

DEC 07 2021

BY Jillie Roberts
DEPUTY CLERK OF THE BOARD

ORDINANCE NO. 1545

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF YOLO
ADOPTING ZONING CODE AMENDMENTS
RELATED TO THE CANNABIS LAND USE ORDINANCE**

The Board of Supervisors ("Board") of the County of Yolo, State of California, hereby ordains as follows:

SECTION 1. ADOPTION OF ZONING CODE AMENDMENTS

This ordinance includes text amendments to several separate articles of the Zoning Regulations (Chapter 2 in Title 8 of the Yolo County Code) to provide consistency with the Cannabis Land Use Ordinance and to otherwise make minor edits for clarification, as set forth below. The Board of Supervisors hereby adopts the amendments set forth herein to the respective sections of the Yolo County Code to promote the public health, safety, and welfare of the residents of Yolo County, and for other reasons set forth in the staff report for this item.

Amendments are identified in legislative font, using **bold underline for added text** and **~~bold strikethrough for deletions~~**.

SECTION 2. AMENDMENTS TO CHAPTER 2, ARTICLE 3 (AGRICULTURAL ZONES), ARTICLE 4 (SPECIAL AGRICULTURAL REGULATIONS), ARTICLE 5 (RESIDENTIAL ZONES), ARTICLE 6 (COMMERCIAL ZONES), ARTICLE 7 (INDUSTRIAL ZONES), AND ARTICLE 8 (PUBLIC AND OPEN SPACE ZONES)

A. Edit portions of Section 8-2.303, Agricultural Use Types Defined, in Article 3 to add **new text** that reads as follows:

(a) Agricultural Production, Processing, and Accessory Uses

This Use Type includes a wide range of agricultural land uses and operations to be used for the production of food and fiber. Typical production uses do not require the application of any development or performance standards. This Use Type also includes processing or packaging of harvested crops grown or produced primarily on the premises or in the local area, whether or not value is added, for the onsite preparation of market or for further processing and packaging elsewhere. These uses do not include rendering, tanning, or reduction of meat. Accessory agricultural uses that are incidental or subordinate to the principal agricultural use of the property include buildings or structures for the purposes of supply of goods, materials, or services that support agricultural uses. Accessory structures are defined and regulated in Section 8-2.506(b) of this Chapter. This Use Type also includes cultivated or uncultivated lands used for wildlife habitat. **Cannabis uses, including cultivation (outdoor, indoor and mixed-light), processing, and nurseries, require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(c) Agricultural Commercial and Rural Recreation Uses

This Use Type includes commercial uses incidental to the agricultural or horticultural operations of the area that preserve the rural lifestyle and stimulate the agricultural economy, including some tourism-related uses that may be the primary use of a particular property. These Use Type examples do not require the rezoning of the land to the Agricultural Commercial Zone, which is reserved for significant agricultural commercial uses that are the primary use of the property. Examples of this Use Type includes wineries, special events, lodging/bed and breakfasts, commercial horse stables, “Yolo Stores,” and farm-based tourism (i.e., working farms or ranches), which educate or entertain visitors, guests or clients, and generate income for the owner/operator. **Cannabis uses, including retail (storefront and non-storefront), nurseries, and microbusiness require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(d) Agricultural Industrial, Resource Extraction, and Utilities Uses

This Use Type includes industrial or research uses subordinate to, and in support of agriculture. These uses may include product processing plants that provide regional serving opportunities, and agriculturally based laboratories or facilities for the production or research of food, fiber, animal husbandry or medicine, and may include administrative office space in support of the operation. Many of these Use Types are most appropriately located on lands zoned A-I.

Uses related to the agricultural industry may require more intensive methods such as warehousing, transportation facilities, crop dusting, agricultural chemical and equipment sales, and other agricultural related industries, which generate more traffic, noise, and odor than typical agricultural practices. These uses may be located on lands not suitable for intensive agriculture due to soil quality, topography, or water availability. **Cannabis uses, including distribution and manufacturing (volatile, non-volatile and infusion) require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

B. Edit Tables in Section 8-2.304, Tables of Agricultural Permit Requirements, of Article 3 to add new text as follows:

**Table 8-2.304(a)
Allowed Land Uses and Permit Requirements for Agricultural Production,
Processing, and Accessory Uses**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	
AGRICULTURAL PRODUCTION, PROCESSING, AND ACCESSORY USES						
Production						
Crop production, orchards and vineyards	A	A	A	A	A	
<u>Cannabis cultivation, all types</u> ⁽³⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
Keeping farm animals ⁽¹⁾	A	A	A	A	A	
Apiaries and aviaries	A	A	A	A	A	
Horse breeding	A	A	A	A	A	
Dry land farming	A	A	A	A	A	
Exempt or not covered habitat mitigation projects	A	A	N	N	N	See Sections. 8-2.306(a), 307, and Title 10, Chap.10
Covered habitat mitigation projects	UP(m) or UP(M)	UP(m) or UP(M)	N	N	N	
Processing (2)						
Alfalfa cubing, hay baling and cubing	A	A	A	A	SP	
Custom canning, freezing, preserving, and packing of fruits and vegetables	A	A	A	A	SP	
Corn shelling; drying of corn, rice, hay, fruits and vegetables	A	A	A	A	SP	
Grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain	A	A	A	A	SP	
Commercial hay sales and distribution, large scale (over 25 trucks per day)	SP	SP	SP	A	N	
Wine, beer, spirits, and olive oil production (small, no tastings or retail sales)	A	A	SP	A	N	See Sec. 8-2.306(j)
Tree nut hulling and shelling, on-site use only	A	A	A	A	N	See Sec. 8-2.306(r)
Forestry	A	A	N	A	N	
<u>Cannabis processing, drying, storing, trimming</u> ⁽³⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
Accessory Structures/Uses						
Barns and storage sheds	A	A	A	A	A	
Coolers and cold storage houses, dehydrators, grain elevators, hullers, silos	A	A	A	A	N	
Farm offices	A	A	A	A	A	See Sec. 8-2.506(b)

Greenhouses, commercial, up to 100,000 sq. ft.	A	A	A	A	N	
Greenhouses, commercial, over 100,000 sq. ft.	SP	SP	SP	A	N	
Cannabis greenhouses, nurseries(3)	UP(M)	UP(M)	UP(M)	UP(M)	N	See Article 14
Other accessory agricultural support structures	A	A	A	A	A	See Sec. 8-2.506(b)
Privately-owned reservoirs, ponds, basins	A	A	A	A	A	See Sec. 8-2.306(b)

*An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) Includes pasturing and grazing; does not include confined animal operations.

(2) Regional-serving agricultural operations, including processing facilities require Site Plan Review (under 100,000 square feet and uses that generate less than 60 truck trips per day), or a Use Permit, at the Planning Director’s discretion.

(3) Cannabis uses require the issuance of a Use Permit pursuant to the Cannabis Land Use Ordinance in Article 14.

Table 8-2.304(c)
Allowed Land Uses and Permit Requirements
for Agricultural Commercial and Rural Recreational Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES

Commercial Uses						
Commercial farm equipment sales	N	N	SP	SP	N	1 annual sale event in A-N, A-X
Farm equipment repair, light manufacturing	See “agricultural support services” in Table 8-2-304(d)					
Agricultural animal feed stores	SP	SP	SP	SP	N	
Christmas trees/pumpkin patches, over 100 daily customers	SP	SP	SP	SP	N	
Corn mazes	SP	SP	SP	SP	N	
Nurseries and landscaping materials	UP(m)	UP(m)	SP	SP	N	See definition
Cannabis nurseries, microbusiness, non-storefront delivery⁽¹⁾	UP(M)	UP(M)	UP(M)	UP(M)	N	See Article 14
Permanent roadside/produce stands, farmers markets, U-pick farms, etc.	SP	SP	A	SP	SP	See Table. 8-2.506 (must meet parking requirements)
Seasonal roadside/produce stands	A	A	A	A	SP	
“Yolo Stores,” less than 100 daily customers	SP	SP	SP	SP	N	See definition
“Yolo Stores,” over 100 daily customers	UP(m)	UP(m)	SP	SP	N	
Wineries, breweries, distilleries, olive mills, small	SP	SP	SP	A	UP(m)	See Sec. 8-2.306(j)
Wineries, breweries, olive mills, large	UP(m)	UP(m)	SP	SP	N	

