

TITLE 17 – ZONING ORDINANCE

TABLE OF CONTENTS

ARTICLE 1 – ZONING ORDINANCE APPLICABILITY

CHAPTER 17.10 – ENACTMENT AND APPLICABILITY OF THE ZONING ORDINANCE

- 17.10.010 Title and Purposes of Zoning Ordinance
- 17.10.020 Authority, Relationship to General Plan
- 17.10.030 Responsibility for Administration
- 17.10.040 Applicability of Zoning Ordinance
- 17.10.050 Rules of Interpretations
- 17.10.060 Severability
- 17.10.070 Indemnification and Hold Harmless Agreement

CHAPTER 17.12 – ZONING MAPS

- 17.12.010 Purpose
- 17.12.020 Zoning Map and Zones

ARTICLE 2 – ZONES, ALLOWED LAND USES, AND ZONE STANDARDS

CHAPTER 17.20 – DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

- 17.20.010 Purpose
- 17.20.020 General Requirements for Development and New Land Uses
- 17.20.030 Allowable Land Uses and Planning Permit Requirement
- 17.20.040 Exemptions from Planning Permit Requirements
- 17.20.050 Temporary Uses

CHAPTER 17.21 – AGRICULTURAL, RURAL, AND RESOURCES ZONES

- 17.21.010 Purpose and Intent
- 17.21.020 Matrix of Permitted Uses
- 17.21.030 Agricultural, Rural, and Resource Zone Development Standards

CHAPTER 17.22 – COMMERCIAL ZONES

- 17.22.010 Purpose and Intent
- 17.22.020 Matrix of Permitted Uses
- 17.22.030 Commercial Zone Development Standards

CHAPTER 17.23 – INDUSTRIAL AND RESEARCH AND DEVELOPMENT ZONES

- 17.23.010 Purpose and Intent
- 17.23.020 Matrix of Permitted Uses
- 17.23.030 Development Standards
- 17.23.040 Design Standards

CHAPTER 17.24 – RESIDENTIAL ZONES

- 17.24.010 Purpose and Intent
- 17.24.020 Matrix of Permitted Uses
- 17.24.030 Residential Zone Development Standards

CHAPTER 17.25 – SPECIAL PURPOSE ZONES *(Includes: RF, OS, and TC zones)*

- 17.25.010 Purpose
- 17.25.020 Matrix of Permitted Uses
- 17.25.030 Special Purpose Zone Development Standards

CHAPTER 17.26 – MEYERS COMMUNITY PLAN (MCP) ZONE

- 17.26.010 Purpose
- 17.26.020 Applicability
- 17.26.030 Zone Designations
- 17.26.040 Uses Permitted by Right or by Conditional Use Permit
- 17.26.050 Matrix of Permitted Uses
- 17.26.060 Development standards

CHAPTER 17.27 – COMBINING ZONES

- 17.27.010 Purpose, Intent, and Applicability
- 17.27.020 Airport Safety (-AA)
- 17.27.030 Avalanche Hazard (-AV)
- 17.27.040 Dam Failure Inundation (-DFI)
- 17.27.050 Design Review - Community (-DC)
- 17.27.060 Design Review - Historic (-DH)
- 17.27.070 Design Review - Scenic Corridor (-DS)
- 17.27.080 Ecological Preserve (-EP)
- 17.27.090 Mobile/Manufactured Home Parks (-MP)
- 17.27.100 Noise Contour (-NC)
- 17.27.110 Platted Lands (-PL)
- 17.27.120 Tahoe Basin (-T)

CHAPTER 17.28 – PLANNED DEVELOPMENT (-PD) COMBINING ZONE

- 17.28.010 Purpose and Intent
- 17.28.020 Applicability
- 17.28.030 Combination with Other Zones
- 17.28.040 Zone Change and Development Plan Requirements
- 17.28.050 Residential Development Requirements
- 17.28.060 Residential Density Bonuses for On Site Open Space Dedication
- 17.28.070 Condominium Conversions

CHAPTER 17.29 – MINERAL RESOURCE (-MR) COMBINING ZONE, EXPLORATION, MINING, RECLAMATION, AND PROTECTION

- 17.29.010 Purpose and Intent
- 17.29.020 Definitions
- 17.29.030 Applicability
- 17.29.040 Exemptions
- 17.29.050 General Requirements
- 17.29.060 Minimum Lot Size

- 17.29.070 Mineral Exploration
- 17.29.080 Measure A Initiative Ordinance
- 17.29.090 Mining and Reclamation
- 17.29.100 Standards for Reclamation
- 17.29.110 Interim Management Plans
- 17.29.120 Annual Report Requirements

