

ARTICLE 1 – ZONING ORDINANCE APPLICABILITY

CHAPTER 17.10 – ENACTMENT AND APPLICABILITY OF THE ZONING ORDINANCE

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17.10.10 Title

This Title shall be known as, and may be cited and referred to as, the El Dorado County Zoning Ordinance or “Ordinance”. The Zoning Ordinance constitutes a portion of the County Ordinance Code.

Purposes of Zoning Ordinance

The purpose of this Title is to protect and promote the public health, safety, peace, comfort, and general welfare of the County, and more particularly to:

- A. Implement the goals and objectives of the El Dorado County General Plan by guiding and managing the future growth of the County in accordance with adopted General Plan goals, objectives, policies and implementation measures.
- B. Direct land use in a manner that will assure the orderly development and beneficial use of the unincorporated areas of El Dorado County for residential, commercial, industrial, agricultural, forestry, recreation, open space, and other purposes.
- C. Manage the distribution of population in accordance with the availability of natural resources, public services, and infrastructure necessary to support the population.
- D. Encourage growth that reflects the character and scale of the location in which it occurs and recognize that planned developments are an effective planning tool to maximize community identity and minimize impacts on surrounding properties.
- E. Encourage economic activities that create employment opportunities that are commensurate with housing costs, maximize the economic potential of the County’s natural resources, reduce out-of-county retail purchase and employment travel, and provide housing and job opportunities for all levels of the County’s population.
- F. Maintain and protect the County’s natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values,

and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity. (Source: GP Vision Statement, item 1)

- G. Provide for the housing needs of present and future residents of the County and allow for the construction of housing affordable to all segments of the population.
- H. Reduce hazards to the public resulting from the inappropriate location, use, or design of buildings, structures, and land uses in relation to natural and built hazards and the County highway system.

17.10.020 Authority, Relationship to General Plan

- A. This Title is adopted based on the authority vested in El Dorado County by the State of California, including but not limited to the *State Constitution, Section 65800 et seq. of the California Government Code, the California Environmental Quality Act, the Subdivision Map Act, Housing Act, Surface Mining and Reclamation Act, and applicable provisions of the Health and Safety Code.*
- B. This Title is hereby adopted and shall be maintained so as to be consistent with the El Dorado County General Plan. Any land use or development approved according to the requirements of this Title shall be consistent with the General Plan and any applicable specific plan.
- C. Within the Lake Tahoe Basin, as delineated on Figure LU-1 (Land Use Diagram) of the General Plan, all land use and development approvals shall also be subject to requirements of the Lake Tahoe Regional Plan and the El Dorado County Ordinance Codes.
- D. Where an inconsistency exists between the General Plan and the zoning designation for a lot, the General Plan designation shall govern. (Reference GP Policy 2.2.5.20)

17.10.030 Responsibility for Administration

- A. **Responsible Bodies and Individuals.** This Title shall be administered by:
 - 1. The El Dorado County Board of Supervisors, hereafter referred to as the Board;
 - 2. The Planning Commission, hereafter referred to as the Commission;
 - 3. The County Zoning Administrator, hereafter referred to as the Zoning Administrator;
 - 4. The Advisory Committees appointed by the Board for distinct communities in the county to review design review applications, hereafter referred to as Design Review Committees, including the following:
 - a. Cameron Park Design Review Committee

- b. El Dorado Hills Design Review Committee
 - c. Pollock Pines Design Review Committee
 5. The Director of the Development Services Department or designee, hereafter referred to as the Director; and
 6. The Development Services Department hereafter referred to as the Department.
- B. Responsibility and Authority of the Director.** Whenever this Title refers to the Department, it is expressly understood that the Department staff are acting under the direction and control of the Director, and that they report directly to the Director rather than the Commission or the Board.
- C. Rules of Application.** This Title shall be applied in the following manner:
1. **Minimum Requirements.** The provisions of this Title shall be deemed to be the minimum standards required for the protection of the public health, safety, and welfare.
 2. **Conflicting Provisions.** If conflicts occur between different requirements of this Title, or between provisions of this Title and requirements imposed by other provisions of the El Dorado County Ordinance Code or other laws, rules, and regulations, the more stringent development requirement or greater restriction on the use of land or buildings shall apply.
 3. **Single Lot in Multiple Zones.** In the event that a single lot is covered by two or more zones, the uses of that lot shall be consistent with the zone as shown for the portion of the lot on which the use is proposed to be placed.
 4. **Map Boundaries.** Where the boundaries of any zone shown on the zoning maps are uncertain, the following rules shall apply to resolve the uncertainty:
 - a. Where a zone boundary approximately follows a lot line, or road or street, such lot line or the centerline of the road or street shall be construed to be the boundary.
 - b. Where a zone boundary approximately follows a stream or river, ridge line or other distinct geographic or topographic feature, such stream or geographic feature shall be construed to be the boundary.
 - c. If a zone divides a lot, and the boundary line location is not otherwise designated, the location of the boundary shall be determined by the use of the scale appearing on the zoning map.
 5. **Map Corrections.** Where a zone boundary appears to be in error, the Director may make the correction based on historical data, prior zoning maps, and other

