

TABLE OF CONTENTS

Division I: Introductory Provisions	I-i
Chapter 11.01 Title, Purpose, and Authority.....	I-1
11.01.010 Title and Authority.....	I-1
11.01.020 Purpose	I-1
11.01.030 Structure of Development Code Regulations.....	I-2
11.01.040 General Rules for Applicability of Zoning Regulations.....	I-3
11.01.050 Consistency with the General Plan.....	I-3
11.01.060 Effect on Previously Approved Projects and Projects in Progress.....	I-4
11.01.070 Severability.....	I-4
11.01.080 Fees.....	I-4
Chapter 11.02 Rules for Construction of Language	I-5
11.02.010 Purpose	I-5
11.02.020 Rules for Construction of Language	I-5
11.02.030 Rules of Interpretation	I-6
Chapter 11.03 Rules of Measurement.....	I-7
11.03.010 Purpose	I-7
11.03.020 General Provisions	I-7
11.03.030 Fractions	I-7
11.03.040 Measuring Distances	I-8
11.03.050 Measuring Height.....	I-8
11.03.060 Measuring Lot Area	I-10
11.03.070 Measuring Lot Width and Depth.....	I-10
11.03.080 Determining Floor Area.....	I-11
11.03.090 Determining Floor Area Ratio	I-12
11.03.100 Determining Lot Coverage.....	I-12
11.03.110 Determining Lot Frontage.....	I-13
11.03.120 Determining Setbacks (Yards).....	I-13
11.03.130 Measuring Signs.....	I-14
11.03.140 Measuring Parking Lot Landscaping.....	I-14
11.03.150 Measuring Pedestrian Clearance	I-14

Division II: Zoning and Overlay Districts	II-1
Chapter 11.04 Zones and Districts	II-1
11.04.010 Placetypes and General Plan Land Use Designations.....	II-1
11.04.020 Zoning Districts.....	II-2
11.04.030 Official Zoning Map and District Boundaries.....	II-4
11.04.040 Zoning Boundary Interpretations.....	II-4
Chapter 11.05 Agricultural Districts	II-6
11.05.010 Purpose	II-6
11.05.020 Land Use Regulations	II-7
11.05.030 Development Regulations.....	II-11
Chapter 11.06 Rural Community Districts	II-13
11.06.010 Purpose	II-13
11.06.020 Land Use Regulations	II-13
11.06.030 Development Regulations.....	II-18
Chapter 11.07 Residential Districts	II-20
11.07.010 Purpose	II-21
11.07.020 Land Use Regulations	II-23
11.07.030 Development Regulations.....	II-24
11.07.040 Supplemental Regulations.....	II-25
Chapter 11.08 Commercial and Mixed-Use Districts.....	II-29
11.08.010 Purpose	II-29
11.08.020 Land Use Regulations	II-30
11.08.030 Development Regulations.....	II-34
11.08.040 Supplemental Regulations.....	II-39
Chapter 11.09 Industrial Districts	II-42
11.09.010 Purpose	II-42
11.09.020 Land Use Regulations	II-43
11.09.030 Development Regulations.....	II-46
Chapter 11.10 Special Purpose Districts	II-49
11.10.010 Purpose	II-49
11.10.020 Land Use Regulations	II-50
11.10.030 Development Regulations.....	II-52
11.10.040 Supplemental Regulations.....	II-53

Chapter 11.11	Natural Resource Districts	II-54
11.11.010	Purpose	II-54
11.11.020	Land Use Regulations	II-55
11.11.030	Development Regulations.....	II-57
11.11.040	Supplemental Regulations.....	II-58
Chapter 11.12	Planned Development	II-60
11.12.010	Purpose	II-60
11.12.020	Applicability	II-60
11.12.030	Zoning Map Designation.....	II-60
11.12.040	Land Use Regulations	II-60
11.12.050	Development Regulations.....	II-61
11.12.060	Procedures	II-61
11.12.070	Required Findings	II-62
11.12.080	Conditions	II-63
11.12.090	Expiration and Renewal.....	II-63
11.12.100	Amendments of Approved Plans	II-64
11.12.110	Status of Specific Plan	II-65
11.12.120	Development Plan Review	II-65
Chapter 11.13	Airport Environs (AP) Overlay District	II-66
11.13.010	Applicability	II-66
11.13.020	Purpose	II-66
11.13.030	Use Restrictions.....	II-6
11.13.040	Allowed Land Use.....	II-67
11.13.050	Development Standards.....	II-67
11.13.060	Interior Noise Level Reduction	II-67
11.13.070	Height Limitations	II-68
11.13.080	FAA Notification	II-68
11.13.090	Avigation Easement Dedication	II-68
11.13.100	Overflight Notification.....	II-68
11.13.110	Non-conforming Uses.....	II-69
Chapter 11.14	Floodplain (FP) Overlay District	II-70
11.14.010	Purpose	II-70
11.14.020	Applicability	II-70

