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 Enactment 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	PurposeZones Established
17.12.020	Zoning Map and Zones

ARTICLE 2 – ZONES, ALLOWED LAND-USES, AND ZONEING STANDARDS

CHAPTER 17.20 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

17.20.010	PurposeContents of Chapter
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 LANDS, AND RESOURCES ZONES

- 17.21.010 Purpose and IntentZones Established; Applicability
- 17.21.020 Matrix of Permitted Allowed Uses
- 17.21.030 Agricultural, Rural Lands, and Resource Zone Development Standards

CHAPTER 17.22 – COMMERCIAL ZONES

- 17.22.010 Purpose and IntentZones Established; Applicability
- 17.22.020 Matrix of Permitted Allowed Uses
- 17.22.030 Commercial Zone-Development Standards

CHAPTER 17.23 – INDUSTRIAL AND RESEARCH AND DEVELOPMENT ZONES

- 17.23.010 Purpose and IntentZones Established; Applicability
 - 17.23.020 Matrix of Permitted <u>Allowed</u> Uses
 - 17.23.030 Development Standards
 - 17.23.040 Design Standards

CHAPTER 17.24 – RESIDENTIAL ZONES

- 17.24.010 Purpose and IntentZones Established; Applicability
- 17.24.020 Matrix of Permitted Allowed Uses
- 17.24.030 Residential Zone-Development Standards

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

- 17.25.010 Purpose Zones Established; Applicability
- 17.25.020 Matrix of Permitted Allowed Uses
- 17.25.030 Special Purpose Zone-Development Standards

CHAPTER 17.26 - MEYERS COMMUNITY PLAN (MCP) ZONE

- 17.26.010 PurposeZone Established
- 17.26.020 Applicability
- 17.26.030 Zone Designations
- 17.26.040 Uses Permitted <u>Allowed</u> by Right or by Conditional Use Permit
- 17.26.050 Matrix of Permitted Allowed Uses
- 17.26.060 Development standards

CHAPTER 17.27 – COMBINING ZONES

- 17.27.010 Purpose, Intent, and Combining Zones Established; 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)<u>Reserved</u>
- 17.27.090 Mobile/Manufactured Home Parks (-MP)
- 17.27.100 <u>Airport Noise Contour (-NC)</u>
- 17.27.110 Platted Lands (-PL)<u>Reserved</u>
- 17.27.120 Tahoe Basin (-T)

CHAPTER 17.28 – PLANNED DEVELOPMENT (-PD) COMBINING ZONE

- 17.28.010 Purpose and IntentPlanned Development (-PD) Combining Zone Established
- 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

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

17.29.010	Purpose and IntentMineral	Resource	(-MR)	Combining	Zone
	Established			-	
17.2 0 9.020	Definitions 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 SizeArea 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
	GradientHillside Development Standards; 30 Percent Slope Restriction
17.30.070	Gates
17.30.080	Maintenance Agreements <u>Reserved</u>

CHAPTER 17.31 – AFFORDABLE HOUSING REQUIREMENTS AND INCENTIVES

17.31.010	Purpose Content
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 of Affordability
17.31.070	Location of Bonus Units
17.31.080	Time of Construction and Occupancy
17.31.090	Design
	C

CHAPTER 17.32 – FLOOD DAMAGE PREVENTION

17.32.010	Statutory Authorization, Findings of Fact, Purpose, Intent-Content_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	PurposeContent
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 IntentContent
17.34.020	DefinitionsOutdoor Lighting Standards
17.34.030	Lighting Plans Required
17.34.040	Outdoor Lighting Limits
17.34.050	Outdoor Lighting Standards
17.34.0 6 <u>3</u> 0	Exemptions
17.34.07 <u>4</u> 0	Effect on Existing Outdoor Lighting

CHAPTER 17.35 – PARKING AND LOADING

17.35.010	Purpose and Intent <u>Content</u>
17.35.020	Definitions
17.35.030	Parking Plan Required
17.35.04 <u>3</u> 0	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
	5