available information. Where the record is unclear, the zoning shall be reviewed by the Commission to determine if the map is in error. If, after review of the record, the Commission finds that the map is in error, they shall direct the Director to correct said error by revising the official maps accordingly within 30 days of the Commission's review.

17.10.040 Applicability of Zoning Ordinance (No prior code)

- A. Area of Applicability.** The provisions of this Title shall apply to all lands within the unincorporated area of the County of El Dorado except as provided in Subsection B.
- B. Exemptions from Zone Ordinance Requirements.** The provisions of this Title do not apply to the following activities, land uses, and structures, except where provisions of a memorandum of understanding between the County and another governmental agency provide for County land use regulatory authority:
1. Activities of the Federal Government on federally owned or leased land.
 2. Activities of the State of California or any agency of the state on state owned or leased land.
 3. Activities of a local agency, as defined in California Government Code Section 53090, as provided in Section 53091 et seq.
 4. The location and construction of facilities for water and electrical energy as provided in Government Code Section 53091.
 5. Existing and future preemptions of local land use authority resulting from State Law.
- C. Effect of Zoning Ordinance Changes on Projects in Progress.** The enactment of this Title or amendments hereto may have the effect of imposing different standards on development or new land uses from that which previously applied. Following the effective date of this Title the following provisions shall apply:
1. **Pending Applications.** Applications which have been determined by the Department to be complete in compliance with Government Code Section 65943 before the effective date of this Title, or any amendment hereto, shall comply with the provisions of this Title in effect on the date that the application is deemed complete.
 2. **Approved Applications.** Applications approved prior to the effective date of this Title, or any amendment hereto, may be constructed or used in accordance with the conditions of approval therefore; provided, however, approval of any extension shall be governed by the provisions of Subsection C.3 below.
 3. **Time Extensions.** An approval of an extension of time for a pending application may be conditioned to comply with the provisions of this Title in

effect when the application for time extension is deemed complete in compliance with Government Code Section 65943.

4. Subdivisions. Except as provided in Chapter 16.68 (Vesting Tentative Maps) of the County Ordinance Code and Government Code Section 66498.1, the provisions of this Subsection shall apply only to the creation of lots authorized by an approved tentative map or tentative parcel map deemed complete prior to the effective date of this Title. Subsequent development of lots shall meet the provisions of this Title in effect at the time that such subsequent development occurs unless provisions of a planned development or other application under paragraphs C.1 and C.2 apply.

D. Exception for Area Covered by Specific Plan. Where a specific plan has been adopted for an area in compliance with Chapter 17.56 and Government Code Section 65450 et seq., the zones, development standards, and other provisions of the specific plan and any implementing ordinance adopted in compliance with that plan shall supersede the provisions of this Title. In the event that a specific plan implementing ordinance does not address an issue, the provisions of this Title shall apply.

17.10.050 Rules of Interpretations

The Director shall have the authority to issue administrative interpretation of the provision of this Title to resolve ambiguities.

A. Record of Interpretations. Whenever the Director determines that the applicability or that the meaning of any of the provisions of the Title is ambiguous, the Director may issue an official interpretation. Official interpretations shall be in writing, and cite the provision being interpreted, together with an explanation of its meaning or application in the particular or general circumstances that caused the need for interpretation. Where the Director finds that no clear interpretation can be made, the matter may be referred to the Commission. The Commission shall hold a public hearing prior to making an interpretation. Notice of such hearing shall be provided by listing the matter on the Commission agenda and posting notice at least 72 hours prior to the hearing. A record of all official interpretations shall be maintained and available for public review, indexed by the section number of this Title that is the subject of the interpretation. Interpretations shall be incorporated into the official text of the Ordinance within 12 months of the Director or Planning Commission determination through the County text amendment process.