Special event facilities, over 40 acres, 8 events per year, less than 150 attendees	A	A	N	A	N	See Sec. 8-2.306(k) and Table 8-2.401
Special event facilities, small	UP(m)	UP(m)	A	A	UP(m)	
Special event facilities, large	UP(M)	UP(M)	UP(m)	UP(m)	UP(M)	
Private stables w/ events	SP	SP	SP	SP	N	See Sec. 8-2.306(i)
Commercial stables, small	SP	SP	SP	SP	N	
Commercial stables, large	UP(m)	UP(m)	SP	SP	N	
Bed and breakfasts/lodging, small	SP	SP	SP	N	UP(m)	Sec. 8-2.306(l) and Table 8-2.401
Bed and breakfasts/lodging, large	UP(M)	UP(M)	UP(m)	N	N	
Farm stays, farm dinners	A	A	SP	N	UP(m)	See Sec. 8-2.306(m)
Hotels, motels	N	N	N	N	N	
Rural restaurants	N	N	UP(m)	N	N	See Sec. 8-2.306(o)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Rural Recreational						
Campground	N	UP(M)	UP(m)	N	N	See definition and Sec. 8-2.306(p)
Primitive campground	UP(M)	UP(m)	N	N	N	
Recreational vehicle parks	N	N	UP(M)	N	N	
Parks, golf courses, country clubs	N	N	N	N	N	
Fisheries, game preserves,	UP(m)	UP(m)	N	N	N	See Sec. 8-2.306(p)
Sport shooting, hunting, gun and fishing clubs (more than 50 people per day)	UP(m)	UP(m)	N	N	N	
Off-road vehicle courses	N	UP(M)	N	N	N	
Commercial pools, ponds, or lakes	UP(M)	UP(m)	UP(M)	N	N	
Health resorts, spas, and retreat centers	UP(M)	UP(M)	UP(M)	N	N	
Rural sports activities, hiking, biking	UP(m)	UP(m)	N	SP	N	

(1) **Cannabis uses require the issuance of a Use Permit pursuant to the Cannabis Land Use Ordinance in Article 14.**

**Table 8-2.304(d)
Allowed Land Uses and Permit Requirements for Agricultural
Industrial, Resource Extraction, and Utilities**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

AGRICULTURAL INDUSTRIAL, RESOURCE EXTRACTION, AND UTILITIES USES

Industrial Uses						
Alcohol and biomass fuel production	UP(m)	UP(m)	N	SP	N	
Agricultural chemical, fertilizer sales, storage	UP(m)	UP(m)	UP(M)	SP	N	
Agricultural support services, small	SP	SP	UP(m)	A	N	See definition
Agricultural support services, large	UP(m)	UP(m)	N	A	N	See definition

Agricultural and seed research facilities	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(q)
Large industrial canneries	UP(m)	UP(m)	N	SP	N	
Regional processing facilities	SP/UP(m)	SP/UP(m)	N	SP	N	See Sec. 8-2.306(r)
<u>Cannabis distribution, manufacturing, nurseries, processing, testing/lab⁽¹⁾</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
Very large wine, brewery, and olive oil processing facilities (over 100,000 sq ft)	UP(m)	UP(m)	N	SP	N	
Commercial composting, green waste facility	UP(M)	UP(M)	N	UP(m)	N	
Construction yards	N	N	N	N	N	
Crop dusting facility	UP(m)	UP(m)	N	SP	N	
Airports and heliports, private	UP(m)	UP(m)	UP(M)	SP	N	
Airports and heliports, public	UP(M)	UP(M)	N	UP(m)	N	
Explosives handling	N	N	N	UP(m)	N	
Sewage treatment plants and disposal areas	N	N	N	UP(m)	N	
Slaughterhouses	UP(M)	UP(M)	N	UP(m)	N	
Resource Extraction						
Oil and gas well drilling operations	SP	SP	N	SP	N	See Sec. 8-2.306(s)
Surface mining	UP(M)	UP(M)	N	SP	N	See Sec. 8-2.306(t) and Title 10
Utilities						
Electrical distribution, transmission substations; communication equipment buildings; public utility service yards	UP(m)	UP(m)	N	SP	N	See Secs.8-2.1009 and 1106 (Major Use Permit required for facilities over 200kV)
Small solar energy system, onsite use only	A	A	A	A	A	See Sec.8-2.306(u)
Small wind energy system for onsite use	SP	SP	SP	SP	SP	
Medium-sized solar facility, where less than 2.5 acres of habitat/farmland are disturbed	SP	SP	N	SP	N	
Medium-sized solar facility, 2.5 acres or more of habitat/farmland disturbed	UP(m)	UP(m)	N	UP(m)	N	
Large and very large solar and wind energy facilities	UP(M)	UP(M)	N	UP(M)	N	
Co-generation facilities	UP(M)	UP(M)	UP(M)	UP(M)	N	See Sec. 8-2.306(v)
Wireless communication facilities	UP(M)	UP(M)	UP(M)	UP(M)	N	See Sec. 8-2.306(w)
Vehicle charging station	A	A	A	A	N	See definition in Sec. 8-14.102

*An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) Cannabis uses require the issuance of a Use Permit pursuant to the Cannabis Land Use Ordinance in Article 14.

Table 8-2.304(e)
Allowed Land Uses and Permit Requirements
for Residential and Other Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

RESIDENTIAL USES

Primary farm dwelling including duplex	A	A	N	N	A	See Secs. 8-2.306(x) and 306(y); 8-2.402; and 8-2.506(l) and (m)
Ancillary (second) dwelling	A	A	N	N	UP(m)	
More than two dwellings, including manufactured homes	UP(m)	UP(m)	N	N	N	
Caretaker residence	SP	SP	UP(m)	UP(m)	N	See Sec. 8-2.306(z)
Guest house	SP/UP(m)	SP/UP(m)	N	N	SP/UP(m)	See Table 8.2-506
Farm worker housing	A/SP	A/SP	N	UP(m)	N	See Sec. 8-2.306(aa)
Group/home care (6 or less beds)	A	A	A	A	A	See Sec. 8-2.506(f)
Group/home care (7 or more beds)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Emergency shelters	N	N	N	N	N	See Sec. 8-2.606(m)

OTHER USES

Child care (<9 children)	A	A	A	A	A	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	N	N	N	
Child care center (>14 children)	UP(m)	UP(m)	N	N	N	See Sec. 8-2.506(h)
Artist studio	A	A	A	A	A	See Tables 8.2-504(b) and 506
Other accessory structures	A	A	A	A	A	
Second or outdoor kitchen	SP	SP	N	N	SP	See Sec. 8-2.506(b)(7)
Vehicle storage, personal use	SP	SP	N	N	N	
Home occupations	A	A	N	N	A	See Sec. 8-2.306(ab)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Cemeteries, crematoriums, mausoleums	N	N	N	N	N	
Private schools, churches, non-profit organizations, fraternal organizations	UP(M)	UP(M)	N	N	N	See Sec. 8-2.306(ac)
<u>Cannabis cultivation, personal use</u>	<u>See Cannabis Land Use Ordinance, Article 14</u>					

C. Edit Table 8-2.305 in Section 8-2.305, Table of Development Requirements, of Article 3 to add new text, as follows:

Table 8-2.305
Development Requirements in
Agricultural Zones

AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Restriction⁽⁴⁾ (feet)	Building Separation (feet)	Building Size (square feet)	Density (dwellings per parcel)
A-N	40 acres, if irrigated and in permanent crops; 80 acres, if irrigated and cultivated; 160 acres, if uncultivated and/or not irrigated	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater (1) (2) (3) <u>(7)</u>	25 feet from property line (2) (3) <u>(7)</u>	20 feet from property line (2) (3) <u>(7)</u>	40 feet for residential uses; Unrestricted for agricultural uses, except where required for conditional uses	250 feet max. between dwellings; 10 feet between dwellings and agricultural structures, unless building/fire codes require greater distance; distance between accessory structures as per Building and Fire Codes <u>(7)</u>	No limit on primary dwelling; ancillary dwelling no greater than 2,500 square feet, exclusive of garage space	One primary dwelling (can be duplex), plus one or more ancillary (second) dwellings ⁽⁵⁾
A-X	160 acres, if dry land farmed; 320 acres, if rangeland							

AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback⁽²⁾ (feet)	Side Yard Setback⁽²⁾ (feet)	Height Restriction⁽⁴⁾ (feet)	Building Separation⁽²⁾ (feet)	Building Size (square feet)	Density (dwellings per parcel)
A-C	1 acre minimum, 20 acres maximum; parcel size determined by use	None, unless otherwise specified by Use Permit (2) (3) (7)	None, unless specified by Use Permit or required ag buffer ⁽²⁾ (3) (7)	None, unless specified by Use Permit or required ag buffer ⁽²⁾ (3) (7)	40 feet, unless otherwise specified by Use Permit	As per Uniform Building and Fire Codes ⁽⁷⁾	No limit	None, except as caretaker residence
A-I	5 acres; parcel size must be adequate size for use				None, unless otherwise specified by Use Permit			
A-R	2.5 acres; parcel size may be increased to 4.0 acres to accommodate an agricultural buffer ⁽⁶⁾	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ⁽¹⁾ (2) (3)	25 feet from property line if adjoining a rural residence, 100 to 300 foot buffer if adjoining agriculture ⁽²⁾ (3)	20 feet from property line if adjoining a rural residence, 100 to 300 foot buffer if adjoining agriculture ⁽²⁾ (3)	40 feet for residential uses; unrestricted for agricultural uses, except where required for conditional uses	50 feet min. between dwellings; 10 feet between dwellings and agricultural structures, unless Building/Fire Codes require a greater distance; distance between accessory structures as per Building and Fire Codes	No limit on primary dwelling; ancillary dwelling no greater than 1,200 square feet	One primary dwelling (can be duplex), plus one ancillary (second) dwelling ⁽⁵⁾

Notes:

1. Yard abutting road is considered front. Properties abutting a major arterial require a 30-foot front yard setback, as measured from the edge of right-of-way.