11.14.030	Development in the FP Overlay District	II-71
11.14.040	Development in Urban / Urbanizing Areas	II-71
Chapter 11.15	National Pollution Discharge Elimination System (NPDES) Overlay District	II-72
11.15.010	Purpose	II-72
11.15.020	Applicability	II-72
11.15.030	Development in the NPDES Overlay District.....	II-72
Chapter 11.16	Planning Reserve (PR) Overlay District	II-73
11.16.010	Purpose	II-73
11.16.020	Applicability	II-73
11.16.030	Plan Required.....	II-73
11.16.040	Additional Required Findings for Approval.....	II-74
Chapter 11.17	Reserved	II-74
Chapter 11.18	Reserved	II-74
 Division III: Regulations Applying to Some or All Districts		III-i
Chapter 11.19	General Site Regulations	III-1
11.19.010	Purpose and Applicability	III-1
11.19.020	Development on Lots Divided by District Boundaries	III-1
11.19.030	Accessory Structures	III-2
11.19.040	Fences and Walls	III-3
11.19.050	Height Exceptions.....	III-5
11.19.060	Lighting and Illumination	III-6
11.19.070	Outdoor Storage.....	III-8
11.19.080	Screening.....	III-9
11.19.090	Setbacks and Yards	III-11
11.19.100	Swimming Pools and Spas	III-14
11.19.110	Trash and Refuse Collection Areas	III-14
11.19.120	Underground Utilities	III-15
11.19.130	Visibility at Intersections.....	III-15
Chapter 11.20	Consumer Disclosure—Farming and Mining Operations	III-17
11.20.010	Findings and Purpose	III-17
11.20.020	Nuisance	III-17
11.20.030	Applicability	III-18
11.20.040	Disclosure.....	III-18

11.20.050	Installation of Signs.....	III-19
Chapter 11.21	Clustered Development.....	III-20
11.21.010	Purpose	III-20
11.21.020	Applicability	III-20
11.21.030	Application Requirements	III-20
11.21.040	Development Standards.....	III-20
Chapter 11.22	Fire Safe Regulations	III-23
11.22.010	Purpose	III-23
11.22.020	Applicability	III-23
11.22.030	Exceptions.....	III-23
11.22.040	Signing and Building Numbering.....	III-23
11.22.050	Emergency Access	III-24
11.22.060	Emergency Water Supply Standards	III-25
11.22.070	Fire Hydrant/Fire Valve	III-25
11.22.080	Fuel Modification Standards.....	III-25
11.22.090	Waiver of Fire Safety Regulations	III-26
11.22.100	Appeals.....	III-26
Chapter 11.23	Grading, Drainage, and Erosion Control.....	III-27
11.23.010	Purpose	III-27
11.23.020	Applicability	III-27
11.23.030	General Requirements	III-29
11.23.040	Procedures.....	III-31
11.23.050	Plans and Specifications	III-34
11.23.060	Geotechnical Investigations and Inspections	III-38
11.23.070	Design Standards.....	III-41
11.23.080	Improvement Security Required.....	III-46
11.23.090	Enforcement	III-47
Chapter 11.24	Landscape	III-48
11.24.010	Purpose	III-48
11.24.020	Applicability	III-48
11.24.030	Areas Required to be Landscaped Within the Valley Growth Boundary	III-49
11.24.040	Areas Required to be Landscaped Outside the Valley Growth Boundary	III-50
11.24.050	General Landscaping Standards.....	III-51

