

**Article 1: General Provisions**

Section 8-2.101 Title and Reference ..... 2

Section 8-2.101 Title and Reference ..... 2

Section 8-2.102 Adoption ..... 2

Section 8-2.103 Scope..... 2

Section 8-2.104 Purpose ..... 2

Section 8-2.105 Authority ..... 2

Section 8-2.106 Consistency of Chapter with General Plan and Land Use Designations ..... 3

Section 8-2.107 Use Classification System..... 4

Section 8-2.108 Use Type Descriptions (**Updated**) ..... 5

(a) Agricultural Use Types..... 5

(b) Residential Use Types..... 6

(c) Commercial Use Types ..... 6

(d) Industrial Use Types ..... 7

(e) Public, Quasi-Public, and Open Space Use Types ..... 8

Section 8-2.109 Zoning Maps..... 8

Section 8-2.110 Zoning District Boundary Determinations ..... 8

Section 8-2.111 Minimum Requirements ..... 9

Section 8-2.112 Permits Run with The Land ..... 9

Section 8-2.113 Statutory References, Amendments, And Additions..... 9

Section 8-2.114 Rules of Construction, Interpretation, Constitutionality, and Severability ..... 9

Section 8-2.115 Restrictions ..... 10

Section 8-2.116 No Relief from Other Provisions 10

**Article 2: Administrative Provisions**

Section 8-2.201 Intent..... 3

Section 8-2.202 Planning Agency..... 3

Section 8-2.203 Board of Supervisors..... 3

Section 8-2.204 Planning Commission..... 3

Section 8-2.205 Community Services Department..... 4

Section 8-2.206 Zoning Administrator ..... 5

Section 8-2.207 Development Review Committee..... 6

Section 8-2.208 Citizens Advisory Committees .....	6
Section 8-2.209 Procedures and Administration – General Provisions (Updated).....	7
(a) Application Filing Requirements	7
(b) Pre-Application	7
(c) Determining Completeness of Project Applications	8
(d) Review and Approval of Project Applications	9
(e) Application Decision-Making Bodies	10
(f) Other Ministerial and Discretionary Permits	11
(g) Public Hearing, Notice, and Comment Requirements	11
(h) Appeals	13
(i) Indemnification	14
Section 8-2.210 Zoning Clearance.....	14
Section 8-2.211 Streamlined Ministerial Permit (New).....	15
(a) Purpose	15
(b) Process for an Eligible Multifamily Project Under California Government Code Section 65913.4	15
(c) Process for an Eligible Agricultural Housing Project Eligible Under California Health and Safety Code Section 17021.8	16
(d) Expiration of Approval	17
(e) Extension	17
Section 8-2.212 Development Permit (Updated).....	17
Section 8-2.213 Use Permits.....	18
Section 8-2.214 Adjustments and Variances (Updated).....	20
(a) Adjustments	20
(b) Variances	21
Section 8-2.215 Specific Plan .....	23
Section 8-2.216 Zoning Code and Map Amendments (Rezoning) (Updated).....	24
Section 8-2.217 General Plan Amendments.....	25
Section 8.2-218 Reasonable Accommodations .....	27
Section 8.2-219 Violations .....	29

### Article 3: Agricultural Zones

Section 8-2.301 Agricultural Zone Purpose	2
Section 8-2.302 Overlay Zone Purpose	2
Section 8-2.303 Agricultural Zones and Overlay Zones	2
(a) Agricultural Intensive Zone (A-N)	2
(b) Agricultural Extensive Zone (A-X)	2
(c) Agricultural Commercial Zone (A-C)	2
(d) Agricultural Industrial Zone (A-I)	2
(e) Agricultural Residential Zone (A-R)	3
(f) Clarksburg Agricultural District Overlay Zone (CAD-O) (Updated)	3
Section 8-2.304 Development Standards for Agricultural Zones	4
Section 8-2.305 Permit Requirements for Agricultural Zones	6
Section 8-2.306 Permit Requirements for the Clarksburg Agricultural District Overlay Zone	15

### Article 4: Residential Zones

Section 8-2.402 Residential Zones	2
(a) Rural Residential Zone, 5-acre minimum parcel size (RR-5)	2
(b) Rural Residential Zone, 2-acre minimum parcel size (RR-2)	2
(c) Low Density Residential Zone (R-L)	2
(d) Medium Density Residential Zone (R-M)	3
(e) High Density Residential Zone (R-H)	3
Section 8-2.403 Table of Residential Development Requirements	4
Section 8-2.404 Residential Permit Requirements	6