2. These minimum setback requirements shall be increased to no less than 100 feet if adjacent agricultural operations require a larger setback to accommodate agricultural spraying. Development near the toe of any levee is restricted, see Section 8-2.306(ad).
3. For accessory structures, see Section 8-2.506(b) and Table 8-2.506. The Director may approve the location of any standard accessory structure within the required side or rear yards, which must be at least five feet from the side and rear property lines, if a standard structure cannot be located within standard setbacks.
4. Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
5. Ancillary dwelling(s) must meet home siting criteria as set forth in Section 8-2.402. Accessory and other structures shall comply with Sec. 8-2.402(d)(vi) (100-foot setback from streams), unless the size or configuration of the lot makes this requirement infeasible.
6. See Section 8-2.403 (Clustered Agricultural Housing).
7. For cannabis uses, see Article 14 (Cannabis Land Use Ordinance) for development requirements.

D. Edit Section 8-2.306, Specific Use Requirements or Performance Standards, in Article 3 to add a new section that reads:

(af) Cannabis operations
Cannabis uses are regulated under Article 14 of this Chapter

E. Edit Table 8-2.401 in Section 8-2.401, Clarksburg Agricultural District Overlay Zone, of Article 4 to add new text as follows:

**Table 8-2.401
Allowed Land Uses and Permit Requirements
for Certain Uses in the Clarksburg Agricultural Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required	Land Use Permit Required in the Clarksburg Agricultural District (CAD) Overlay Zone	Specific Use Requirements or Performance Standards
AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES		
Visitor information and interpretive displays or kiosks, less than 120 square feet in roof area	A	One per parcel
Picnic areas	A	
Public or private horse riding or hiking trails	A	
Permanent public bathrooms	SP	
Farm supply, feed store (up to 2,000 square feet)	SP	
Farm supply, feed store (over 2,000 square feet)	UP(m)	
Bed and breakfast (up to 6 beds, less than 12 events per year)	A	See Sec. 8-2.306(l)
Bed and breakfast (6 to 10 beds, and/or up to 18 events per year)	SP	
Bed and breakfast (11 to 20 beds, and/or over 18 events per year)	UP(m)	
Special event facilities, up to 18 events per year	SP	See Sec. 8-2.306(k)
Special event facilities, more than 18 events/year	UP(m)	
Stand-alone wine tasting room (under 2,000 square feet)	SP	
Stand-alone wine tasting room (over 2,000 square feet)	UP(m)	
Small winery (under 100,000 cases/year)	SP	
Medium winery (100,000 to 1,000,000 cases/year)	UP(m)	
Large winery (over 1,000,000 cases/year)	UP(M)	
Petting zoos, hay and tractor rides, hay bale mazes, and similar related rural recreational uses	SP	Excluding exotic animals
Yolo Stores, gift shops, arts and crafts sales (under 1,000 square feet)	A	Must be ancillary to the primary agricultural use
Yolo Stores, gift shops, arts and crafts sales (over 1,000 square feet)	SP	
Restaurants, bakeries, commercial kitchens, catering facilities, and culinary classes	UP(m)	
Museums, botanical gardens, tours of historic features, and similar uses	SP	
Commercial fisheries and stock ponds (more than 150 visitors per day)	UP(m)	
Campgrounds	UP(m)	See Sec. 8-2.306(p)

Recreational vehicle parks	UP(m)	Ancillary to primary agricultural use
Commercial marinas	UP(M)	
Lodges and centers for conferences, education, or training	UP(M)	
RESIDENTIAL USES		
Third home on a single parcel	SP	Must conform with siting criteria in Sec. 8-2.402
Fourth or more home on a single parcel	UP(m)	
ALL OTHER USES		
For all other uses not listed in this table, see Tables 8-2.304(a), (b), (c), (d), and (e)		
For Cannabis uses, including personal use, see Article 14		

F. Edit Tables in Section 8-2.504, Tables of Residential Permit Requirements, of Article 5 to add new text as follows:

**Table 8-2.504(a)
Allowed Land Uses and Permit Requirements
for Residential Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	RR-5	RR-2	R-L	R-M	R-H	

Residential Uses

Two single family homes, attached or detached	A	A	A	A	N	See Table 8-2.505 and Sec. 8-2.506(a), (m), and (n)
Accessory dwelling unit (ADU)	A					Secs. 8-2.506(b)
Junior accessory dwelling unit (JADU)	A					Secs. 8-2.506(b)
Triplex, four-plex	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Table 8-2.505 and Sec. 8-2.506(c), (m), and (n)
Multi-family (condominiums, townhouses, apartments)	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Group or co-housing	SP	SP	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(d)
Farm worker housing	A/SP	A/SP	A/SP	SP/UP(m)	SP/UP(m)	
Emergency shelters	N	N	N	N	N	See Sec.8-2.606(m)
Mobile home parks	N	N	UP(M)	UP(M)	UP(M)	See Sec. 8-2.1014

Home Occupation/Care

Home occupation	A	A	A	A	A	See Sec. 8-2.506(e)
Group/home care (6 or less beds)	A	A	A	A	A	See Sec. 8-2.506 (f)
Group/home care (7 or more beds)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Child care (<9 children)	A	A	A	A	A	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Child care centers (>14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(h)

Mixed Residential/Commercial/Public and Quasi-Public Uses

Small winery/olive mill (>1 acre)	SP/UP(m)	UP(m)	UP(m)	N	N	See Sec. 8-2.306(j)
Small special events facility (on >1 acre parcel)	UP(m)	UP(m)	UP(m)	N	N	See Sec. 8-2.306(k)
Small/large bed and breakfast/lodging	UP(m)/UP(M)	UP(m)/UP(M)	UP(m)/UP(M)	UP(m)/UP(M)	UP(m)/UP(M)	See Sec. 8-2.306(l)
Farm stay	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(m)
Rural recreation	N	N	N	N	N	
Small ancillary commercial uses	N	N	SP	SP	SP	See Sec. 8-2.506(i)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Churches, religious assembly	UP(M)	UP(M)	UP(M)	UP(M)	N	
Vehicle charging station	N	N	N	A	A	See definition in Sec. 8-14.102

<u>Cannabis uses, all types, prohibited</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>See Article 14 for personal use</u>
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Animal Keeping

Small domestic animals (cats, dogs, birds), beekeeping	A	A	A	A	A	See Sec. 8-2.506(j) and (k)
Large domestic animals (fowl, horses, swine, goats)	A	A	A	A	N	
Wild, exotic, dangerous animals	A	N	N	N	N	
Kennels/animal boarding	UP(m)	N	N	N	N	See definition in Sec. 8-2.307

**Table 8-2.504(b)
Accessory Uses and
Permit Requirements for Residential Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	RR-5	RR-2	R-L	R-M	R-H	
Agricultural Uses						
Agricultural production	A	A	A	A	N	See Table 8-2.304(a)
Agricultural processing	UP(m)	N	N	N	N	
<u>Cannabis cultivation, processing⁽¹⁾</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>See Article 14</u>
Agricultural Accessory Structures						
Farm office	A	A	N	N	N	See Sec. 8-2.506(b) and definitions in Section 8-2.307
Barn	A	A	N	N	N	
Roadside stand	A	A	A	A	N	
Greenhouse, agricultural	A	A	A	N	N	
Reservoirs, private	A	N	N	N	N	
<u>Cannabis greenhouses, nurseries⁽¹⁾</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>See Article 14</u>
Non- Residential Accessory Structures						
Detached garage	A	A	A	A	A	See Sec. 8-2.506(b)
Detached workshop	A	A	A	A	A	
Second or outdoor kitchen	A	A	A	N	N	
Cabana or poolhouse	A	A	A	A	A	
Game/exercise room, playhouse	A	A	A	A	A	
Storage building	A	A	A	A	A	
Storage or shipping container	A/SP	A/SP	N	N	N	
Artist studio	A	A	A	A	A	
Miscellaneous Accessory Structures						
Pools and Spas	A	A	A	A	A	See Sec. 8-2.506(b)
Attached/unattached patio covers, sunshades, breezeways	A	A	A	A	A	
Gazebo, trellis/arbor	A	A	A	A	A	
Animal enclosures	A	A	A	A	A	
Vehicle covers/carports	A	A	A	A	A	
Greenhouse, household	A	A	A	A	A	

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	RR-5	RR-2	R-L	R-M	R-H	
Small solar, cell tower, wind facility	See Article 11, Sec. 8-2.1102 (cell tower), 8-2.1103 (wind), and 8-2.1104 (solar)					
Temporary Accessory Structure						
Temporary sales office	N	N	A	A	A	See Sec. 8-2.506(b)

* An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) With the exception of personal use pursuant to the Cannabis Land Use Ordinance in Article 14, Cannabis uses are prohibited in the Residential Zones.

G. Edit portions of Section 8-2.603, Commercial Use Types Defined, in Article 6 to add new text that reads:

(a) Retail Uses

This Use Type includes stores and shops of all sizes that sell a wide range of retail goods. Typical uses include drugstores; florist shops; bakeries; grocery stores; hardware stores; antique stores; arts and crafts, “boutiques” and specialty shops; sales of automobiles, household appliances, and furniture; and all other similar retail businesses that sell goods to members of the public. Cannabis retail uses, including storefront and non-storefront, and microbusiness, require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.

