

ORDINANCE NO. 2014- _____

**AN ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS
RESCINDING THE EXISTING ZONING CODE (TITLE 8, CHAPTERS 1 THROUGH 10 OF
THE YOLO COUNTY CODE) AND REPLACING IT WITH THE NEW UPDATED ZONING
CODE (TITLE 8, CHAPTERS 1 THROUGH 14), EXCLUDING THE PROPOSED AIRPORT
OVERLAY (A-O) AND PUBLIC AND QUASI-PUBLIC (PQP) ZONING REGULATIONS FOR
PROPERTIES ADJACENT TO,
AND AT, THE COUNTY AIRPORT, RESPECTIVELY;
MOVING THE EXISTING CHAPTER 11 OF TITLE 8 (GRAVEL MINING FEE
ORDINANCE) TO BECOME A NEW CHAPTER 11 OF TITLE 10 OF THE
YOLO COUNTY CODE; AND ADOPTING THE NEW ZONING INSET MAPS FOR YOLO
COUNTY AND REZONING ALL OF THE PARCELS IN THE UNINCORPORATED AREA
TO THE NEW ZONING DISTRICTS SET FORTH IN THE NEW ZONING CODE,
EXCLUDING THE PROPOSED AIRPORT OVERLAY (A-O) AND PUBLIC AND QUASI-
PUBLIC (PQP) ZONES FOR PROPERTIES ADJACENT TO, AND AT, THE COUNTY
AIRPORT, RESPECTIVELY**

The Board of Supervisors of the County of Yolo, hereby ordains as follows:

SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this Ordinance is to update the land development and zoning regulations the Yolo County Code to include new zoning of all properties in the unincorporated area. This Ordinance is intended to ensure that the Yolo County Code is consistent all policies of the 2030 Yolo Countywide General Plan and with all aspects of recently adopted State laws related to planning and zoning.

The Board of Supervisors has the authority to adopt this Ordinance pursuant to the general police power granted to counties by the California Constitution, as well as the provisions of the California Planning and Zoning Law (Government Code section 65000 *et seq.*). The Board of Supervisors further finds that this Ordinance is necessary to achieve the objectives of the 2030 Yolo County General Plan, and that it is consistent in all respects with the policies set forth therein. This Ordinance is also consistent with and promotes the public health, safety and welfare.

SECTION 2. RESCISSION AND ADOPTION OF NEW ZONING CODE.

Title 8 of the Yolo County Code is hereby amended by: (1) rescinding all of the existing land development and zoning regulations (Title 8, Chapters 1 through 10), with the exception of the Airport (AV) zone; (2) replacing the existing zoning regulations with the new updated zoning code (Title 8, Chapters 1 through 14), excluding the proposed Airport Overlay (A-O) and the Public and Quasi-Public (PQP) zones for properties adjacent to, and at, the County Airport, respectively; and (3) moving the existing Chapter 11 of Title 8 (Gravel Mining Fee Ordinance) to become a new Chapter 11 of Title 10 of the Yolo County Code. The updated zoning regulations are included in Attachment 1 to this Ordinance.

SECTION 3. REZONING OF ALL PROPERTIES IN THE UNINCORPORATED AREA

The new zoning inset maps for Yolo County are hereby adopted, effectively rezoning all of the approximately 10,000 parcels in the unincorporated area to the new zoning districts set forth in the new zoning code adopted pursuant to Section 2 of this Ordinance, excluding the proposed Airport Overlay (A-O) and the Public and Quasi-Public (PQP) rezoning of properties adjacent to, and at, the County Airport, respectively. All of the parcels are shown on the maps in Attachment A, and which are further described in the list of Assessor Parcel Numbers in the tables included in Attachment B, and all of which are incorporated herein by this reference.

Following the effective date of this Ordinance, the parcels on the map and the list shall be zoned to the new updated zoning districts described in the updated zoning regulations and further specified in the maps and lists of all properties shown in Attachments A and B.

All existing Inset Zoning Maps of Yolo County are hereby rescinded and replaced by the new Zoning Maps reflected in said Attachments A and B.

SECTION 4. RETENTION OF EXISTING AIRPORT ZONING

The existing Airport (AV) Zone is retained and applied to the County Airport property (APNs: 037-01-012 and -003, and 040-220-02 and -023) as described in Section 8-2.806(b) of the revised Zoning Ordinance, as follows:

(b) Aviation Uses. The purpose, allowed uses, and other regulations for the AV Zone shall be as follows:

1. Purpose. The Airport Zone (AV) classification is intended to be applied on properties used, or planned to be used, as airports and where special regulations are necessary for the protection of life and property.
2. Principal permitted uses (AV). The following principal uses shall be permitted in the AV Zone, subject to conformity with Federal Aviation Agency safety standards applicable to the particular airport property:
 - i. Accessory structures and facilities, including aircraft and aviation accessory sales;
 - ii. Aircraft fueling facilities;
 - iii. Aircraft storage, service, and repair hangars;
 - iv. Lighting, radio, and radar facilities;
 - v. Runways, taxiways, landing strips, and aprons, grassed or paved; and
 - vi. Terminal facilities for passengers and freight.
3. Conditional uses (AV). The following conditional uses shall be permitted in the AV Zone:
 - i. Agricultural uses;
 - ii. Dwellings which are incidental or accessory to other permitted uses;
 - iii. Industrial, manufacturing, and processing uses;
 - iv. Recreational uses;

- v. Sales and service, commercial; and
- vi. Public and quasi-public uses subject to a finding the proposed use is consistent with the Yolo County Airport Master Plan and/or grant deed from the United States government, if applicable.

- 4. Height regulations (AV). Federal Aviation Agency height safety standards shall apply in the AV Zone; provided, however, heights in excess of thirty (30') feet may be permitted only upon the securing of a use permit.

SECTION 5. SEVERABILITY

If any section, sub-section, sentence, clause, or phrase of this Ordinance and the Updated Zoning Code is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions this Ordinance and Updated Zoning Code. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise or other newspaper of general circulation together with the names of members of the Board of Supervisors voting for and against the same.

I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the ___th day of _____, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Don Saylor, Chair
Yolo County Board of Supervisors

ATTEST: Julie Dachtler, Deputy Clerk
Board of Supervisors

By _____
Deputy (Seal)

APPROVED AS TO FORM:
Robyn Truitt Drivon, County Counsel

By 
Philip J. Pogledich, Senior Deputy

ATTACHMENT 1
ZONING CODE UPDATE

ATTACHMENT A
REZONING MAPS

ATTACHMENT B

LISTS OF REZONED PROPERTIES