11.24.060	Landscape Materials.....	III-51
11.24.070	Water Efficient Landscape Requirements.....	III-54
11.24.080	Landscape Plans	III-56
11.24.090	Irrigation Specifications.....	III-57
11.24.100	Completion of Landscape Requirements	III-58
11.24.110	Maintenance	III-59
Chapter 11.25	Parking and Loading.....	III-60
11.25.010	Purpose	III-60
11.25.020	Applicability	III-60
11.25.030	General Provisions.....	III-61
11.25.040	Parking Space Requirements	III-62
11.25.050	Parking Reductions	III-68
11.25.060	Parking In-Lieu Fee	III-69
11.25.070	Location of Required Parking	III-70
11.25.080	Bicycle Parking.....	III-70
11.25.090	Off-Street Loading.....	III-73
11.25.100	Design Standards for Parking Lots	III-73
11.25.110	Parking for Temporary Uses and Special Events.....	III-80
11.25.120	Parking and Storage of Recreational Vehicles	III-81
Chapter 11.26	Performance Standards	III-82
11.26.010	Purpose	III-82
11.26.020	Applicability	III-82
11.26.030	General Standard.....	III-82
11.26.040	Location of Measurement for Determining Compliance	III-82
11.26.050	Noise	III-83
11.26.060	Vibration	III-83
11.26.070	Lighting and Glare	III-84
11.26.080	Odors	III-84
11.26.090	Heat and Humidity.....	III-84
11.26.100	Air Contaminants	III-84
11.26.110	Liquid or Solid Waste	III-84
11.26.120	Fire and Explosive Hazards.....	III-85
11.26.130	Hazardous and Extremely Hazardous Materials.....	III-85
11.26.140	Electromagnetic Interference.....	III-85

11.26.150	Radioactivity.....	III-85
Chapter 11.27	Signs	III-86
11.27.010	Purpose	III-86
11.27.020	Applicability	III-86
11.27.030	Exempt Signs	III-87
11.27.040	Prohibited Signs.....	III-89
11.27.050	Permits Required.....	III-90
11.27.060	Sign Measurement.....	III-91
11.27.070	General Standards	III-94
11.27.080	Standards for Specific Sign Types	III-94
11.27.090	Sign Standards—Outside the Valley Growth Boundary.....	III-100
11.27.100	Sign Standards—Residential Districts.....	III-101
11.27.110	Sign Standards—Nonresidential Uses	III-101
11.27.120	Temporary Promotional Signs	III-105
11.27.130	Planned Sign Permit Program (PSPP)	III-106
11.27.140	Non-conforming Signs.....	III-107
11.27.150	Sign Maintenance	III-108
11.27.160	Removal of Illegal Signs	III-108
11.27.170	Waivers and Variances.....	III-109
Chapter 11.28	Frontage Improvements.....	III-110
11.28.010	Findings of Necessity, Public Interest	III-110
11.28.020	Required Construction of Curbs, Gutters, Sidewalks and Streets.....	III-110
11.28.030	General Provisions	III-112
11.28.040	Fees in Lieu of Construction.....	III-112
11.28.050	Dedications.....	III-112
Chapter 11.29	Underground Utility Districts	III-115
11.29.010	Applicability.	III-115
11.29.020	Procedures	III-116
11.29.030	Responsibilities	III-116
11.29.040	Extensions of Time.....	III-118
Chapter 11.30	Density Bonus Incentive Program	III-119
11.30.010	Purpose	III-119
11.30.020	Applicability.....	III-119

11.30.030	General Provisions.....	III-120
11.30.040	Qualifying Projects	III-120
11.30.050	Density Bonus Allowance for Housing Development with Affordable Housing Component.....	III-121
11.30.060	Density Bonus Allowance for Housing Development with Affordable Housing Component and Childcare Facility.....	III-121
11.30.070	Allowed Density Bonus for Senior Citizen Housing Development.....	III-122
11.30.080	Allowed Density Bonus for Land Donations.....	III-122
11.30.090	Allowed Density Bonus for Floor Area Ratio.....	III-123
11.30.100	Allowed Density Bonus for 100-Percent Affordable Housing Development	III-124
11.30.110	Additional Incentives or Concessions	III-124
11.30.120	Maximum Parking Requirements.....	III-127
11.30.130	Density Bonus and Affordable Housing Incentive Program	III-129
11.30.140	Affordable Housing Agreement and Equity-Sharing Agreement	III-131
11.30.150	Allowed Density Bonus or Incentives for Condominium Conversion Projects	III-134
11.30.160	Enforcement Provisions.....	III-135
Chapter 11.31	Non-conforming Uses, Structures, and Lots	III-136
11.31.010	Purpose	III-136
11.31.020	Applicability	III-136
11.31.030	Establishment of Lawful Non-conforming Uses, Structures, and Lots.....	III-136
11.31.040	Non-conforming Uses and Structures—Right to Continue	III-137
11.31.050	Maintenance and Repair of Non-conforming Structures	III-138
11.31.060	Alterations and Enlargements to Non-conforming Structures	III-138
11.31.070	Restoration of Damaged or Partially Destroyed Non-conforming Structures	III-138
11.31.080	Expansion of Non-conforming Uses.....	III-139
11.31.090	Changes and Substitutions of Non-conforming Uses.....	III-140
11.31.100	Abandonment of Non-conforming Uses.....	III-140
Chapter 11.32	Standards for Specific Uses	III-142
11.32.010	Purpose and Applicability	III-142
11.32.020	Applicability	III-143
11.32.030	Accessory Dwelling Units.....	III-143
11.32.040	Agricultural Labor Housing.....	III-153
11.32.050	Animal Raising and Keeping.....	III-154
11.32.060	Automobile/Vehicle Sales and Services	III-159
11.32.070	Campgrounds.....	III-161