(e) Live/work, Light Manufacturing and Storage

This Use Type includes “live/work” activities that are involved in light manufacturing and sales of artisan crafts, such as jewelry and pottery. The Use Type also includes limited wholesale and warehouse/storage uses. Cannabis uses, including processing, manufacturing, and distribution, require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.

H. Edit Table 8-2.604 in Section 8-2.604, Tables of Commercial Permit Requirements, of Article 6 to add new and delete text, as follows:

Table 8-2.604
Allowed Land Uses and Permit Requirements
for Commercial Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone				Specific Use Requirements or Performance Standards
	C-L ⁽¹⁾	C-G	DMX ⁽²⁾	C-H	
Retail Uses					
Retail sales, specialty stores, small	A	A	A	A	Must meet DMX size and design standards, see Sec. 8-2.606(a)
Retail sales, specialty store, over 3,000 and less than 10,000 square feet	SP	A	SP	SP	
Large retail sales, specialty store, over 10,000 square feet	UP(M)	UP(m)	UP(m)	N	See Sec. 8-2.606(b)
Grocery stores	SP	A	SP	SP	See Sec. 8-2.606(c)
Convenience, food and beverage stores	SP	A	A	A	
Fruit/vegetable, farmers market, stands	SP	SP	SP	SP	
<u>Cannabis storefront retail</u> ⁽³⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>UP(M)</u>	<u>See Article 14</u>
<u>Cannabis non-storefront delivery</u> ⁽³⁾	<u>N</u>	<u>UP(M)</u>	<u>N</u>	<u>UP(M)</u>	<u>See Article 14</u>
Small appliance, hardware stores	SP	A	SP	N	
Large furniture, large equipment sales	N	SP	UP(m)	SP	
Auto, boats, farm equipment sales	N	SP	N	SP	
Nurseries	SP	SP	SP	SP	
<u>Cannabis nurseries, prohibited</u> ⁽³⁾	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>See Article 14</u>
Wine, beer, spirits, olive oil tasting, sales	UP(m)	SP	SP	SP	
Adult business	N	UP(M)	N	UP(M)	See Chapter 7
Eating and Drinking Uses					
Restaurant, fast food	SP	SP	UP(m)	SP	
Restaurant, sit down	SP	SP	SP	SP	See Sec. 8-2.606(c),(d)
Bar, cocktail lounge, club	UP(M)	UP(m)	UP(m)	UP(m)	See Sec. 8-2.606(c),(d)
Drive-through facility	UP(m)	UP(m)	N	SP	
Outdoor eating and drinking	SP	A	SP	A	See Sec. 8-2.606(e)
Services					
Animal shelter/kennel	N	SP	N	SP	
Animal grooming	A	A	A	N	Must meet DMX size and design standards, see Sec. 8-2.606(a)
Barber/beauty salon	A	A	A	N	
Other personal services	A	A	A	A	
Small appliance, shoe repair	A	A	A	N	
Laundry, Laundromat	A	A	SP	A	

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone				Specific Use Requirements or Performance Standards
	C-L⁽¹⁾	C-G	DMX⁽²⁾	C-H	
Health/fitness clubs	UP(m)	A	SP	N	
Auto service/gas station	UP(m)	SP	UP(m)	A	See definitions
Auto/vehicle repair, minor	SP	SP	SP	A	
Auto/vehicle repair, major	N	SP	N	A	
Truck stops, sales and service	N	N	N	UP(m)	
Hotel/motel, less than 60 rooms	N	UP(m)	UP(m)	SP	
Hotel/motel, large, conference rooms	N	UP(m)	UP(M)	UP(m)	
Bed and breakfast, small	SP	SP	UP(m)	SP	See Sec. 8-2.306(l)
Bed and breakfast, large	UP(m)	UP(m)	UP(m)	UP(m)	
Recycling center	SP	SP	SP	SP	
Office uses					
Financial or professional offices	A/SP	A	A/SP	N	Must meet DMX size, design standards, see Sec. 8-2.606(a) and (f)
Banks/financial institutions	A/SP	A	SP/ UP(m)	N	
Medical/dental office	SP	SP	SP	N	
Urgent care clinic	N	UP(m)	UP(m)	N	
Veterinary/animal hospital	N	SP	UP(m)	N	
Research and development park	N	UP(M)	N	N	See Sec. 8-2.606(g)
Medical marijuana dispensary	N	N	N	N	See Sec. 8-2.115
Live/work, light manufacturing, and storage uses					
Live/work	A/SP	A/SP	A/SP	N	See Sec. 8-2.606(h)
Light manufacturing of artisan crafts	A/SP	A/SP	A/SP	A/SP	See Sec. 8-2.606(i)
Wineries, breweries, olive mills, dist, processing, storage, distribution	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.306(j)
Personal storage facilities	N	UP(m)	N	UP(m)	
Wholesale, accessory storage	N	SP/UP(m)	SP/UP(m)	UP(m)	See Sec. 8-2.606(j)
Warehouses	N	SP/UP(m)	N	UP(m)	See Sec. 8-2.606(k)
<u>Cannabis cultivation and processing, indoor/mixed-light only⁽³⁾</u>	<u>N</u>	<u>UP(M)</u>	<u>N</u>	<u>UP(M)</u>	See Article 14
<u>Cannabis cultivation and processing, outdoors, prohibited⁽³⁾</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Cannabis manufacturing, packaging and labeling⁽³⁾</u>	<u>N</u>	<u>UP(M)</u>	<u>N</u>	<u>UP(M)</u>	
<u>Cannabis manufacturing, non-volatile, volatile, infusion, prohibited⁽³⁾</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Cannabis microbusiness⁽³⁾</u>	<u>N</u>	<u>UP(M)</u>	<u>N</u>	<u>UP(M)</u>	
<u>Cannabis distribution⁽³⁾</u>	<u>N</u>	<u>UP(M)</u>	<u>N</u>	<u>UP(M)</u>	
<u>Cannabis testing, lab, prohibited⁽³⁾</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone				Specific Use Requirements or Performance Standards
	C-L ⁽¹⁾	C-G	DMX ⁽²⁾	C-H	
Small solar, wind, cell tower facility	See Article 11, Sec. 8-2.1102, 8-2.1103, and 8-2.1104				
Residential uses⁽³⁾					
Detached single family units	N	N	UP(m)	N	
Attached single family units	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.606(l)
Multiple family units (apartments)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Single room occupancy hotel	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Group/home care (<6 beds)	A	A	A	A	See Sec. 8-2.506(f)
Group/home care (6 beds or more)	UP(m)	SP/UP(m)	SP/UP(m)	N	
Emergency shelters	N	SP/UP(m)	SP/UP(m)	UP(m)	See Sec. 8-2.606(m)
Farm labor housing	UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.306(aa)
Child care (<9 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Child care center (over 14 children)	UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.506(h)
Public/quasi-public and recreation uses					
Entertainment and spectator sports	N	UP(m)	UP(m)	/UP(m)	
Hospital	N	UP(M)	UP(M)	N	
Fraternal organization, non-profit club	P/UP(m)	SP/UP(m)	SP/UP(m)	N	See Sec. 8-2.606(n)
Church, religious assembly	UP(m)	UP(m)	UP(m)	N	See Sec. 8-2.606(o)
Government, civic building, library	UP(m)	UP(m)	UP(m)	N	
School, public and private	UP(m)	UP(m)	UP(m)	N	
Recreational vehicle parks	N	N	N	UP(m)	
Utilities and services	UP(m)	SP	UP(m)	N	
Parks	UP(m)	UP(m)	UP(m)	N	See Sec. 8-2.606(o)
Vehicle charging station	A	A	A	A	See definition in Sec. 8-14.102
Parking lot, commercial	N	SP	UP(m)	N	

*An "allowed use" does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County division such as Building, Environmental Health, and Public Works.

Notes: (1) No individual uses with floorplates larger than 40,000 square feet are allowed in the C-L zone.

(2) In addition to permit requirements in the DMX zone, all new uses and construction must meet design and other requirements as specified in Section 8.2-606(a).

(3) Cannabis uses require the issuance of a Use Permit pursuant to the Cannabis Land Use Ordinance in Article 14.