### Article 5: Commercial Zones

Section 8-2.501 Purpose	2
Section 8-2.502 Commercial Zones	2
(a) Local Commercial Zone (C-L)	2
(b) General Commercial Zone (C-G)	2
(c) Highway Services Commercial Zone (C-H)	2
Sec. 8-2.503 Development Standards for Commercial Zones	3

Sec. 8-2.504 Commercial Permit Requirements ..... 4

**Article 6: Industrial Zones**

Section 8-2.602 Industrial Zones 2

(a) Light Industrial Zone (I-L) 2

(b) Heavy Industrial Zone (I-H) 2

Sec. 8-2.603 Development Standards for Industrial Zones 3

Section 8-2.604 Permit Requirements for Industrial Zones 4

**Article 7: Public and Open Space Zones**

Section 8-2.701 Purpose ..... 2

Section 8-2.702 Public and Open Space Zones ..... 2

(a) Parks and Recreation Zone (P-R)..... 2

(b) Open Space Zone (OS)(Updated Nomenclature)..... 2

(c) Public and Quasi-Public Zone (PQP)..... 2

Section 8-2.703 Development Standards for Public and Open Space Zones ..... 3

Section 8-2.704 Permit Requirements in Public and Open Space Zones..... 5

**Article 8: Specific Plan and Overlay Zones**

Section 8-2.801 Purpose ..... 2

Section 8-2.802 Specific Plan and Overlay Zones ..... 2

(a) Specific Plan Zone (SP) 2

Section 8-2.803 Overlay Zones (Updated) ..... 2

(a) Delta Protection Overlay Zone (DP-O) 3

(b) Sand and Gravel and Sand and Gravel Reserve Overlay Zones (SG-O and SGR-O) 3

(c) Airport Overlay Zone (A-O) 3

(d) Planned Development Overlay Zone (PD) 3

Section 8-2.804 Use Types Defined ..... 4

Section 8-2.805 Specific Use Requirements or Performance Standards ..... 4

(a) Planned Development (PD) Overlay Zone Requirements 4

(b) Interim Agricultural Uses in the S-P and PD Zones 5

(c) Commercial, Industrial, and Public and Open Space Uses in the S-P and PD Zones 6

(d) Commercial, Industrial, and Public and Open Space Uses in the DP-O, SG-O/SGR-O, and A-O Zones 6

- (e) All Uses in the SG-O and SGR-O zones 6

## Article 9: General Development and Site Planning Standards Applicable to All Use Types

Section 8-2.901 Purpose .....	3
Section 8-2.902 Performance Standards (Updated).....	3
Section 8-2.903 Lot Area, Yards, Setbacks, Projections, and Building Separation .....	4
(a) Area of Lots 4	
(b) Yards, Setbacks, and Projections4	
(c) Development and Setbacks Near Toe of Levee 6	
(d) Development and Setbacks from Top of Bank 7	
Section 8-2.904 Height.....	7
Section 8-2.905 Fences, Walls, Hedges, Screening and Trees (Updated).....	8
Section 8-2.906 Parking (Updated).....	9
(a) Purpose 9	
(b) Applicability 10	
(c) General Parking Provisions 10	
(d) Number of Parking Spaces Required 11	
Table 8-2.906(d) Recommended Maximum Parking Requirements by Land Use .....	11
(e) Special Parking Space Requirements 13	
Table 8-2.906(e) Number of Accessible Parking Spaces Required .....	14
(f) Loading Space Requirements 14	
(g) Determination of Fractional Spaces 15	
(h) Adjustments to Parking Requirements 15	
(i) Development Standards16	
Table 8-2.906(i) Minimum Off-Street Parking Dimensions.....	16
(j) Parking Landscaping and Screening 18	
(k) Paving 19	
(l) Recreational and Commercial Vehicle Parking in Residential Zones 19	
Section 8-2.907 Outdoor Storage (Updated).....	20
(a) Outdoor Storage, residential uses and in residential zones 21	
(b) Outdoor Storage in commercial and industrial zones 22	
Section 8-2.908 Screening of Facilities and Equipment.....	22

Section 8-2.909 Landscaping .....	22
Section 8-2.910 Public Utility Lines and Structures .....	22
Section 8-2.911 Outdoor Lighting, Rural Views, and Ridgelines.....	23
(a) Outdoor Lighting (Updated)    23	
(b) Rural Views and Ridgelines (New)    25	
(c) Visual Analysis   25	
Section 8-2.912 100- and 200-Year Floodplains .....	25