ARTICLE 3 – SITE PLANNING AND PROJECT DESIGN STANDARDS

CHAPTER 17.30 – GENERAL DEVELOPMENT STANDARDS

- 17.30.010 Purpose, Intent, and Applicability
- 17.30.020 Minimum Size and Width of Lots
- 17.30.030 Setback Requirements and Exceptions
- 17.30.040 Height Limits and Exceptions
- 17.30.050 Fences, Walls, and Retaining Walls
- 17.30.060 Development Standards for Slopes Exceeding 30 Percent Gradient
- 17.30.070 Gates
- 17.30.080 Maintenance Agreements

CHAPTER 17.31 – AFFORDABLE HOUSING REQUIREMENTS AND INCENTIVES

- 17.31.010 Purpose
- 17.31.020 Definitions
- 17.31.030 Eligibility for Bonus, Incentives, and/or Concessions
- 17.31.040 Bonuses, Incentives, and Concessions Allowed
- 17.31.050 Processing of Requests
- 17.31.060 Continued Availability
- 17.31.070 Location of Bonus Units
- 17.31.080 Time of Construction and Occupancy
- 17.31.090 Design

CHAPTER 17.32 – FLOOD DAMAGE PREVENTION

- 17.32.010 Statutory Authorization, Findings of Fact, Purpose, Intent and Methods
- 17.32.020 Definitions
- 17.32.030 General Provisions
- 17.32.040 Administration
- 17.32.050 Provisions for Flood Hazard Reduction
- 17.32.060 Variance Procedures

CHAPTER 17.33 – LANDSCAPING STANDARDS

- 17.33.010 Purpose
- 17.33.020 Applicability
- 17.33.030 Exemption
- 17.33.040 Definitions
- 17.33.050 Landscape Plan
- 17.33.060 Landscape Standards
- 17.33.070 Irrigation Standards
- 17.33.080 Maintenance and Protection

- 17.33.090 Non-conforming Landscaping
- 17.33.100 Water Efficient Landscape Plan
- 17.33.110 Water Efficient Landscape Plan Requirements

CHAPTER 17.34 – OUTDOOR LIGHTING

- 17.34.010 Purpose and Intent
- 17.34.020 Definitions
- 17.34.030 Lighting Plans Required
- 17.34.040 Outdoor Lighting Limits
- 17.34.050 Outdoor Lighting Standards
- 17.34.060 Exemptions
- 17.34.070 Effect on Existing Outdoor Lighting

CHAPTER 17.35 – PARKING AND LOADING

- 17.35.010 Purpose and Intent
- 17.35.020 Definitions
- 17.35.030 Parking Plan Required
- 17.35.040 Off-street Parking and Loading Requirements
- 17.35.050 Special Parking Requirements and Adjustments
- 17.35.060 Material and Passenger Loading/Unloading Areas
- 17.35.070 Recreational Vehicle Parking
- 17.35.080 Parking Lot Design Standards
- 17.35.090 Parking Lot Construction and Maintenance Standards
- 17.35.100 Non-conforming Uses

CHAPTER 17.36 – SIGNS

- 17.36.010 Exception—Official Public Signs
- 17.36.020 Exception—Identification Sign
- 17.36.030 Exception—Wall Signs
- 17.36.040 Face Used to Determine Area
- 17.36.050 Location
- 17.36.060 Resemblance to Traffic Signs Prohibited
- 17.36.070 Lighting
- 17.36.080 Moving Signs Prohibited
- 17.36.090 Three-dimensional Signs
- 17.36.100 Number Permitted
- 17.36.110 Special Use in One District Nontransferable
- 17.36.120 Off-premises Signs
- 17.36.130 Sign Matrix

CHAPTER 17.37 – NOISE STANDARDS

- 17.37.010 Purpose and Intent
- 17.37.020 Exemptions
- 17.37.030 Applicability
- 17.37.040 Definitions
- 17.37.050 Acoustic Analysis Requirements
- 17.37.060 Noise Standards
- 17.37.070 Noise Reduction Measures

17.37.080 Noise Level Measurements

CHAPTER 17.38 – OAK WOODLANDS CONSERVATION REMOVED AT THIS TIME

17.38.010 Purpose and Intent
 17.38.020 Applications
 17.38.030 Definitions
 17.38.040 Exemptions
 17.38.050 Exceptions
 17.38.060 Oak Woodland Conservation Fee in Lieu of Mitigation
 17.38.070 On site Mitigation
 17.38.080 Off site Mitigation or Fee Payment in Lieu of On-site Conservation and Replacement of Oak Canopy
 17.38.090 Oak Woodlands Conservation Fee; Formula
 17.38.100 Annual Fee Review
 17.38.110 Time of Fee Payment
 17.38.120 Accounting
 17.38.130 Handling
 17.38.140 Appeals