I. Edit Table 8-2.605 in Section 8-2.605, Development Requirements in Commercial Zones, of Article 6 to add new text, as follows:

**Table 8-2.605
Development Requirements in Commercial Zones**

C ZONE	Minimum Lot Area ⁽¹⁾	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits⁽³⁾ (feet)	Maximum Floor Area Ratio	Maximum Impervious Lot Coverage
C-L	3,500 square feet	None ⁽⁶⁾	None, except 15 feet if abutting residential zone ⁽⁶⁾		35 feet	0.5 (1.0 for mixed commercial/residential)	85%
C-G	5,000 square feet				Maximum of 50 feet or four stories	90%	
DMX⁽²⁾	3,500 square feet	Maximum of 10 feet from property line or sidewalk (see Sec.8-2.606(a))	10 feet, except 20 feet if abutting residential	None, except 20 feet if abutting residential	Minimum of 22 feet ⁽⁴⁾ , maximum of 50 feet or four stories	1.0 (2.0 for mixed commercial/residential)	90%
C-H	10,000 square feet	15 feet from property line or curb strip ⁽⁶⁾	None, except 20 feet if abutting residential ⁽⁶⁾	None, except 15 feet if abutting residential ⁽⁶⁾	40 feet	1.0	90%

- Notes:
1. Parcels in rural areas with no access to public water and/or wastewater services are subject to 2.0 acre minimum parcel sizes for new building permits, see Section 8-2.1002(a).
 2. In addition to these development requirements in the DMX zone, new uses and construction must meet design and other requirements as specified in Section 8.2-606(a).
 3. Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
 4. Minimum height limit along Yolo Avenue and Woodland Avenue only.
 5. Development near the toe of any levee is restricted, see Section 8-2.306(ad).
 - 6. For cannabis uses, see Article 14 (Cannabis Land Use Ordinance) for setbacks and buffer requirements.**

J. Edit portions of Section 8-2.703, Industrial Use Types Defined, in Article 7 to add new text, as follows:

(a) Light Manufacturing or Processing

This Use Type includes manufacturing and processing of materials and related activities that do not generally result in noise, odor, vibrations, or similar impacts to adjacent neighbors. All activities are conducted within enclosed structures, unless there is additional staff review. Typical uses include light manufacturing and processing involving non-toxic materials such as electrical equipment, instruments, furniture and other household goods, clothing, glass products from previously manufactured glass, and numerous other consumer and technical products. **Cannabis uses require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(b) General Manufacturing or Processing

This Use type includes manufacturing processes where the intensity or scale of operations is greater than those classified under “Light Manufacturing” but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples of General Manufacturing uses include establishments that make or process raw materials into finished machines or parts for machines; the manufacturing of motor vehicles, transportation equipment, and large appliances; establishments that cut, shape, and finish marble, granite, slate, and other stone; and establishments that produce brick and structural clay products. Also included in this Use Type are agricultural processing operations such as almond hullers, dehydrators, canneries and packing houses, and grain refining. **Cannabis uses, including indoor cultivation, processing, nurseries, microbusiness, and manufacturing, require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(c) Heavy Manufacturing or Processing

This Use Type includes the heaviest or most noxious forms of manufacturing and processing, including use of outdoor areas for storage and processing. Such uses traditionally include manufacturing of vehicles and other large equipment; processing of acid, metals, cement, explosives, fireworks, fertilizer, gypsum and plastics; animal feed, sales, stockyards, and slaughtering; recycling and waste disposal; inflammable, explosive, and poisonous liquid or gas storage; junk yards, automobile wrecking yards, building materials and scrap metal yards; oil and gas well drilling and operations; refining of petroleum and its products; tanneries. This Use Type also includes agricultural processing such as large wineries, canneries, and food processing. **Cannabis manufacturing uses, including volatile, non-volatile, and infusion, require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(d) Warehousing, Wholesaling, Distribution

This Use Type includes storage of manufactured goods inside enclosed warehouse structures and in outdoor yards. **Cannabis distribution facilities require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(e) Research and Development, and Office Uses

This Use Type includes the activities that are found in typical office parks including research laboratories; data processing and computer operations; other professional offices; light manufacturing and storage of high technology instruments; and biotechnology. **Cannabis testing and laboratory uses require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

(f) Commercial and Service Uses

These uses are small retail, personal services, and food-related activities that serve area workers and allow sales of products manufactured on-site. Typical uses include convenience stores and markets; barbers and dry cleaners; fast food and small sit down restaurants; and retail or outlet stores for products created on-site or in the immediate zone. **Cannabis retail uses, including store front and non-store front, and microbusiness, require the issuance of a Major Use Permit as regulated by Article 14 of this Chapter.**

K. Edit Table 8-2.704 in Section 8-2.704, Tables of Industrial Permit Requirements, of Article 7 to add new text, as follows:

Table 8-2.704
Allowed Land Uses and Permit Requirements
for Industrial Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	I-L	I-H	OPRD (1)	
Light Manufacturing and Processing				
Light manufacturing of household and other finished goods	SP	A	UP(m)	See definition in Sec. 8-2.707
Repair and sales of household products	SP	A	SP	
Outdoor storage of light materials	SP	A	SP	
General Manufacturing and Processing				
General manufacturing of goods	SP	A	N	See definition in Sec. 8-2.707
Wine, beer, spirits, and olive processing, storage, and distribution	A/SP	A/SP	A/SP	See Sec. 8-2.306(j)
Agricultural processing	SP	SP	N	SP if over 50,000 square feet and/or hazardous materials
<u>Cannabis cultivation, outdoors, prohibited</u> ⁽²⁾	<u>N</u>	<u>N</u>	<u>N</u>	<u>See Article 14</u>
<u>Cannabis cultivation and processing</u> ⁽²⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
<u>Cannabis nurseries, outdoor/indoor/mixed-light</u> ⁽²⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	
<u>Cannabis manufacturing, volatile, non-volatile, infusion</u> ⁽²⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	
Repair and sales of products	SP	A	N	
Outdoor storage of general materials	SP	A	N	
Heavy Manufacturing and Processing				
Processing/storage of hazardous materials	N	SP/UP(m)	N	See Sec. 8-2.706(a)
Heavy manufacturing of equipment and other large goods	N	A/SP	N	See definition in Sec. 8-2.707
Repair and sales of heavy equipment	UP(m)	A	N	
Outdoor storage of heavy materials	SP	A	N	
Warehousing, Wholesaling, Distribution				
Trucking companies, distribution	SP	A	UP(m)	
Indoor storage of materials	A/SP	A/SP	A/SP	
<u>Cannabis distribution</u> ⁽²⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
Outdoor storage of materials	SP	SP	N	
Research and Development, and Office Uses				

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	I-L	I-H	OPRD (1)	
Research and development park uses	SP	SP	SP	See definition in Sec. 8-2.707 and 8-2.606(g)
Laboratories	SP	SP	SP	
<u>Cannabis testing/laboratories</u>⁽²⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
Biotechnology	SP	SP	SP	
Data storage and computer operations	SP	N	SP	
Professional offices ancillary to processing	SP	N	SP	
Financial or professional offices, not ancillary to processing	N	N	SP	See Sec. 8-2.706(b)
Energy and Telecommunications				
Small and medium solar and small wind	See Article 11, Sec. 8-2.1102 (cell tower), 8-2.1103 (wind), and 8-2.1104 (solar)			
Cell tower				
Co-generation facility	UP(M)	UP(M)	N	See Sec. 8-2.1101
Vehicle charging station	A	A	A	See definition in Sec. 8-14.102
Commercial and Service Uses				
Retail sales, less than 3,000 square feet	A	A	A	See Sec. 8-2.706(b) and (c)
Convenience, food and beverage stores	A/SP	A	A/SP	
Winery tasting and sales	A	A	SP	See Sec. 8-2.306(j)
<u>Cannabis retail, storefront and non-storefront, and microbusiness</u>⁽²⁾	<u>UP(M)</u>	<u>UP(M)</u>	<u>N</u>	<u>See Article 14</u>
Restaurant, fast food	N	SP	UP(m)	See Sec. 8-2.706(b)
Restaurant, sit down, small (<3,000 sf)	UP(m)	UP(m)	UP(m)	
Drive-through facility	UP(m)	UP(m)	N	
Outdoor eating and drinking	SP	A/SP	A/SP	See Sec. 8-2.606(e)
Bar, cocktail lounge, club	N	N	N	
Barber/hairdresser/nail parlor	A	A	A	See Sec. 8-2.706(b)
Other personal services	A	A	A	
Small appliance, shoe repair	A	A	A	
Laundry, Laundromat	A	A	SP	
Health/fitness clubs	SP	A	SP	
Gas sales and service stations, auto	UP(m)	SP	UP(m)	
Auto repair, minor	SP	SP	SP	See definition in Sec. 8-2.607
Auto repair, major	N	SP	N	
Truck stops, sales and service	N	N	N	
Personal storage facilities	UP(m)	N	N	
Utilities and services	SP	SP	UP(m)	
Parking lot, commercial	SP	SP	UP(m)	
Hotel and motel	N	N	N	
Recycling center	SP	SP	SP	
Live/work and Residential Uses				
Live/work	A/SP	A/SP	A/SP	See Sec. 8-2.606(h)

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	I-L	I-H	OPRD (1)	
Attached/detached single family units	N	N	N	
Multiple family units	N	N	N	
Group/home care	N	N	N	
Shelters, transitional, supportive housing	N	N	N	
Farm labor housing	N	N	N	
Child care	N	N	N	
Child care center (over 14 children)	N	N	N	
Church, religious assembly	UP(m)	UP(m)	UP(m)	See Sec. 8-2.606(o)
School, private	N	N	N	
Recreational vehicle parks	UP(m)	N	N	

* An "Allowed" use does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

Note: (1) The regulation of uses in the OPRD zone may be defined in an overlaying Planned Development Zoning district that is unique to the project. The PD zoning would be inserted in place of these regulations.

(2) Cannabis uses require the issuance of a Use Permit pursuant to the Cannabis Land Use Ordinance in Article 14.J.