**Article 10: Standards for Accessory Structures and Temporary Uses**

Section 8-2.1002 Accessory Structures.....	2
(a) General Requirements   2	
(b) Standards for Accessory Structures    3	
Section 8-2.1003 Additional Requirements for Accessory Structures, by Type of Structure or Use.....	4
(a) Outdoor Storage, Residential Uses and in Residential Zones    4	
(b) Pools   5	
(c) Commercial Modulars, Permanent    6	
(d) Commercial Modulars, Temporary or No Permanent Foundation 7	
Section 8-2.1004 Signs .....	7
(a) Purpose   7	
(b) Prohibited Signs   8	
(c) Nonconforming Signs    8	
(d) Signs and Sign Changes Allowed without an administrative permit 9	
(e) Sign Application and Approval Requirements    10	
Table 8-2.1004(e) Allowed Signs and Permit Requirements for All Zones .....	10
(f) General Standards for Signs    11	
Table 8-2.1004(f) Sign Standards in Each Zoning District <sup>1 2</sup> .....	12
(g) Design Standards for Signs 14	

**Article 11: Requirements for Agricultural Uses**

Section 8-2.1101 Agricultural Production.....	2
Section 8-2.1102 Clarksburg Agricultural District Overlay Zone Use Requirements .....	2
(a) Parking 2	
(b) Access 2	
(c) Signs 2	

(e) Wildlife Friendly Practices	3
(f) Agricultural Home Site Parcels	3
Section 8-2.1103 Animal Keeping and Facilities	4
(a) Small and Large Animal Facilities, Livestock and Poultry	4
(b) Private Stables	5
(c) Apiaries and Beekeeping	5
(d) Small and Large Domestic Animals (Updated)	6
(e) Wild/Exotic Animals	8
(f) Animal Shelter, Kennel, and Rescue Facility	9
Section 8-2.1104 Agricultural Commercial	9
(a) Farm Stand, U-Pick Farm	9
(b) Agricultural Retail - Yolo Stores, Farmers Markets, Tasting Rooms, etc.	9
(c) Farm Stays	9
(d) Rural Restaurants	10
(e) Seasonal Rural Events (Updated)	10
Section 8-2.1105 Agricultural Industrial	10
(a) Agricultural Industrial and Processing Use Types, Residential Zones	10
 <b>Article 12: Standards for Residential Development and Uses</b>	
Section 8-2.1201 All Residential Uses	4
(a) Compatibility	4
(b) Right to Farm	4
(c) Objective Residential Design Standards for Streamlined reviews (New)	4
(d) Fireplaces	9
(e) Energy Star Appliances	9
Section 8-2.1202 Residential Housing in Agricultural Zones	9
(a) Farm and Ancillary Farm Dwellings, and Employee Housing Uses in A-N and A-X Zones	9
Section 8-2.1203 Single Family and Multifamily Uses (New)	11
(a) Small Multifamily Residences	11
(b) Large Multifamily Residential (5 or more units), Co-housing, and Single Room Occupancies	11
(c) Attached Single and Multi-Family Residential and Single Room Occupancy in Commercial Zones	12

(d) Commercial Uses Ancillary to a Residential Use	12
Section 8-2.1204 Manufactured Homes .....	12
(a) Manufactured Homes, permanent foundation	12
(b) Mobile Homes, Travel Trailers, and Commercial Coaches, temporary	13
(c) Mobile Home Parks	13
Section 8-2.1205 Employee Housing (Updated) .....	16
(a) Employee Housing, six or fewer employees	16
(b) Employee Housing, 12 units or group quarters up to 36 beds	16
(c) Agricultural Employee Housing, up to 36 dwelling units (Streamlined Ministerial Permit)	17
(d) Caretaker Residence	19
Section 8-2.1206 Large Residential Care Homes, Community Housing, and Shelters (Updated) .....	19
(a) Large Residential Care Home, Community Housing, and Emergency Shelter Standards	19
(b) Residential care homes, six or fewer beds	20
(c) Residential Care Homes, seven or more beds	20
(d) Emergency Shelters, less than 20 beds and 20 beds or more	20
(e) Emergency Shelters, Low Barrier Navigation Centers	21
(f) Family Daycare Homes, small and large	22
Section 8-2.1207 Accessory Dwellings (Updated) .....	22
(a) Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)	22
(b) Tiny Home on Wheels (New)	25
Section 8-2.1208 Density Bonuses.....	27
Section 8-2.1209 Inclusionary Housing (Updated) .....	27
(a) Purpose and Applicability	27
(b) Exemptions	27
(c) Provision of Affordable Housing	27
(d) Timing	28
(e) Term of Affordability	28
(f) Basic Design Requirements for Inclusionary Units	28
(g) Alternatives to the Inclusionary Housing Requirement	28
(h) Inclusionary Housing Agreements	30
(i) Agreement Checklist	30
(j) Affordable Housing Incentives	32