ARTICLE 4 – SPECIFIC USE REGULATIONS

CHAPTER 17.40 – SPECIFIC USE REGULATIONS

17.40.010 Purpose and Intent
 17.40.020 Applicability
 17.40.030 Accessory Structures and Uses
 17.40.040 Adult Business Establishments
 17.40.050 *Reserved*
 17.40.060 Agricultural Preserves and Zones: Contracts, Criteria, and Regulations
 17.40.070 Agricultural Support Services
 17.40.080 Animal Raising and Keeping
 17.40.090 *Reserved*
 17.40.100 Campgrounds and Recreational Vehicle Parks
 17.40.110 Child Day Care Facilities
 17.40.120 Commercial Caretaker and Agricultural Employee, and Seasonal Worker Housing
 17.40.130 Communication Facilities
 17.40.140 *Reserved*
 17.40.150 Guest House
 17.40.160 Home Occupations
 17.40.170 Lodging Facilities
 17.40.180 Mixed Use Development
 17.40.190 Mobile/Manufactured Homes
 17.40.200 *Reserved*
 17.40.210 Outdoor Recreational Facilities
 17.40.220 Outdoor Retail Sales
 17.40.230 Private Schools in Light Manufacturing Facilities
 17.40.240 Produce Sales

17.40.250	Public Utilities
17.40.260	Ranch Marketing
17.40.270	<i>Reserved</i>
17.40.280	Recycling Facilities
17.40.290	Right to Farm
17.40.300	Secondary Dwellings
17.40.310	Solar Collection Systems
17.40.320	Storage Facilities
17.40.330	Temporary Real Estate Sales Offices
17.40.340	<i>Reserved</i>
17.40.350	Timber Production Zone: Criteria, Regulations, and Zone Change Requirements
17.40.360	Transitional Housing
17.40.370	<i>Reserved</i>
17.40.380	Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use
17.40.390	Wind Energy Conversion Systems
17.40.400	Wineries

ARTICLE 5 – PLANNING PERMIT PROCESSING

CHAPTER 17.50 – APPLICATION FILING AND PROCESSING

17.50.010	Purpose
17.50.020	Organization of Review Process
17.50.030	Review Authority for Permit and Authorization Decisions
17.50.040	Review Procedures

CHAPTER 17.51 – GENERAL APPLICATION PROCEDURES

17.51.010	Purpose
17.51.020	Application Forms, Submittal Process, and Fees
17.51.030	Environmental Review
17.51.040	Staff Report and Recommendations
17.51.050	Notice of Pending Permit or Authorization Decisions
17.51.060	Conditions of Approval
17.51.070	Conditions of Automatic Approvals
17.51.080	Post-Decision Notice
17.51.090	Pre-application/Conceptual Review

CHAPTER 17.52 – PERMIT REQUIREMENTS, PROCEDURES, DECISIONS, AND APPEALS

17.52.010	Administrative Permit, Relief, or Waiver
17.52.020	Conditional and Minor Use Permits
17.52.030	Design Review Permit
17.52.040	Development Plan Permit
17.52.050	Site Plan Review Permit
17.52.060	Temporary Mobile Home Permit
17.52.070	Temporary Use Permit
17.52.080	Variance

- 17.52.090 Effect of Denial
- 17.52.100 Appeals

CHAPTER 17.54 – PERMIT IMPLEMENTATION, TIME LIMITS, AND EXTENSIONS

- 17.54.010 Purpose
- 17.54.020 Effective Date of Permit Approvals
- 17.54.030 Applications Deemed Automatically Approved
- 17.54.040 Permits to Run with the Land
- 17.54.050 Performance Guarantees
- 17.54.060 Time Limits and Extensions
- 17.54.070 Revisions to an Approved Project
- 17.54.080 Re-submittals
- 17.54.090 Revocation or County Mandated Modification of a Permit

CHAPTER 17.56 – SPECIFIC PLANS

- 17.56.010 Purpose
- 17.56.020 Approval Authority
- 17.56.030 Findings Required
- 17.56.040 Contents of Specific Plan
- 17.56.050 Conformance to Specific Plan Required
- 17.56.060 Amendments

CHAPTER 17.58 – DEVELOPMENT AGREEMENTS

- 17.58.010 Purpose and Intent
- 17.58.020 Limitation
- 17.58.030 Review Authority
- 17.58.040 Findings Required
- 17.58.050 Form of Agreement
- 17.58.060 Amendment, Cancellation, or Assignment
- 17.58.070 Recordation
- 17.58.080 Periodic Review
- 17.58.090 Rules, Regulations, and Official Policies