L. Edit Table 8-2.705 in Section 8-2.705, Table of Development Requirements, of Article 7 to add new text, as follows:

**Table 8-2.705
Development Requirements in Industrial Zones**

I ZONE	Minimum Lot Area (acres or square ft) ⁽¹⁾	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits⁽²⁾ (feet)	Maximum Floor Area Ratio ⁽³⁾	Maximum Impervious Lot Coverage
I-L	5,000 square feet	None ⁽⁵⁾	None, except 25 feet if abutting residential zone ⁽⁵⁾		Maximum of 45 feet or four stories	0.5	90%
I-H	5,000 square feet		None, except 50 feet if abutting residential zone ⁽⁵⁾				
OPRD	1.5 acres	10 feet or according to an approved Planned Development Ordinance	10 feet, except 20 feet if abutting residential	None, except 20 feet if abutting residential	Maximum of 65 feet or five stories	1.0	75%

Notes: (1) Parcels in rural areas with no access to public water and/or wastewater services are subject to 2.0 acre minimum parcel sizes for new building permits, see Section 8-2.1002(a).

(2) Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.

(3) See definition in Sec. 8-2.607.

(4) Development near the toe of any levee is restricted, see Section 8-2.306(ad).

(5) For cannabis uses, see Article 14 (Cannabis Land Use Ordinance) for setbacks and buffer requirements.

M. Edit Table 8-2.804 in Section 8-2.804, Tables of Public and Open Space Permit Requirement, of Article 8 to add new text, as follows:

Table 8-2.804
Allowed Land Uses and Permit Requirements
for Public and Open Space Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	P-R	POS	PQP ⁽¹⁾	

Passive Recreation				
Walking, hiking, bicycling, kayaking	A	A	A	
Nature center, museum	UP(m)	UP(m)	UP(m)	
Other rural recreation	UP(m)	UP(m)	N	See Sec. 8-2.806(a), 8-2.807
Active Recreation				
Sports fields (baseball, soccer, etc.)	UP(m)	UP(m)	UP(m)	
Swimming pool, aquatic center, boating	UP(m)	UP(m)	UP(m)	
Campground or primitive campground	UP(m)	UP(m)	UP(m)	See Sec. 8-2.806(a), 8-2.307
Recreational vehicle parks	UP(M)	N	N	
Rural recreation	UP(m)	UP(m)	UP(m)	See Sec. 8-2.806(a), 8-2.307
Commercial riding stables, rodeos	UP(m)	N	UP(M)	See Sec. 8-2.306(i), 8-2.307
Golf courses, country clubs	UP(m)	N	UP(m)	
Public and Quasi-public Uses				
Government, civic building, library	SP	SP	SP	
Public landfill, treatment plant, airport	SP	SP	SP	
School, public	SP	SP	SP	Not subject to County zoning
Fraternal organization, non-profit club	N	N	UP(m)	
Church, religious assembly, priv. school	N	N	UP(m)	
Utilities and services	N	N	UP(m)	
Entertainment and spectator sports	N	N	UP(m)	
Private aviation uses in airport	N	N	SP	See Sec. 8-2.806(b)
Other Uses				
Agricultural production	A	A	A	
Cannabis uses, all types, prohibited	N	N	N	See Article 14
Covered habitat mitigation project	UP(m) or UP(M)			See Sec. 8-2.306(a), 8-2.307 and Title 10, Chapter 10
Agricultural processing	SP	SP	N	See definition in Sec. 8-2.307
Retail or service uses	SP	SP	SP	See Sec. 8-2.806(c)
Restaurant, fast food or sit down	SP	SP	SP	
Outdoor eating and drinking	SP	SP	SP	
Professional offices	SP	N	SP	
Residential uses, except caretaker	N	N	N	
Caretaker residence	SP	SP	SP	See Sec. 8-2.806(d)
Cemeteries, mausoleums	N	N	UP(m)	
Industrial and storage uses, except corp	N	N	UP(m)	
Corporation yard	SP	N	SP	

Solar, wind, cell tower facility	See Article 11, Sec. 8-2.1102 (cell), 8-2.1103 (wind), and 8-2.1104 (solar)			
Gas well explor., drilling, extraction	N	SP	N	See Sec. 8-2.306(s)

SECTION 3. AMENDMENTS TO CHAPTER 2, ARTICLE 14 (CANNABIS LAND USE ORDINANCE)

A. Edit a portion of Section 8-2.1404, Applicability, in Article 14 of the Cannabis Land Use Ordinance (CLUO), to read:

B. Regulatory Transition Period – Existing Licensees in good standing are eligible for license renewal in 2022. Existing Licensees **may outside of the Capay Valley seeking non-cultivation license types shall** apply for a **Pre-Application Review between January 3, 2022 and January 31, 2022. Existing Licensees may apply for a** use permit between **January 3 March 1, 2022 and June 30 December 16, 2022.** Existing Licensees that do not timely apply for a use permit shall be precluded from license renewal in 2023 and the cultivation license allocation for these licensees shall be returned to the pool of available licenses for use permit recipients. Existing Licensees, not on residentially zoned land, that submit a timely and complete use permit application, will be eligible for license renewal for the 2023 license year. Existing Licensees in the use permit process, that are not on residentially zoned land, may continue to operate (with a validly issued license) through March 31, 2024. If a use permit for an existing site is granted, the site shall be brought into compliance with the requirements and conditions of the permit within one year of approval, or the renewal of required license(s) shall be prohibited and the license allocation shall be returned to the pool of available licenses. If a use permit is denied, the existing license(s) shall expire March 31, 2024, renewal of the license(s) shall be prohibited, and the license allocation shall be returned to the pool of available licenses. New licensees may apply for available use permit/licenses (if any), after processing of Existing Licensees is substantially underway, on a date to be determined by the Director.

B. Edit a portion of Section 8-2.1407, Table of Cannabis Development Regulations, in Article 14 (CLUO), to read:

Notes:

1. In, or on the lot containing, a legal residential unit, with landlord’s permission pursuant to Section 8-2.1406(F), Personal Use Exemption, of this article. **Each person cultivating personal cannabis shall maintain his/her principal place of residence in a dwelling on the parcel on which the cultivation occurs.**
2. DCC will not issue prior to January 1, 2023.
3. Cultivation includes processing associated with crops grown onsite. See Section 8-2.1408(HH), Processing, of this article.
4. Includes greenhouses.
5. Limited to two-acre cultivation limit (indoor or outdoor) per County cannabis license.
6. Trimming, drying, curing, grading, or packaging of cannabis and non-manufactured cannabis products associated with crops grown off-site. This use may only be conducted pursuant to Section 8-2.1408(HH), Processing, of this article.
7. Includes transport of live plants.

8. DCC will issue a limited number of Type 3 State licenses (Section 16209 of the DCC Regulations).
9. Includes hoop houses.
10. M = Medicinal; A = Adult-Use.
11. These cannabis-specific regulations are in addition to other development regulations that apply in each zone (including minimum lot area, yard setbacks, height restrictions, building separation, building size, and density/intensity) and other Specific Use Requirements or Performance Standards that apply in each zone. In the case of a conflict the more restrictive regulations shall apply.
12. Distribution ancillary to other licensed and permitted cannabis activities does not require a separate County business license.
13. Cannabis uses are prohibited in all zones not listed in this table.
14. With the exception of Medium Cultivation licenses, State regulations do not limit the number of licenses a person may hold of a particular license type. State regulations do limit the types of license a person may hold at one time. With some exceptions, licensees can only hold licenses in up to two separate categories.
15. Includes tasting, promotional activities, farmer’s markets, temporary events, etc.
16. Unlimited
17. Outdoor cultivation within the growth boundaries identified in the General Plan for unincorporated towns is prohibited.

C. Edit portions of Section 8-2.1408, Specific Use Requirements and Performance Standards, in Article 14 to read:

A. Agricultural Applications – This category includes fertilizers, herbicides, pesticides, rodenticides, fumigants, and other inputs/applications for improved agricultural performance. Permittees shall comply with applicable County and State requirements, and manufacturer instructions, for use to the satisfaction of the County Agricultural Commissioner, and/or other responsible official. Cultivators, nurseries, and processing licensees shall implement the Pest Management Plan required pursuant to Section ~~16106(a)(3) and Section 16106(b)(2)~~ **16310** of the DCC Regulations, as applicable. Cultivators, nurseries, and processing licensees shall comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation pursuant to Section 16307, Pesticide Use Requirements, of the DCC Regulations.