11.32.080	Caretaker Residences	III-162
11.32.090	Drive-In and Drive-Thru Facilities	III-163
11.32.100	Emergency Shelters.....	III-163
11.32.110	Employee Housing.....	III-164
11.32.120	Family Day Care, Large	III-165
11.32.130	Farmer’s Markets	III-166
11.32.140	Home Occupations.....	III-166
11.32.150	Lodging.....	III-170
11.32.160	Low-Barrier Navigation Center	III-171
11.32.170	Mobile Vendors	III-171
11.32.180	Outdoor Dining and Seating.....	III-173
11.32.190	Outdoor Retail Sales	III-173
11.32.200	Personal Storage.....	III-173
11.32.210	Planned Mobile Home Parks.....	III-174
11.32.220	Produce Stands	III-178
11.32.230	Ranch Marketing	III-179
11.32.240	Recycling Facilities	III-182
11.32.250	Residential Care Facilities, General	III-184
11.32.260	Single-Room Occupancy.....	III-184
11.32.270	Alternative Energy Systems	III-185
11.32.280	Wind Energy Systems.....	III-186
11.32.290	Surface Mining.....	III-189
11.32.300	Wireless Communications Facilities.....	III-195
11.32.310	Supportive and Transitional Housing.....	III-200
11.32.320	Temporary Uses and Special Events.....	III-201
11.32.330	Wineries and Tasting Rooms.....	III-207
Chapter 11.33	Reserved	III-209
Chapter 11.34	Reserved	III-209
Chapter 11.35	Reserved	III-209
Chapter 11.36	Reserved	III-209
Chapter 11.37	Reserved	III-209
Chapter 11.38	Reserved	III-209

Division IV: Land Divisions	IV-i
Chapter 11.39 General Provisions.....	IV-1
11.39.010 Citation and Authority.....	IV-1
11.39.020 Purpose	IV-1
11.39.030 Applicability	IV-1
11.39.040 Exemptions	IV-2
11.39.050 Application and Review Procedures	IV-2
11.39.060 Maps Required.....	IV-2
11.39.070 Condominiums; Community Apartment Project, Stock Cooperative Project; Three-Dimensional Portions	IV-4
Chapter 11.40 Tentative Maps.....	IV-5
11.40.010 General.....	IV-5
11.40.020 Form and Contents.....	IV-5
11.40.030 Review and Referral.....	IV-5
11.40.040 Action on the Tentative Map	IV-6
11.40.050 Expiration and Extensions	IV-8
11.40.060 Amendments to Approved Tentative Maps	IV-10
Chapter 11.41 Parcel and Final Maps.....	IV-11
11.41.010 General.....	IV-11
11.41.020 Final Maps—Submittal by Units	IV-11
11.41.030 Survey Required.....	IV-12
11.41.040 Form and Contents of Maps	IV-12
11.41.050 Required Approval; Final Map.....	IV-13
11.41.060 Certificates	IV-13
11.41.070 Acceptance of Dedications.....	IV-13
11.41.080 Security Agreement; Bond	IV-13
11.41.090 Required Signatures/Certificates	IV-14
11.41.100 Filing with County Recorder	IV-14
11.41.110 Correction or Amendment	IV-14
Chapter 11.42 Vesting Tentative Maps	IV-15
11.42.010 Purpose	IV-15
11.42.020 Scope; Applicability; Consistency	IV-15
11.42.030 Procedures	IV-15
11.42.040 Vesting on Approval.....	IV-16