(k)	Administration of Affordability Control	32
(l)	Sale of Affordable Units	33
(m)	Inclusionary Housing In-Lieu Fee	34
Section 8-2.1210	Condominium Conversion (Updated)	38
(a)	Applicability	38
(b)	Purpose	39
(c)	Permit and Applications	39
(d)	Tenant Notification Requirements	41
(e)	Tenants' Rights	41
(f)	Inclusionary Housing Requirements	43
(g)	Conditions of Approval	43
(h)	Findings	45
Section 8-2.1211	Mobile Home Park Conversion	46
(a)	Purpose	46
(b)	Application Required	46
(c)	Conversion Impact Report	47
(d)	Relocation Plan	47
(e)	Survey of Residents	48
(f)	Required Findings	48
(g)	Conditions of Approval	49
(h)	No Increase in Rent	49
(i)	Violations	50

## **Article 13: Requirements for Commercial and Industrial Uses**

Section 8-2.1301	All Commercial Uses	3
(a)	General Project Layout and Design Criteria (New)	3
Section 8-2.1302	Retail and Office	3
(a)	Large Retail sales, specialty store, over 10,000 square feet	3
Section 8-2.1303	Eating and Drinking	3
(a)	Alcohol Sales	3
(b)	Outdoor Eating Spaces	4
(c)	Drive-throughs	4
Section 8-2.1304	Services	4

(a) Auto Service and Car Wash (New)	4
(b) Child Care Centers	4
(c) Event Venues	5
(d) Health Resorts, Spas, and Retreat Centers in the Agricultural and Public Open Space Zones	7
(e) Massage Therapy Services	7
(f) Veterinary Medical Facilities/Animal Hospitals	7
Section 8-2.1305 Lodging (Updated)	7
(a) General Requirements	7
(b) Short-term rental (STR)	8
Section 8-2.1306 Mixed Use, Live Work, and Home Occupation	9
(a) Commercial, Ancillary to Residential Use	9
(b) Mixed Residential Commercial (Updated)	9
(c) Live Work	10
(d) Cottage Food Operations	11
(e) Home Occupation	11
Section 8-2.1307 Manufacturing and Processing	12
(a) Processing and/or Storage of Hazardous Materials	12
(b) Outdoor storage	12
(c) Warehouses	12
(d) Research and Development Parks	13
Section 8-2.1308 Alcoholic Beverage Control	13
(a) Purpose	13
(b) Application Requirements	13
(c) Exemptions	14
(d) Review of Application	15
(e) Hearing Required	16
(f) Enforcement	17
Section 8-2.1309 Other	17
(a) Adult Entertainment Uses	17
(b) Adult-Related Establishments	19

**Article 14: Cannabis Land Use (same location, no changes)**

**Article 15: Standards for Public, Quasi-Public, and Open Space Uses**

- (a) Recreational Uses on Williamson Act Lands 2
- (b) Recreation Facilities and Activities in P-R and OS Zones 2
- (c) Commercial Stables (Updated) 2
- (d) Retail, Service, or Office Uses in P-R and OS Zones 3
- (e) Park, Recreation, and Public/Quasi-Public Uses in Other Zones 3
- Section 8-2.1502 Private Schools, Churches, and Non-Profit Organizations..... 3
  - (a) Churches, Fraternal Organization, Non-Profit Private Club 3
  - (b) Public/Quasi-Public Uses 3
- Section 8-2.1503 Aviation Uses ..... 3
- Section 8-2.1504 Wireless Telecommunication Facilities..... 4
  - (a) Purpose 4
  - (b) Permits Required 4
  - (c) Application 5
  - (d) Development Standards5

