

OCT 31 2007

ATTACHMENT E

ORDINANCE NO. P-D 61

ANA MORALES, CLERK OF THE BOARD
BY *Julie Sachs*
DEPUTY

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO
REZONING THE STORY SUBDIVISION (TSM #4691)
FROM R-1 PD (RESIDENTIAL ONE FAMILY - PLANNED DEVELOPMENT) TO
R-1 PD-61 (RESIDENTIAL ONE FAMILY - PLANNED DEVELOPMENT NUMBER 61)**

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

Section 1. The real property, described in the legal description as shown on Attachment A and as illustrated in the map shown on Attachment B, which are incorporated herein by this reference, is hereby rezoned from Residential One Family Planned Development (R-1 PD) to Residential One Family Planned Development Number 61 (R-1 PD-61).

Section 2. The purpose and intent of the PD-61 Zone is to allow for the development of 78 residential lots, one detention basin lot, and one tot lot.

Section 3. Principal permitted uses within the PD-61 Zone shall include single family residential dwellings on lots with a minimum parcel size of 3,600 square feet.

Section 4. Accessory uses within the PD-61 Zone shall include household pets subject to the provisions of Titles 6 and 8 of the Yolo County Code regarding the keeping of animals in residential areas of similar character and parcel size; private swimming pools subject to the provisions of Section 8-2.2407 of Title 8 of the Yolo County Code; home occupations subject to the requirements of Section 8-2.251 of Title 8 of the Yolo County Code; other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the requirements of Section 8-2.2602 of Title 8 of the Yolo County Code; signs as provided in Section 8-2.2406 of Title 8 of the Yolo County Code; rooming and boarding of not more than two persons; and temporary tract sales and construction offices providing residential dwellings are for sale in the subdivision in which the offices are located.

Section 5. Conditional uses within the PD-61 Zone shall include public and quasi-public buildings and structures; uses associated with recreational, educational, religious, cultural, and/or public service activities; guest houses; communication equipment buildings; foster homes; nursery schools; and day care centers.

Section 6. The following residential development standards shall apply within the PD-61 Zone. Except as expressly set forth in this ordinance, all other provisions of Title 8 of the Yolo County Code shall apply.

1. The minimum area of corner lots and interior lots shall be three thousand six hundred (3,600) square feet.
2. The minimum residential lot width shall be forty (40) feet. The minimum lot depth shall be eighty (80) feet.
3. Front yard setbacks shall be a minimum of fifteen (15) feet from back of walk for two story homes, ten (10) feet for single story homes, and five (5) feet may be allowed for main living area of affordable units and side facing garages. Side yard setbacks shall be a minimum of ten (10) feet from street side of corner lots as measured from back of walk, five (5) feet from both sides on

interior lots. Rear yard setbacks shall be a minimum of twenty (20) feet, except for affordable inclusionary units which may have a fifteen (15) foot rear yard setback.

4. The maximum height for residences shall be thirty (30) feet and the maximum height for accessory buildings shall be fifteen (15) feet, except as provided in Section 8-2.2605 of the Yolo County Code.

5. Each residence shall include a front entry walkway, two (2) feet in width, from the front door to the street. The walkway may include steps and is in addition to any walkway from the door to the driveway.

7. Each residential dwelling shall be provided with a minimum of two (2) enclosed off-street parking spaces, with the exception of the inclusionary affordable units, which may have only one enclosed off-street parking space. Enclosed parking spaces may be either attached or detached from the main building. Carports shall not be allowed. Driveways shall have a minimum width of sixteen (16) feet, with the exception of the inclusionary units which shall have a minimum width of ten and one-half (10.5) feet. Driveways shall have a minimum length of eighteen (18) feet,

Section 7. The Zoning Administrator may approve minor modifications to the detailed development standards set forth in Section 6 above, provided that the Zoning Administrator finds in writing that any such modification is in substantial conformity with the standards adopted by the Board of Supervisors and the appearance and function of the subdivision will not be materially affected as a result of such modification.

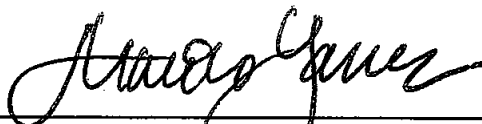
Section 8. If any section, sub-section, sentence, clause, or phrase of this ordinance or any exhibit is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed 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 9. This Ordinance shall be introduced by title and number only and the first reading waived, and a noticed public hearing held pursuant to Government Code Section 65856.

Section 10. 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 Daily Democrat together with the names of member of the Board of Supervisors voting for and against the same.

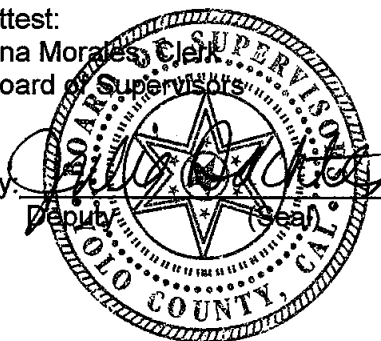
The foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the 23rd day of October 2007, by the following vote:

AYES: Chamberlain, Rexroad, Yamada.
NOES: McGowan, Thomson.
ABSENT: None.
ABSTAIN: None.



Mariko Yamada, Chair
Yolo County Board of Supervisors

Attest:
Ana Morales, Clerk
Board of Supervisors



By: _____

Deputy

Approved as to Form:
Robyn Truitt Drivon, County Counsel

By: _____

Philip J. Rogledich, Senior Deputy