11.42.050	Expiration.....	IV-17
Chapter 11.43	Reversions, Mergers, Resubdivisions, and Lot Line Adjustments	IV-18
11.43.010	Reversions to Acreage	IV-18
11.43.020	Parcel Mergers	IV-19
11.43.030	Mergers and Resubdivisions.....	IV-20
11.43.040	Lot Line Adjustments.....	IV-20
Chapter 11.44	Subdivision Design	IV-23
11.44.010	Purpose	IV-23
11.44.020	Countywide Lot and Site Design Standards.....	IV-23
11.44.030	Street System and Connectivity.....	IV-24
11.44.040	Roadway Design.....	IV-25
11.44.050	Energy Conservation and Solar Access	IV-26
11.44.060	Protection of Natural and Cultural Resources	IV-26
11.44.070	Agricultural Buffers.....	IV-27
11.44.080	Rural Lot Design Guidelines.....	IV-28
11.44.090	Valley Growth Boundary Design Guidelines	IV-31
11.44.100	Infill Development in Urban Residential Areas	IV-32
11.44.110	Waiver of Subdivision Standards	IV-32
Chapter 11.45	Dedications and Reservations.....	IV-34
11.45.010	Purpose	IV-34
11.45.020	Roads and Other Public Rights-of-Way.....	IV-34
11.45.030	Bicycle Paths	IV-35
11.45.040	Transit Facilities.....	IV-35
11.45.050	Solar Access Easements	IV-35
11.45.060	Parkland	IV-35
11.45.070	School Sites	IV-39
11.45.080	Public Access to Waterways, Lakes, Reservoirs	IV-39
11.45.090	Drainage Easements	IV-40
11.45.100	Acceptance of Dedications.....	IV-40
11.45.110	Recording Dedications	IV-40
11.45.120	Reservations	IV-41

Chapter 11.46	Improvements	IV-42
11.46.010	Purpose	IV-42
11.46.020	General Provisions	IV-42
11.46.030	Improvements Required	IV-42
11.46.040	Improvement Plans	IV-47
11.46.050	Improvement Agreements	IV-47
11.46.060	Deferred Improvement Agreements	IV-47
11.46.070	Improvement Security	IV-47
11.46.080	Construction Inspection	IV-49
11.46.090	Acceptance of Improvements	IV-49
Chapter 11.47	Amendments and Enforcement	IV-51
11.47.010	Correction and Amendment of Maps	IV-51
11.47.020	Enforcement and Judicial Review	IV-53
Chapter 11.48	Reserved	IV-56
Chapter 11.49	Reserved	IV-56
Chapter 11.50	Reserved	IV-56
Chapter 11.51	Reserved	IV-56
Division V:	Administration	V-i
Chapter 11.52	Land Use Authorities	V-1
11.52.010	Purpose	V-1
11.52.020	Board of Supervisors	V-1
11.52.030	Planning Commission	V-2
11.52.040	Development Review Committee	V-3
11.52.050	Community Development and Services Agency Director	V-4
11.52.060	Planning Director	V-5
11.52.070	Public Works Director	V-6
11.52.080	Environmental Health Director	V-6
11.52.090	County Surveyor	V-7
11.52.100	Zoning Administrator	V-7
11.52.110	Summary of Review Authorities for Land Use Decisions and Appeals	V-8
Chapter 11.53	Common Procedures	V-10
11.53.010	Purpose and Applicability	V-10
11.53.020	Application Forms and Fees	V-10

11.53.030	Concurrent Filing	V-11
11.53.040	Review of Applications for Completeness	V-13
11.53.050	Notice of Public Hearings	V-14
11.53.060	Conduct of Public Hearings	V-15
11.53.070	Timing and Notice of Action and Findings Required.....	V-16
11.53.080	Ex Parte Communications.....	V-16
11.53.090	Scope of Approvals.....	V-17
11.53.100	Effective Dates	V-17
11.53.110	Expiration, Effectuation, and Extension.....	V-17
11.53.120	Changes to an Approved Permit	V-18
11.53.130	Limitation on Re-Filing.....	V-18
11.53.140	Revocation of Approvals	V-18
11.53.150	Appeals and Calls for Review.....	V-19
11.53.160	Pre-application Review.....	V-20
Chapter 11.54	Environmental Review	V-22
11.54.010	Purpose	V-22
11.54.020	Applicability	V-22
11.54.030	Exemptions	V-23
11.54.040	Preliminary Review of Projects and Conduct of Initial Study	V-23
11.54.050	Negative Declaration/Mitigated Negative Declaration Process.....	V-25
11.54.060	Environmental Impact Reports	V-26
11.54.070	Decisions on Projects	V-28
11.54.080	Responsible Agency Procedures	V-29
11.54.090	Mitigating Standards and Ordinances	V-29
11.54.100	Mitigation Monitoring and Reporting Program	V-29
11.54.110	Appeals.....	V-32
Chapter 11.55	Zoning Clearances.....	V-33
11.55.010	Purpose	V-33
11.55.020	Applicability	V-33
11.55.030	Review and Decision	V-33
11.55.040	Appeals.....	V-34
Chapter 11.56	Design Review.....	V-35
11.56.010	Purpose	V-35
11.56.020	Applicability	V-35
11.56.030	Design Review Responsibilities	V-36