CHAPTER 17.36 - SIGNS -RESERVED

- 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 IntentContent

- 17.37.020Exemptions17.37.030Applicability
- 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 IntentContent of Chapter
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

 17.40.200 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 Reserved 17.40.280 Recycling Facilities 17.40.290 Right to Farm 17.40.300 Secondary Dwellings 17.40.310 Solar Collection Systems 17.40.330 Temporary Real Estate Sales Offices 17.40.340 Reserved 17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements 17.40.370 Vacation Home Rental - Reserved 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 17.40.400 Wineries 	17.40.190	Mobile/Manufactured Homes
 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 17.40.370 Vacation Home Rental - <i>Reserved</i> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.200	Reserved
 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 Reserved 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 Reserved 17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements 17.40.360 Transitional Housing 17.40.370 Vacation Home Rental - Reserved 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.210	Outdoor Recreational 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 17.40.370 Vacation Home Rental - <i>Reserved</i> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.220	Outdoor Retail Sales
 17.40.250 Public Utilities 17.40.260 Ranch Marketing 17.40.270 Reserved 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 17.40.320 Storage Facilities 17.40.330 Temporary Real Estate Sales Offices 17.40.340 Reserved 17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements 17.40.370 Vacation Housing 17.40.370 Vacation Home Rental - Reserved 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.230	Private Schools in Light Manufacturing Facilities
 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 17.40.370 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.240	Produce Sales
 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 <u>Vacation Home Rental - <i>Reserved</i></u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.250	Public Utilities
 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 <u>Vacation Home Rental - <i>Reserved</i></u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.260	Ranch Marketing
 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 <u>Vacation Home Rental - <i>Reserved</i></u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.270	Reserved
 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 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.280	Recycling Facilities
 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 <u>Vacation Home Rental - <i>Reserved</i></u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.290	Right to Farm
 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 <u>Vacation Home Rental - <i>Reserved</i></u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.300	Secondary Dwellings
 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 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.310	Solar Collection Systems
 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 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.320	Storage Facilities
 17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements 17.40.360 Transitional Housing 17.40.370 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.330	Temporary Real Estate Sales Offices
Requirements17.40.360Transitional Housing17.40.370Vacation Home Rental - Reserved17.40.380Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use17.40.390Wind Energy Conversion Systems	17.40.340	Reserved
 17.40.360 Transitional Housing 17.40.370 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.350	Timber Production Zone: Criteria, Regulations, and Zone Change
 17.40.370 <u>Vacation Home Rental - Reserved</u> 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 		Requirements
 17.40.380 Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use 17.40.390 Wind Energy Conversion Systems 	17.40.360	Transitional Housing
Use 17.40.390 Wind Energy Conversion Systems	17.40.370	Vacation Home Rental - Reserved
17.40.390 Wind Energy Conversion Systems	17.40.380	Vehicle Maintenance, Repair, and Storage Accessory to a Residential
		Use
17.40.400 Wineries	17.40.390	Wind Energy Conversion Systems
	17.40.400	Wineries

ARTICLE 5 – PLANNING PERMIT PROCESSING

<u>CHAPTER 17.50 – APPLICATION FILING AND PROCESSING</u>

17.50.010	PurposeContent
17.50.020	Organization of Review Process
17.50.030	Review Authority for Allowed Uses and Permit and Authorization
Decisions	
17.50.040	General Review Procedures

CHAPTER 17.51 – GENERAL APPLICATION PROCEDURES

17.51.010	Purpose <u>Content</u>
17.51.020	Application Forms, Submittal Process, and Fees
17.51.030	Environmental Review
17.51.040	Staff Report and Recommendations
17.51.050	Public 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

<u>CHAPTER 17.52 – PERMIT REQUIREMENTS, PROCEDURES, DECISIONS, AND APPEALS</u>

17.52.010 Administrative Permit, Relief, or Waiver

17.52.020	Conditional and	-Minor Use Permits
-----------	-----------------	--------------------

- 17.52.021 Conditional Use Permit
- 17.52.030 Design Review Permit
- 17.52.040Development Plan Permit
- 17.52.050 Site Plan Review Permit
- 17.52.0650 Temporary Mobile Home Permit
- 17.52.07<u>6</u>0 Temporary Use Permit
- 17.52.0<u>87</u>0 Variance
- 17.52.0980 Effect of Denial Reasonable Accommodation (*Reserved*)
- 17.52<u>..109</u>0 Appeals