B. Appeal of Interpretations. Interpretations by the Director may be appealed to the Commission in compliance with Section 17.52.090.

17.10.060 Severability

If any provision of this Title is for any reason held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Title. The Board hereby declares that it would have adopted this

Title and each provision thereof, irrespective of the fact that any one or more portions of this Title may be declared invalid, unconstitutional, or unenforceable.

17.10.070 Indemnification and Hold Harmless Agreement

- A. Applicant’s Agreement to Indemnify and Hold Harmless.** As a condition of approval of a land use application, the applicant shall agree to defend, indemnify, and hold harmless the County or its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, an advisory agency, appeal board or legislative body concerning the map or permit or any other action relating to or arising out of County approval.

- B. County’s Duty to Notify Applicant and Cooperate in Defense.** Any condition of approval imposed in compliance with this Title shall include a requirement that the County act reasonably to promptly notify the applicant of any claim, action, or proceeding and that the County cooperate fully in the defense.

CHAPTER 17.12 – ZONING MAPS

Sections:

- 17.12.010 Purpose
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17.12.010 Purpose

The purpose of this Section is to identify the official zones that are established and shown on the zoning maps created in compliance with Section 17.12.020 (Zoning Maps and Zones).

A. Official Zones.

1. Residential

- Residential, Multi-unit (RM)
- Residential, Single-unit (R)
- Residential, One-acre (R1A)
- Residential, Two-acre (R2A)
- Residential, Three-acre (R3A)
- Residential, Estate (RE)

2. Agricultural, Rural, and Resource

- Limited Agricultural (LA)
- Planned Agricultural (PA)
- Agricultural Grazing (AG)
- Timber Production (TPZ)
- Forest Resource (FR)
- Rural Lands (RL)

3. Commercial

- Commercial, Professional Office (CPO)
- Commercial, Limited (CL)
- Commercial, Main Street (CM)
- Commercial, Community (CC)
- Commercial, Regional (CR)
- Commercial, General (CG)
- Commercial, Rural (CRU)

4. Industrial

- Industrial (I)
- Research and Development (R&D)

5. Special Purpose

Recreational Facilities, Low-Intensity (RF-L)
Recreational Facilities, High-Intensity (RF-H)
Open Space (OS)
Transportation Corridor (TC)

6. Codified Community Plan

Meyers Community Plan (MCP)

B. Minimum Lot Size Designation. A designator indicating the minimum lot size shall be applied to all R, RE, PA, LA, RL, FR, and AG zones.

1. For R zones the numeric additive shall represent minimum lot sizes of 6,000 and 20,000 square feet, expressed as “R1” for 6,000 square feet and “R20K” for 20,000 square feet.
2. For RE zones the numeric additive shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -5 and -10.
3. For PA and LA zones the numeric additive shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -10, -20, -40, -80, and -160.
4. For RL and FR zones the numeric additive shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -20, -40, -80, and -160.
5. For AG zones the numeric designator shall represent the minimum lot size expressed in acres. The designator shall be one of the following: -40, -80, and -160.

C. Meyers Community Plan Zones. To implement the Meyers Community Plan, each of the five subareas shall be designated on the official zoning map as MCP-1, MCP-2, MCP-3, MCP-4, and MCP-5 to reflect the subareas and the variables that each area represents in compliance with Chapter 17.26 (TRPA Lands Uses for Meyers Community Plan Districts).**D. Combining Zones.** In addition to the primary zones established by Subsection A above, the following combining zones are established:

1. Airport Safety (-AA)
2. Avalanche (-AV)
3. Dam Failure Inundation (-DFI)
4. Design Review-Community (-DC)

5. Design Review-Historic (-DH)
6. Design Review-Scenic Corridor (-DS)
7. Ecological Preserve (-EP)
8. Manufactured/Mobile Home Park (-MP)
9. Mineral Resource (-MR)
10. Noise Contour (-NC)
11. Planned Development (-PD)
12. Platted Lands (-PL)
13. Tahoe Basin (-T)

17.12.20 Zoning Map and Zones

The boundaries of the zones established by this Section shall be shown on the maps designated the “County of El Dorado Zoning Maps,” hereinafter referred to as Zoning Maps. The Zoning Maps shall be adopted by the Board in compliance with applicable law, and are hereby incorporated into this Title by reference as though they were fully set forth herein. Any changes to the Zoning Maps shall be accomplished as set forth in Chapter 17.63 (Amendments and Zone Changes.)