11.56.040	Scope of Review	V-36
11.56.050	Procedures	V-37
11.56.060	Criteria for Approval	V-37
11.56.070	Conditions of Approval	V-37
11.56.080	Post-Decision Procedures.....	V-37
Chapter 11.57	Use Permits	V-39
11.57.010	Purpose	V-39
11.57.020	Applicability	V-39
11.57.030	Decision-Making Authority	V-40
11.57.040	Application Procedures	V-40
11.57.050	Public Notice and Hearing	V-40
11.57.060	Required Findings for Approval	V-41
11.57.070	Conditions of Approval	V-42
11.57.080	Post-Decision Procedures.....	V-42
Chapter 11.58	Temporary Use Permits	V-43
11.58.010	Purpose	V-43
11.58.020	Applicability	V-43
11.58.030	Procedures	V-43
11.58.040	Required Findings for Approval.....	V-44
11.58.050	Conditions of Approval	V-44
11.58.060	Operation and Time Limits	V-44
Chapter 11.59	Variances	V-45
11.59.010	Purpose	V-45
11.59.020	Applicability	V-45
11.59.030	Decision-Making Authority.....	V-45
11.59.040	Procedures.....	V-45
11.59.050	Required Findings for Approval.....	V-45
11.59.060	Conditions of Approval	V-46
11.59.070	Post-Decision Procedures.....	V-46
Chapter 11.60	Waivers and Modifications.....	V-47
11.60.010	Purpose	V-47
11.60.020	Applicability	V-47
11.60.030	Procedures	V-48
11.60.040	Required Findings for Approval.....	V-48
11.60.050	Conditions of Approval	V-49

11.60.060	Post-Decision Procedures.....	V-49
Chapter 11.61	Amendments to Development Code and Official Zoning Map.....	V-51
11.61.010	Purpose	V-51
11.61.020	Applicability	V-51
11.61.030	Initiation of Amendment.....	V-51
11.61.040	Application Procedures	V-51
11.61.050	Review Procedures and Public Notice.....	V-52
11.61.060	Planning Commission Hearing and Recommendation.....	V-52
11.61.070	Board of Supervisors Hearing and Action.....	V-52
11.61.080	Required Findings for Approval.....	V-53
Chapter 11.62	General Plan Amendments.....	V-54
11.62.010	Purpose	V-54
11.62.020	Applicability	V-54
11.62.030	Annual Limit on Number of General Plan Amendments.....	V-54
11.62.040	Initiation.....	V-55
11.62.050	Application Procedures	V-55
11.62.060	Review Procedures and Public Notice.....	V-55
11.62.070	Planning Commission Hearing and Recommendation.....	V-55
11.62.080	Board of Supervisors Hearing and Action.....	V-56
11.62.090	Required Findings for Approval.....	V-56
Chapter 11.63	Community Plans.....	V-57
11.63.010	Purpose	V-57
11.63.020	Applicability	V-57
11.63.030	Initiation.....	V-57
11.63.040	Application Procedures	V-57
11.63.050	Requirements for Community Plans.....	V-58
11.63.060	Rural Centers.....	V-59
11.63.070	Required Findings for Approval.....	V-60
11.63.080	Zoning Established Consistent with Community Plan.....	V-61
11.63.090	Conditions of Approval	V-61
11.63.100	Review and Adoption.....	V-61
11.63.110	Review of Plans within a Community Plan Area.....	V-61
11.63.120	Amendment Procedure	V-61
Chapter 11.64	Specific Plans and Amendments.....	V-62
11.64.010	Purpose and Applicability.....	V-62

Yuba County Development Code

11.64.020	Applicability	V-62
11.64.030	Initiation.....	V-62
11.64.040	Application Procedures	V-62
11.64.050	Specific Plan Contents.....	V-62
11.64.060	Land Use Regulations and Standards.....	V-63
11.64.070	Review Procedures and Public Notice.....	V-63
11.64.080	Planning Commission Hearing and Recommendation.....	V-64
11.64.090	Board of Supervisors Hearing and Action	V-64
11.64.100	Required Findings for Approval.....	V-64
11.64.110	Amendment Procedure	V-65
11.64.120	Specific Plan Administration	V-65
Chapter 11.65	Master Plans	V-66
11.65.010	Purpose	V-66
11.65.020	Applicability	V-66
11.65.030	Initiation.....	V-66
11.65.040	Application Procedures	V-66
11.65.050	Zoning Established Consistent with Master Plan.....	V-67
11.65.060	Review and Adoption	V-68
11.65.070	Required Findings for Approval.....	V-68
11.65.080	Review of Plans within a Community Plan Area	V-68
11.65.090	Amendment Procedure	V-6
Chapter 11.66	Development Agreements.....	V-69
11.66.010	Purpose and Applicability	V-6
11.66.020	Initiation.....	V-69
11.66.030	Application Procedures	V-69
11.66.040	Development Agreement Contents	V-70
11.66.050	Review Procedure and Public Notice	V-70
11.66.060	Planning Commission Hearing and Action	V-70
11.66.070	Board of Supervisors Hearing and Action	V-71
11.66.080	Required Findings for Approval.....	V-71
11.66.090	Amendment Procedures or Termination	V-72
11.66.100	Effect of Development Agreement.....	V-72
11.66.110	Periodic Review	V-73
Chapter 11.67	Enforcement and Abatement Procedures	V-74
11.67.010	Purpose	V-74