CHAPTER 17.54 – PERMIT IMPLEMENTATION, TIME LIMITS, AND EXTENSIONS

17.54.010	Purpose <u>Content</u>
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, and Permit Expiration
17.54.070	Revisions to an Approved Permit or AuthorizationProject
17.54.080	Re-submittals
17.54.090	Revocation or County Mandated Modification of a Permit

CHAPTER 17.56 - SPECIFIC PLANS

17.56.010	PurposeContent
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 IntentContent; Assurances to Applicant
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	PurposePlanning Agency Established: Functions Defined
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

<u>CHAPTER 17.61 – NONCONFORMING USES, STRUCTURES, AND LOTS</u>

17.61.010	PurposeContent; Applicability
17.61.020	Continuation, Transfer, or Sale
17.61.030	Legal Nonconforming StructuresDetermination of Nonconforming
Status	
17.61.040	Nonconforming Uses
17.61.050	Changes or Expansion of Legal Nonconforming StructuresUses
17.61.060	Nonconforming <u>Lots</u>
17.61.070	Structures and Uses under Construction
17.61.080	Determination of Nonconforming Status Burden of
ProofDetermin	ation of Abandoned Nonconforming Uses
17.61.090	Appeal of Determination of Abandoned Nonconforming Uses
17.61.100	Restoration of Abandoned Nonconforming Uses
<u>17.61.0900101</u>	10Public or Private Nuisance

CHAPTER 17.63 – AMENDMENTS AND ZONE CHANGES

17.63.010	PurposeContent
17.63.020	Ordinance Amendments and Zone Change Applications
17.63.030	Conditional Zone Changes
17.63.04 <u>3</u> 0	General Plan and Specific Plan Amendments

CHAPTER 17.65 - COVENANT OF EASEMENT

17.65.010	-Purpose
17.65.0 <u>21</u> 0	Applicability
17.65.0 <u>32</u> 0	Form of Covenant
17.65.04 <u>3</u> 0	Effect of Covenant
17.65.0 5 40	Release of Covenant
17.65.0 <u>65</u> 0	Enforceability

CHAPTER 17.67 - CODE ENFORCEMENT

17.67.010	PurposeContent
17.67.020	Conformance by County Officials-
17.67.030	Administration and Enforcement-
17.67.040	Abatement of Nuisance and Penalty for Violation-
17.67.050	-Abatement of Nuisance.
17.67.0 6<u>75</u>0	Subsequent Permits
17.67.0 7<u>86</u>0	Remedies Cumulative
17.67.0 8<u>9</u>7 0	Investigation Fee

CHAPTER 17.68 – POST-DISASTER REBUILDING

17.68.010	PurposeContent
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

<u>CHAPTER 17.70 – BASS LAKE HILL SPECIFIC PLAN SUPPLEMENTAL TENTATIVE MAP</u>

- SUBMITTAL FEE Title Purpose or
- 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

<u>CHAPTER 17.72 – MISSOURI FLAT PLANNING COST REIMBURSEMENT FEE</u>

- 17.72.010 Title, Purpose and Intent
- 17.72.020 Definition
- 17.72.030 Findings of Board of Supervisors
- 17.72.040Fee Requirement
- 17.72.050 Amount of Fee

ARTICLE 8 – GLOSSARY

CHAPTER 17.80 - GLOSSARY

APPENDICES

Landscaping and Irrigation A. Water Efficient Landscape Worksheet: 1. Hydrozone Information Table a. Water Budget Calculation b. (1) Maximum Applied Water Allowance (2) Estimated Total Water Use Certificate of Completion e. $\frac{2}{2}$ **Drought-resistant Plant Lists** Parking Lot Shade Tree and Calculation Lists 3. <u>B.</u> 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