E. Buffers – Unless otherwise identified, the following buffers are required between any cannabis use and any identified sensitive land use:

CLUO Sensitive Land Use	Buffers for Outdoor Uses ¹⁻⁶	Measure Buffer From
Off-site individual legal residences located on parcels under separate ownership in any non-residential zone	600 ft for Existing Licensees 1,000 ft for new or relocating licensees 1,000 ft in Capay Valley	Building
Residentially zoned land	600 ft for Existing Licensees 1,000 ft for new or relocating licensees	Zone boundary

	1,500 ft from residentially zoned land within city limits, residential areas contiguous to City limits (El Macero, Willowbank, Royal Oaks Mobile Home Park, and Westucky), and residentially zoned land within town growth boundaries (Clarksburg, Dunnigan, Esparto, Knights Landing, Madison, Yolo, Zamora) for new or relocating licensees ⁸	
	1,000 ft in Capay Valley	
Public parks	600 ft for Existing Licensees 1,000 ft for new or relocating licensees 1,000 ft in Capay Valley	Parcel
Licensed day cares	600 ft for Existing Licensees	Building
Recognized places of worship		
Public or licensed private schools	1,000 ft for new or relocating licensees	
Licensed treatment facilities for drugs or alcohol		
Licensed youth centers	1,000 ft in Capay Valley	
Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government	1,000 ft ⁷	Parcel
Tribal Cultural Resources	1,000 ft ⁷	Resource boundary
CLUO Sensitive Land Use	Buffers for Indoor Uses	Measure Buffer From
Off-site individual legal residences located on parcels under separate ownership in any non-residential zone; residentially zoned land; public parks; licensed day cares; recognized places of worship; public or licensed private schools; licensed treatment facilities for drugs or alcohol; and licensed youth centers	None for Existing Licensees 100 ft for new or relocating licensees ² 100 ft in Capay Valley (Existing Licensees, new structures)	As shown above by sensitive land use
Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government; and Tribal Cultural Resources	1,000 ft	As shown above by sensitive land use

Notes:

1. Buffers applied to residences on non-residentially zoned parcels, day cares, places of worship, schools, treatment facilities, and youth centers shall be measured from the closest surface of the building in which the use is operated to the closest point of any structure or outdoor area containing cannabis.
2. Buffers applied to residentially zoned land shall be measured from the closest point of the residential zone boundary to the closest point of any structure or outdoor area containing cannabis.

3. Buffers applied to public parks and Tribal trust land shall be measured from the closest point of the parcel boundary to the closest point of any structure or outdoor area containing cannabis.
4. Buffer Reductions – When deliberating a Cannabis Use Permit application for Existing Licensees only, reductions of up to ten percent of the required buffer distances described above may be approved by the County based on consideration of project-specific and/or site-specific factors, including but not limited to considerations of compatibility with surrounding land uses. Buffer reductions cannot be used on buffers from Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government, buffers from Tribal Cultural Resources or buffers in the Capay Valley.
5. Buffer Exceptions – When deliberating a Cannabis Use Permit application for Existing Licensees only, reductions of more than ten percent of the required buffer distances described above may be approved by the County based on consideration of project-specific and/or site-specific factors including but not limited to considerations of compatibility with surrounding land uses. Buffer exceptions cannot be used on buffers from Federal lands held in trust by the federal government or subject of a trust application for a federally recognized Tribal government, buffers from Tribal Cultural Resources, or buffers in the Capay Valley.
6. Buffer Easements – On a case-by-case basis, at the discretion of the County, in conjunction with consideration of a Cannabis Use Permit, for Existing Licensees only, buffer easements on neighboring property(ies) may be considered as an alternative to compliance with the identified required buffers. The easement must be approved by the County, be in effect so long as the Cannabis Use Permit is in effect, and shall be recorded in the chain of title for the affected property(ies) using a template approved by County Counsel. Buffer easements cannot be utilized in the Capay Valley.
7. Applies to all cannabis uses (indoor and outdoor)
8. Only applies outside of Capay Valley.
9. **Notwithstanding any other provisions of this article, the requirement for a 100-foot buffer between indoor cannabis uses and identified sensitive land uses shall apply to any indoor cannabis structure for which a building permit was issued after the effective date of this article whether undertaken by existing, new, or relocated licensees; and the licensee may request approval of a reduction of up to ten percent of this buffer in conjunction with an application for a new or amended Cannabis Use Permit.**
- J. Drainage and Storm Water Discharge – Drainage and storm water must be discharged into approved on-site stormwater management systems. Site drainage, runoff, and storm water discharge shall comply with the State Water Board Cannabis Policy and Cannabis General Order and the County Improvement Standards. **Microbusiness permittees that include cultivation shall satisfy Section 15501(a) of the DCC. Cultivators, nurseries, and processing licensees shall demonstrate compliance with the principles and guidelines for discharge and water quality contained in the Cannabis Cultivation Policy of the State Water Resources Control Board. All license types shall submit evidence of compliance with DCC Section 15011(a)(3) related to waste discharge, as applicable.**
- O. Energy Use – Permittees shall demonstrate availability of adequate energy, and compliance with applicable local and regional energy saving goals. A permanent power source is required (e.g. electric utility, or solar/wind with battery back-up). Permittees shall demonstrate use of energy efficient best practices for each proposed use type. Onsite generation of energy from clean and/or renewable sources is encouraged. Permittees shall be conditioned to achieve VCEA ultra green or equivalent standard (100 percent renewable and 100 percent carbon-free). **Cultivators, nurseries, and processing licensees must satisfy the requirements of Section 16305, Renewable Energy Requirements, of the DCC Regulations (effective January 1, 2023).**

- W. Hazardous Materials – If the facility handles any hazardous materials in reportable quantities the facility shall be regulated by the Certified Unified Program Agency (CUPA) in compliance with State law (Section 25500 of the California Health and Safety Code). Storage and disposal of hazardous materials and hazardous waste must be conducted in a manner consistent with Federal, State, and County laws, regulations, rules, and/or other requirements. Required disclosures, business plans, storage protocol including fuel storage, and hazard response plans shall be provided to the County and shall be consistent with the requirements of the Division of Environmental Health and Title 22 Division 4.5 of the California Code of Regulations. ~~Cultivators, nurseries and processing licensees shall demonstrate compliance with the principles and guidelines for discharge and water quality contained in the Cannabis Cultivation Policy of the State Water Resources Control Board.~~
- Z. Lighting – All exterior lighting shall be operational, full cut-off, shielded, and downward facing. Lighting shall not spill over onto other properties, structures, or the night sky. Lighting inside indoor and mixed light operations shall be fully controlled so that minimal or no light escapes. Lighting is prohibited in hoop houses. Cultivators, nurseries and processing licensees must comply with Section 16304(e)(a)(6) of the DCC Regulations. All lighting for indoor/enclosed spaces shall utilize LED bulbs, or equivalent or more efficient technology. Mixed light use types of all tiers and sizes shall ensure that lights used for cultivation are shrouded from sunset to sunrise to preclude nighttime glow, pursuant to Section 16304(g)(a)(7) of the DCC Regulations. Nighttime light escape from cannabis greenhouses shall be controlled to the greatest extent feasible through the use of internal curtains or other equally or more effective methods that preclude the facility from emitting nighttime glow.

DD. Odor Control –

1. The allowable threshold for cannabis odor from all cannabis uses, including personal cultivation, shall be defined as a dilution-to-threshold (D/T) ratio of less than seven parts clean or filtered air to one-part odorous air (7:1) at the property line of the site. This D/T standard may be modified by ordinance amendment of the Board of Supervisors, in its sole discretion, through a duly noticed process. Should this occur, the new standard would automatically apply to existing and future permittees, upon becoming effective. As further defined in Section 8-2.1408(CC), cannabis odor below this threshold shall be considered acceptable and shall not be considered a nuisance.

All cannabis uses must maintain compliance with the applicable D/T standard. If necessary to ensure compliance with the D/T standard, indoor and mixed light uses must install and maintain the following: an exhaust air filtration system with odor control that effectively minimizes internal odors from being emitted externally; an air system that creates negative air pressure between the facilities interior and exterior so that odors outside of the facility will not exceed the dilution-to-threshold (allowable threshold), as defined herein; or other odor control system/methods which effectively minimizes odor to a level compliant with the allowable threshold.

Odor control for outdoor activities may include different plant strains, smaller cultivation areas, relocation of outdoor activities indoors or in a mixed light facility, use of site design or other technology, use of vegetative barriers, use of odor mitigating crops, and/or other methods proven to be effective and accepted by the County.

2. Applicants shall submit the following information for all cannabis types **in the form of an Odor Control Plan**:
 - a. Identification and description of cannabis odor emitting activities and nature and characteristics of emissions.
 - b. Description of methods, procedures, and engineering controls for reducing/controlling odors.
 - c. Certification by a Professional Engineer or Qualified Odor Professional that: the methods, procedures, and engineering controls proposed to control cannabis odors are consistent with accepted/available industry-specific best control technologies and methods designed to abate odor, and will be effective in abating cannabis odors to the required D/T standard at the property line of the site. **This shall be submitted in the form of an Odor Control Plan, subject to regular monitoring and reporting.**
 - d.** A wind pattern evaluation of each Cannabis Use Permit application shall be submitted as part of the Odor Control Plan. This evaluation shall utilize wind roses (a circular display of the frequency of wind coming from specific directions over a specified period of time). The wind pattern evaluation shall identify sensitive land uses (as defined in Section 8.2-1408 (E)) located downwind_of a proposed cannabis use and potentially affected by nuisance odor for a predominant period of time based on the wind frequency. (EIR MM AQ-4)
 3. On a case-by-case basis, at the discretion of the County, in conjunction with consideration of a Cannabis Use Permit or Cannabis Use Permit amendment, odor easements on neighboring property(ies) may be considered as an alternative to compliance with the identified odor threshold. Such easements must be in a form approved by the Cannabis Unit, be in effect so long as the Cannabis Use Permit is in effect, and shall be recorded in the chain of title for the affected property(ies).
- GG. Personal Use – Personal use is allowed as described in Section 11362.2 of the California Health and Safety Code **and Chapter 4 of Title 12 of the Yolo County Code**. Buffers as specified in Section 8-2.1408(E) of this article shall not apply to plants grown for personal use. Personal use is restricted to medicinal and adult recreational use only, sales are prohibited, and non-cultivation uses are prohibited.
- KK. Screening – Applicants for outdoor (and mixed light if screening is required) cannabis cultivation shall submit a screening plan (including details such as location, height, material or species, etc.) that achieves the following:

1. Outdoor cultivation (including hoop houses) shall be screened to the maximum extent feasible to avoid visibility from public rights-of-way. Mixed light cultivation and indoor cannabis uses are not required to be screened, unless determined by the County that screening is necessary for security purposes.
 2. Screening may be vegetative or in the form of fencing, at the County's discretion, dependent on circumstances at the site and in the surrounding area.
 3. Vegetative screening is subject to approval by the County Agricultural Commissioner to ensure proposed species will not harbor agricultural pests. Native, drought-tolerant species are encouraged. The applicant must demonstrate that the proposed vegetative screening is reasonably expected to provide the intended screening within five years.
 4. ~~All fencing, walls, hedges, and trees, if allowed, must meet all of the requirements identified for residential properties in Section 8-2.1005, Fencing and Walls, Hedges, and Trees, of the County Zoning Regulations. Fencing, generally, shall not exceed a height of seven (7) feet. Requests for height above seven (7) feet may be permitted as part of the Cannabis Use Permit, if it is found that the size, shape, topography, location of the site, or orientation of structures on adjacent properties justifies such modification, and the property where the fencing is modified will not cause detriment to the surrounding area nor a safety hazard for the use of adjacent properties or roadways.~~
 5. Fencing design and materials shall be consistent with the surrounding area, remain in good repair, and shall not significantly diminish the visual quality of the site or surrounding area. Fencing shall be opaque and constructed of durable materials. Linear barbed wire at the six-foot level or above may be allowed on a case-by-case basis through the Cannabis Use Permit process or Cannabis Use Permit amendment process if it is determined to not diminish the visual quality of the site or surrounding area. Razor wire fencing is prohibited.
 6. Sites not visible from public rights-of-way are not required to be screened, unless determined by the County that screening is necessary for security purposes.
- LL. Security – A fully functional, operating, site security system with cameras operating 24-hours a day, seven days a week, is required. Cannabis Use Permit applicants shall describe how site and operational security will be addressed specific to the site and use type, including features that may consist of access control, alarms, security personnel, guard dogs, fencing, and building/structural security. All gates, doors, and windows of structures and facilities used for cannabis activities shall be locked/secured. Permittees are responsible to prohibit individuals from loitering on the premises if they are not engaged in activity expressly related to the

activity/operations. A security plan shall be provided to the County and shall be treated as confidential by the County pursuant to Section 6255(a) of the California Government Code because the public interest served by maintaining the confidentiality of such security plans clearly outweighs the public interest served by disclosing the record. Failure to secure a site pursuant to the security plan may be grounds for revocation. ~~Distribution, retail, and microbusiness licensees must satisfy the requirements of Article 5, Security, of the DCC Regulations, commencing with Section 15042. Manufacturing and testing licensees must satisfy the requirements of Article 1, Safety and Security, of the California Department of Public Health Regulations for Cannabis Manufacturing, commencing with Section 17200. All license types shall submit evidence of compliance with DCC Article 5, Security Measures, commencing with Section 15042, as applicable.~~

SS. Waste Management – Cannabis waste, trash, and garbage must be stored so as not to create a public nuisance and must be regularly removed from the facility to an appropriately permitted disposal facility. ~~Cultivators, nurseries and processing~~ All licensees shall ~~provide the Cannabis Waste Management Plan required pursuant to Section 16108, Cannabis Waste Management, of the DCC Regulations and satisfy the requirements of Section 16308, Cannabis Waste Management of the DCC regulations. Distribution, retail, and microbusiness licensees shall satisfy the requirements of Section 5054, Destruction of Cannabis Goods Prior to Disposal, and other applicable requirements of the DCC Regulations pertaining to record keeping and waste management. Manufacturing and testing licensees shall satisfy the requirements of Section 17223, Waste Management, of the DCC Regulations for Cannabis Manufacturing satisfy the requirements of Section 17223. Waste Management, of the DCC Regulations (as applicable), which includes submission of a Cannabis Waste Management Plan.~~

VV. Water Supply/Use – Access to potable drinking water and water for hand washing during operation must be provided and shall meet the requirements of the Division of Environmental Health. Permittees shall identify the source of all water proposed to be used for the operation, substantiate a legal right to use the water if from a surface source, and demonstrate that adequate capacity is available to serve the use on a sustainable basis. If operations will involve more than 25 persons (including employees, property owners, and visitors) at least 60 days per year, or other standard applicable under State or local law, the site must comply with public water system requirements and obtain a water supply permit from the Division of Environmental Health. ~~Cultivators, nurseries and processing~~ All licensees shall comply with Section ~~16107~~16311, Supplemental Water Source Information, of the DCC Regulations, as applicable. ~~Microbusiness permittees with cultivation shall comply with Section 15503, Supplemental Water Source Information, of the DCC Regulations.~~

D. Edit portions of Section 8-2.1410, Application Submittal and Processing, in Article 14 to read:

B. Application Requirements – Applicants for Cannabis Use Permits shall submit the following application information:

1. State Licensing Application – The applicant shall submit a copy of all information required by/submitted to the State for a Cannabis License.
2. County Licensing Application – The applicant shall submit a copy of all information required by/submitted to the County for a Cannabis License and County Business License, if applicable.
3. Cannabis Use Permit Application – The applicant shall submit all information required by Section 8-2.209, Application Requirements, of the County Zoning Regulations. These are minimum requirements and additional application materials will be required. Applications shall be processed pursuant to Section 8-2.210, Discretionary Review and Determining Completeness of Development Applications, and Section 8-2.212, Approval of Projects, of the County Zoning Regulations.
4. Detailed Description of Proposed Operation – The applicant must submit a detailed description of the proposed cannabis activity(ies) of sufficient detail to allow for an analysis of the merits of the project and CEQA compliance.
5. Pre-Application – All ~~Cannabis Use Permit applicants~~ Existing Licensees outside of the Capay Valley seeking non-cultivation license types are encouraged to shall participate in the a Cannabis pPre-aApplication Review process pursuant to Section 8-2.213, Pre-Application, of the County Zoning Regulations. Existing licensees in the Capay Valley, and those outside of the Capay Valley seeking only cultivation license types are encouraged to apply for Pre-Application Review, but not required. The purpose of the Cannabis Pre-Application Review is to determine demand for limited non-cultivation license types, allow for Tribal Cultural Resources assessment, and identify potential constraints for relocation sites (e.g., buffers, over-concentration, electrical supply, etc.).

J. Development Agreements –

1. Early Implementation Development Agreements – This term refers to Development Agreements executed by the County with cannabis cultivators prior to the effective date of this article, pursuant to the Early Implementation Development Agreements Policy approved by the County Board of Supervisors on March 6, 2018. Any application under the Early Implementation Development Agreements policy for which a CEQA environmental impact report, mitigated negative declaration, or negative declaration has been released for public comment prior to the effective date of this article shall be exempt. At the conclusion of the term of the agreement, or at any point after adoption of this article that a substantive amendment of an executed Early Implementation Development Agreement is sought, operations subject to such agreements shall be brought into compliance with this article. ~~Any application under the Early Implementation Development Agreements policy for which a CEQA environmental impact report, mitigated negative declaration, or negative declaration has been~~

~~released for public comment prior to the effective date of this article shall be exempt.~~

2. Development Agreements – Applicants for Cannabis Use Permits may also request consideration of a Development Agreement pursuant to Chapter 5, Development Agreements, of Title 8 of the YCC.
3. Standard Terms and Requirements – Development Agreements for Cannabis Use Permits shall utilize standard terms and conditions developed by the County, and adapted for the particular purpose.
4. Voluntary Commitment to Public Benefit Beyond Cannabis Tax – Development Agreements for Cannabis Use Permits shall include public benefits beyond those attainable through project conditions or CEQA mitigation measures, and in addition to payment of the Cannabis tax. Acceptable benefits may include:
 - a. Unrestricted Monetary Contribution
 - b. Community infrastructure Funding (e.g. public park)
 - c. Local Preference Hiring
 - d. Identification of Location as Place of Business for Purposes of Sale Tax Collection
 - e. Contributions to Funding for New Farmers

SECTION 4. SEVERABILITY

If any section, sub-section, sentence, clause, or phrase of this ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions this Ordinance. 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 5. 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 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 7th day of December, 2021, by the following vote:

AYES: **Barajas, Villegas, Saylor, Sandy, Provenza.**

NOES: **None.**

ABSENT: **None.**

ABSTAIN: **None.**



Attest
Julie Dachtler, Deputy Clerk

By: _____
Deputy (Seal)



Supervisor, Jim Provenza, Chair
Yolo County Board of Supervisors

Approved As To Form:



Philip J. Bogledich, County Counsel