

Zoning Code Amendments for Commercial and Tourism Uses in the Agricultural Zones



**Board of Supervisors
December 12, 2017**

Main Updates

- Definition of Special Event
- Level of Review
- By Right Facilitates
- Access
- Facilities in Fire Hazard Severity Zones
- Bed and Breakfast/Lodging
- Incidental to existing agriculture and Williamson Act
- Spray Buffer

Definition of Special Event

Proposed: “A “special event” or “event” is a community or private gathering such as a harvest festival, wedding, farm dinner, corporate retreat, party, seasonal tasting, or rodeo, that is held at a special event facility/tasting room. An event includes all such gatherings, whether paid or unpaid.

However, an event does not include farm tours by school children, FHA groups, small informal gatherings of family members or personal friends of the special event operator/owner, or one-time annual events such as festivals, charity fundraisers, or Day in the Country.”

Special Event Facilities

Small	Large
No substantial new structures	Substantial new structures
12 or less events per year	More than 12 events per year, or
Less than 150 attendees	More than 150 attendees, or
Less than 100 vehicle trips	More than 100 vehicle trips, or

Level of Review

Proposed: all applications, except by-right, are discretionary (Public Hearing)

Large facilities and B&B/Lodging require Major Use Permit (Planning Commission)

Small require Minor Use Permit (Zoning Administrator)

No change in Clarksburg Ag District

By Right Facilities

No proposed change

Special event facility on a 40+ acre parcel allowed “by right” if:

the use holds no more than one event per month or 8 events per year; attracts fewer than 150 attendees and generate less than 100 vehicle trips per event.

Access

Proposed:

- Stronger language for access to a public road
- Expanded review by:
 - o Local Fire District
 - o CalFire
 - o County Sheriff's Office
 - o Highway Patrol

Facilities in Fire Hazard Severity Zones

Proposed:

Public safety/fire and emergency evacuation plan.

- detailed fire plan,
- evacuation;
- staffing plan;
- employee/staff training;
- smoking policy;
- ban on all fireworks.

Bed and Breakfast/Lodging

Proposed:

Separation between lodging operations and special events

Different thresholds in Clarksburg
Agricultural district.

Incidental to Existing Agriculture and Williamson Act

Proposed:

Definition for Incidental:

“a use or activity that is accompanying but not a major part of a primary use”

Incidental to Existing Agriculture and Williamson Act

Proposed:

Use of “incidental” directly in regulations for projects in lands under Williamson Act contract or in an Agricultural Preserve

Section 8-2.306(k)(5) – **Propose to delete last sentence**

Section 8-2.306(k)(11) – for large special events

Section 8-2.306(l)(6) – for B&B/Lodging

Spray Buffer

Proposed:

- Up to 500 feet from orchards/fields
- Distance as recommended by Agricultural Commissioner
- May be modified by written agreement with affected neighbor(s)

End of Presentation