11.67.020	Enforcement	V-74
11.67.030	Duty.....	V-74
11.67.040	Violations Declared as Public Nuisance.....	V-75
11.67.050	Penalties	V-76
11.67.060	Remedies.....	V-76
11.67.070	Nuisance Abatement.....	V-76
Chapter 11.68	Reserved	V-77
Chapter 11.69	Reserved	V-77
Chapter 11.70	Reserved	V-77
Chapter 11.71	Reserved	V-77
Division VI: General Terms.....		VI-i
Chapter 11.72	Use Classifications	VI-1
11.72.010	Purpose and Applicability	VI-1
11.72.020	Residential Use Classifications	VI-1
11.72.030	Public and Semi-Public Use Classifications	VI-4
11.72.040	Commercial Use Classifications	VI-6
11.72.050	Industrial Use Classifications.....	VI-13
11.72.060	Transportation, Communication, and Utilities Use Classifications	VI-15
11.72.070	Agricultural and Natural Resource Use Classifications.....	VI-17
Chapter 11.73	List of Terms and Definitions	VI-21
11.73.010	List of Terms.....	VI-21
11.73.020	Definitions.....	VI-25
Chapter 11.74	Land Use Regulation Table	VI-59

LIST OF FIGURES

Figure 11.03.040: Measuring Distances.....	I-8
Figure 11.03.050(A): Measuring Building Height	I-9
Figure 11.03.050(B)(1): Measuring Height of Fences on Retaining Walls.....	I-9
Figure 11.03.050(B)(2): Measuring Height of Decks	I-10
Figure 11.03.070: Measuring Lot Width and Depth	I-11
Figure 11.03.100: Determining Floor Area Ratio	I-12
Figure 11.03.110: Determining Lot Coverage.....	I-13
Figure 11.03.130: Determining Setbacks (Yards).....	I-14
Figure 11.03.160: Measuring Pedestrian Clearance	I-14
Figure 11.05.030: Development Regulations—Agricultural Districts.....	II-11

Figure 11.06.030: Development Regulations—Rural Community Districts II-18

Figure 11.07.030: Development Regulations—Residential Districts II-23

Figure 11.07.030(C): Transitional Standards—Residential Districts II-25

Figure 11.07.040(A)(1): Residential Garage Frontage & Locations..... II-26

Figure 11.07.040(A)(2): Residential Corner Lots II-26

Figure 11.07.040(B)(2): Multi-Family Residential Building Entrances II-27

Figure 11.07.030: Development Regulations—Commercial and Mixed-Use Districts II-35

Figure 11.07.030(B): Transitional Standards—Commercial and Mixed-Use Districts II-37

Figure 11.07.030(B)(2): Required Side and Rear Yards—Residential Uses..... II-38

Figure 11.08.040(B): Commercial & Mixed-Use Building Orientation and Entrances II-40

Figure 11.08.040(C): Commercial & Mixed-Use Building Transparency II-41

Figure 11.09.030: Development Regulations—Industrial Districts II-47

Figure 11.09.030(A): Transitional Standards—Industrial Districts II-48

Figure 11.10.030: Development Regulations—Special Purpose Districts..... II-52

Figure 11.11.030: Development Regulations—Natural Resource Districts II-57

Figure 11.19.040: Fences and Walls III-4

Figure 11.19.050: Height Exceptions—Projections..... III-5

Figure 11.19.060(C)(3): Fixture Type..... III-7

Figure 11.19.060(C)(4): Light Trespass III-8

Figure 11.19.080(C)(5): Berms III-10

Figure 11.19.090(B): Allowed Building Projections into Setbacks..... III-13

Figure 11.19.130: Visibility at Intersections..... III-16

Figure 11.21.040: Cluster Development in a Flood Zone..... III-22

Figure 11.24.030(B): Interior Property Lines III-50

Figure 11.24.030(C): Building Perimeters III-50

Figure 11.24.060(A)(6): Ground Cover Spacing..... III-52

Figure 11.24.060(A)(8): Tree Staking..... III-53

Figure 11.25.080: Short-Term Bicycle Parking III-72

Figure 11.25.100(B)(3): Parking Space Dimensions III-74

Figure 11.25.100(B)(9): Parking Lot Perimeter Curbing III-76

Figure 11.25.100(B)(11): Parking Lot Design—Separation from On-site Buildings III-77