ARTICLE 6 - ZONING ORDINANCE ADMINISTRATION**CHAPTER 17.60 – ADMINISTRATIVE RESPONSIBILITIES**

- 17.60.010 Purpose
- 17.60.020 Development Services Director and Department
- 17.60.030 Zoning Administrator
- 17.60.040 Planning Commission
- 17.60.050 Board of Supervisors
- 17.60.060 Technical Advisory Committee
- 17.60.070 Design Review Committee
- 17.60.080 Floodplain Administrator

CHAPTER 17.61 – NONCONFORMING USES, STRUCTURES, AND LOTS

17.61.010	Purpose
17.61.020	Continuation, Transfer, or Sale
17.61.030	Determination of Nonconforming Status
17.61.040	Nonconforming Uses
17.61.050	Nonconforming Structures
17.61.060	Nonconforming lots

CHAPTER 17.63 – AMENDMENTS AND ZONE CHANGES

17.63.010	Purpose
17.63.020	Ordinance Amendments and Zone Change Applications
17.63.030	Conditional Zone Changes
17.63.040	General Plan and Specific Plan Amendments

CHAPTER 17.65 – COVENANT OF EASEMENT

17.65.010	Purpose
17.65.020	Applicability
17.65.030	Form of Covenant
17.65.040	Effect of Covenant
17.65.050	Release of Covenant
17.65.060	Enforceability

CHAPTER 17.67 – CODE ENFORCEMENT

17.67.010	Purpose
17.67.020	Conformance by County Officials.
17.67.030	Administration and Enforcement.
17.67.040	Penalty for Violation.
17.67.050	Abatement of Nuisance.
17.67.060	Subsequent Permits
17.67.070	Remedies Cumulative
17.67.080	Investigation Fee

CHAPTER 17.68 – POST-DISASTER REBUILDING

17.68.010	Purpose
17.68.020	Exceptions
17.68.030	Applicability
17.68.040	General Provisions
17.68.050	Modifications of the Provisions of this Title
17.68.060	CEQA Exemption
17.68.070	Appeals

ARTICLE 7 – FEES

CHAPTER 17.70 – BASS LAKE HILL SPECIFIC PLAN SUPPLEMENTAL TENTATIVE MAP

SUBMITTAL FEE

- 17.70.010 Title, Purpose, and Intent
- 17.70.020 Definitions
- 17.70.030 Findings of the Board of Supervisors
- 17.70.040 Fee Requirement
- 17.70.050 Amount of Fee
- 17.70.060 Time of Payment and Refunds
- 17.70.070 Uses of Fee Revenue
- 17.70.080 Creation of Fee Account
- 17.70.090 Fee Exemption

CHAPTER 17.71 – ECOLOGICAL PRESERVE FEE

- 17.71.010 Purpose
- 17.71.020 Applicability
- 17.71.030 Definitions
- 17.71.040 Ecological Preserve Mitigation and Fee in Lieu of Mitigation
- 17.71.050 Off-site Mitigation or Fee Payment in Lieu of Ecological Preserve Mitigation in Mitigation Areas 1 and 2
- 17.71.060 Ecological Preserve Fee; Formula
- 17.71.070 Annual Fee Review
- 17.71.080 Time of Fee Payment
- 17.71.090 Exemption or Credits
- 17.71.100 Accounting
- 17.71.110 Handling
- 17.71.120 Appeals
- 17.71.130 Termination of Mitigation Requirement or Fee in Lieu of Mitigation

CHAPTER 17.72 – MISSOURI FLAT PLANNING COST REIMBURSEMENT FEE

- 17.72.010 Title, Purpose and Intent
- 17.72.020 Definition
- 17.72.030 Findings of Board of Supervisors
- 17.72.040 Fee Requirement
- 17.72.050 Amount of Fee
- 17.72.060 Time of Payment; Refunds
- 17.72.070 Uses of Fee Revenue
- 17.72.080 Creation of Fee Account
- 17.72.090 Fee Credits
- 17.72.100 Fee Exemptions
- 17.72.110 Separability

ARTICLE 8 – GLOSSARY

CHAPTER 17.80 – GLOSSARY

APPENDICES

- A. Landscaping and Irrigation**
 - 1. Water Efficient Landscape Worksheet:
 - a. Hydrozone Information Table
 - b. Water Budget Calculation
 - (1) Maximum Applied Water Allowance
 - (2) Estimated Total Water Use
 - c. Certificate of Completion
 - 2. Drought-resistant Plant Lists
 - 3. Parking Lot Shade Tree and Calculation Lists

- B. Lighting Inventory**
Lighting Plans, Section 17.34.030

- C. Determination of Substantial Improvement Checklist**
Flood Damage Prevention, Chapter 17.32

- D. Density Bonus Calculation Examples**
Planned Development, Section 17.28.060

- E. Alternatives to On Site Open Space in –PD Zone Worksheets**
Planned Development Section 17.28.050.B