, and encroachment permit is acquired.
- Correction of applicable permits in section 20.400.160 (Places of Assembly)
- Revision of section 20.400.170 (R&D Uses) to permit bio-hard and nuclear related materials handling/utilization
- Revision of section 20.400.210 (Utility Service) to address deleted/condensed items from old section 20.300.070(E) (Utilities); addition of amateur/non-public antenna standards
- Revision of section 20.400.220 (Vehicle Storage) to be consistent with current standards and outdoor storage standards
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **29. Chapter 20.405 Adult Entertainment Establishments**

- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **30. Chapter 20.410 Second Dwelling Units And Accessory Structures**

- Revision of section 20.410.060 (Second Dwelling Unit Requirements) to revise lot size requirements to be consistent with existing regulation
- Update of reference numbers and section names as appropriate
- Inserted Figures
- General text edits for clarification

## **31. Chapter 20.415 Animals**

- Expanded chapter applicability to include animal permissions in all zones where residences are permitted
- Updated Table 20.415-2 to include R-2, R-3, and MU Zones; clarified large animal and private stable standards
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **32. Chapter 20.420 Automotive Services**

- Clarified zones where automotive services are prohibited
- Clarified NPDES permit best practices requirements
- Revised Table 20.420-1 to include height limit for washing/detailing facilities
- Update of reference numbers and section names as appropriate
- General text edits for clarification

## **33. Chapter 20.425 Bars, Alcohol Service, And Entertainment**

- STILL UNDER REVIEW – SUBJECT TO ERRATA REVISIONS
- Revised “Winery” land use to “Microbrewery” land use
- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **34. Chapter 20.430 Condominium Conversions**

- Inserted requirement for electrical and utility hookups for laundry facilities to be provided

#### **35. Chapter 20.435 Planned Residential Development**

- Clarification of permitted types of development
- Clarification of permits required
- Revision of section 20.435.050 (Residential Development Standards) to be consistent with current regulation
- Expanded application of PRD modification requirements to be consistent with current regulation
- Update of reference numbers and section names as appropriate

#### **36. Chapter 20.440 Reasonable Accommodation**

- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **37. Chapter 20.445 Refuse And Recycling**

- Condensed regulations to clarify intent
- Update of reference numbers and section names as appropriate
- Inserted Figures
- General text edits for clarification

#### **38. Chapter 20.450 Renewable Energy**

- Clarification of applicability to solar panel regulations
- Insertion of noise standards based on the General Plan thresholds

#### **39. Chapter 20.455 Temporary Events**

- Renamed from “Special Events” to “Temporary Events” to be consistent with municipal code regulations
- Clarification of relationship of temporary events to business purpose
- Elimination of Carnivals from Table 20.455-1, those events are regulated separately by the municipal code
- Expansion of regulations for Parking Lot Sales to be consistent with current regulation
- Addition of regulations for Farmer’s Markets
- Update of reference numbers and section names as appropriate

- General text edits for clarification

#### **40. Chapter 20.460 Surface Mining**

- General text edits for clarification and insertion of existing code items

#### **41. Chapter 20.465 Telecommunications Facilities**

- Clarification of section 20.465.040 (Permit Procedures for Telecommunication Facilities) for applications and CUPs
- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **42. Chapter 20.500 Permits And Applications Process**

- Revision of Table 20.500-1 (Application and Review Types) to include proper review levels
- Clarification of application review time frame
- Insertion of provision for application refund upon withdrawal of application consistent with current regulation

#### **43. Chapter 20.505 Noticing And Public Hearings**

- Clarification of mailing label requirements
- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **44. Chapter 20.510 Director's Permits**

- Clarification that the permit goes with the land and is non-transferable
- Clarification of the Director's review responsibility and appeals process
- Addition of required permit findings
- Update of reference numbers and section names as appropriate

#### **45. Chapter 20.515 Site Development Plan Review**

- Clarification that Site Development Plan Review (SDPR) is an administrative process
- Clarification of SDPR applicability to project types
- Insertion of textual outline of application process
- Deletion of Table 20.515-1, those items have been inserted as a text list
- Insertion of section 20.515.040(C) (Notice of Affected Property Owners) consistent with current regulation

- Insertion of section 20.515.050(B) (Decisions) to clarify SDPR decisions consistent with current regulation

#### **46. Chapter 20.520 Conditional Use Permits**

- Insertion of section 20.520.040(B) (Conditional Use Permit Decisions) to clarify CUP decisions consistent with current regulation
- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **47. Chapter 20.525 Variances**

- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **48. Chapter 20.530 Amendments**

- Insertion of clarification that this chapter is applicable to zoning amendments required for rezoning of Transitional Zone Properties at time of transition
- Clarification of 20.530.040 (Notice and Hearings) regarding decisions thresholds for the public property owners and the City Council

#### **49. Chapter 20.535 Specific Plans**

- Clarification of applicability to MU-3 (SP) and MU-4 (SP) Zones
- Textural clarifications for consistency with existing development and the General Plan
- Clarification of section 20.535.040(H) making individual non-consecutive phases of a Specific Plan subject to Site Development Plan Review
- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **50. Chapter 20.540 Development Agreements**

- Insertion of section 20.540.030(F) to ensure proper environmental review
- Clarification of noticing responsibilities
- Update of reference numbers and section names as appropriate
- General text edits for clarification

#### **51. Chapter 20.545 Appeals And Revocations**

- General text edits for clarification

#### **52. Chapter 20.550 Enforcement And Penalty**

- No revisions

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