Figure 11.25.100(B)(12): Parking Lot Screening..... III-77

Figure 11.25.100(B)(13)(e): Parking Lot Landscaping III-79

Figure 11.25.100(B)(13)(f): Protection of Vegetation III-80

Figure 11.27.040(D): Prohibited Signs—Roof Signs III-90

Figure 11.27.060(A)(1): Calculation of Single-faced Sign Area III-91

Figure 11.27.060(A)(2): Calculation of Double-faced Sign Area..... III-92

Figure 11.27.060(B): Calculation of Lot Frontage..... III-92

Figure 11.27.060(D): Measuring Sign Height and Clearance..... III-93

Figure 11.27.060(E): Building Frontage III-94

Figure 11.27.080(A): Freestanding Signs..... III-95

Figure 11.27.080(B): Wall Signs III-96

Figure 11.27.080(C): Projecting Signs..... III-96

Figure 11.27.080(D): Awning Signs III-97

Figure 11.27.080(F)(1): Off-Premises Subdivision Signs..... III-99

Figure 11.27.080(F)(2): On-Site Subdivision Signs..... III-100

Figure 11.44.080(B): Resource Inventory Map IV-29
 Figure 11.44.080(C): Locating Housing Sites/Building Envelopes IV-31
 Figure 11.73.020(A): Lot Lines Types VI-41
 Figure 11.73.020(B): Lot and Yard types VI-42

LIST OF TABLES

Table 11.04.010: General Plan Land Use Designation and Zoning District by Placetype II-2
 Table 11.04.020: Base and Overlay Zoning Districts..... II-2
 Table 11.05.020: Land Use Regulations—Agricultural Districts II-7
 Table 11.05.030: Development Regulations—Agricultural Districts II-11
 Table 11.06.020: Land use Regulations—Rural Community Districts..... II-14
 Table 11.06.030: Development Regulations—Rural Community Districts II-18
 Table 11.07.020: Land use Regulations—Residential Districts II-21
 Table 11.07.030: Development Regulations—Residential Districts..... II-23
 Table 11.08.020: Land Use Regulations—Commercial & Mixed Use Districts II-31
 Table 11.08.030: Development Regulations—Commercial and Mixed use Districts..... II-35
 Table 11.09.020: Land Use Regulations—Industrial Districts II-43
 Table 11.09.030: Development Regulations—Industrial Districts II-47
 Table 11.10.020: Land Use Regulations—Special Purpose District..... II-50
 Table 11.19.030: Development Regulations—Special Purpose Districts II-52
 Table 11.11.020: Land Use Regulation—Natural Resource Districts II-55
 Table 11.11.030: Development Regulations—Natural Resource Districts II-57
 Table 11.19.060: Maximum Height of Lighting Fixtures III-6
 Table 11.19.090-A: Agricultural Buffers—Setbacks III-11
 Table 11.19.090-B: Allowed Building Projections into Required Setbacks III-13
 Table 11.25.040: Required Off-Street Parking Spaces III-63
 Table 11.25.100-B(3): Minimum Angled and Parallel Parking Stall Dimensions III-74
 Table 11.30.050-1: Density Bonus Allowance for Housing Development with Affordable Housing Component..... III-120
 Table 11.30.080-1: Density Bonus Allowances for Qualified Land Donations..... III-122
 Table 11.30.110-1: Incentive Allowances for Qualified Housing Developments..... III-125
 Table 11.32.040-A(3)(A1): Number of Livestock per Animal Unit (AU) III-154
 Table 11.32.040-A(3)(B): Permitted Livestock Units..... III-155
 Table 11.32.040-B(2): Number of Birds Permitted in Outside Aviaries..... III-156
 Table 11.32.040-E(2): Number of Dogs Permitted by Zone District..... III-158
 Table 11.32.130: Home Occupations III-167
 Table 11.32.140: Bed & Breakfasts and Agricultural Homestays..... III-169
 Table 11.32.210 Ranch Marketing..... III-179
 Table 11.32.260: Solar Energy System On-Site Consumption Thresholds III-184
 Table 11.32.300 Temporary Uses and Special Events Permit Type..... III-205
 Table 11.32.320.B Tasting Rooms III-207
 Table 11.74: Land Use Regulation Table VI-60