**Article 16: Resource Management Provisions**

- Section 8-2.1601 Agricultural Conservation and Mitigation Program..... 6
  - (a) Purpose 6
  - (b) Mitigation Requirements 6
  - (c) Agricultural Mitigation Implementation 7
  - (d) Eligible Lands 8
  - (e) Ineligible Lands 9
  - (f) Minimum Conservation Requirements 9
- Section 8-2.1602 In-Lieu Agricultural Mitigation Fee ..... 11
  - (a) Purpose 11
  - (b) In-Lieu Agricultural Mitigation Fee 11
  - (c) Payment of Fees 12
  - (d) Accounting and Register of Payment 12
  - (e) Independent Fee Calculations 12
  - (f) Establishment of In-Lieu Fee Account 13
  - (g) Refunds 13
  - (h) Use of Funds 14

(i) Protests and Appeals	15
Section 8-2.1603 Clustered Agricultural Housing for Antiquated Subdivisions.....	16
Section 8-2.1604 Historic Landmarks and Historic Districts .....	21
(a) Purpose	21
(b) Standards for Designation of Historic Landmarks and Historic Districts	21
(c) Procedure for Designation of Historic Landmarks and Historic Districts	22
(d) Permit Required	23
(e) Design Review Guidelines	23
(f) Application for Permit	24
(g) Procedure Upon Applications Requiring Commission Review	24
(h) Criteria for Evaluating Application	24
(i) Commission Restricted to Exterior Features Only	25
(j) Special Considerations	25
(k) Limit on Application Within One Year	25
(l) Exemptions from Regulations	25
(m) Appeals from Actions of the Historic Preservation Commission	26
(n) Appeals from Actions of the Director	26
(o) Regulations Enforced by Building Official	26
(p) Violation is a Nuisance and May be Abated	26
(q) Criminal Penalty for Violation	26
(r) Remedies are Cumulative	27
Section 8-2.1605 Covered and Exempt Habitat Mitigation Projects .....	27
Section 8-2.1606 Oil and Gas Well Drilling Operations .....	28
Section 8-2.1607 Surface Mining .....	30
Section 8-2.1608 Co-Generation Facilities.....	30
(a) Purpose	30
(b) Permits Required	30
(c) Findings	30
Section 8-2.1609 Wind Energy Systems (Updated Table) .....	31
(a) Purpose	31
(b) Permitted and Prohibited Locations	31
(c) Minimum Parcel Size	32

(d) Number of Systems Allowed	32
(e) Permits Required	32
(f) Application	34
(g) Development Standards for Small Wind Energy Systems	35
(h) Development Standards for Large Wind Energy Systems	39
(i) Abandonment, Financial Surety, and Other Violations	41
Section 8-2.1610 Solar Energy Systems .....	43
(a) Purpose	43
(b) Applicability	43
(c) Administration and Approvals Required	43
(d) Permitted Locations	45
(e) Development Standards for Small Accessory Use Solar Energy Systems	46
(f) Development Standards for Accessory Solar Energy Systems	46
(g) Development standards for medium-sized and large-scale solar energy systems	47
(h) Mitigation Required	48
(i) Decommissioning	48
Section 8-2.1611 Energy Storage Facilities .....	49
(a) Purpose	49
(b) Applicability	49
(c) Permitting Requirements	49
(d) Development Standards for Energy Storage Systems	50
(e) Decommissioning	50
Section 8-2.1612 Major Electrical Transmission and Distribution Facilities .....	52
(a) Application Required	52
(b) Coordination and Documentation	53
(c) Public Outreach	53
(d) Deciding Authority	53
(e) Review Criteria	53
(f) Scope	54
(g) Costs	54

**Article 17: Flood Protection Provisions**

Section 8-2.1701 General Flood Hazard Provisions ..... 2

- (a) Statutory Authorization 2
- (b) Findings of Fact 2
- (c) Purpose 2
- (d) Methods of Reducing Flood Losses 2

Section 8-2.1702 Special Flood Hazard Area Provisions ..... 3

- (a) Lands to Which this Section Applies 3
- (b) Basis for Establishing the Areas of Special Flood Hazard 3
- (c) Compliance 3
- (d) Abrogation and Greater Restrictions 3
- (e) Interpretation 3
- (f) Warning and Disclaimer of Liability 4
- (g) Administration 4
- (h) Development Permit 6
- (i) Development Permit Procedures within the CCRMP Area 7
- (j) Appeals 8
- (k) Violations, Suspension, and Revocation 9
- (l) Variances 10

Section 8-2.1703 Provisions for Flood Hazard Reduction ..... 13

- (a) Standards of Construction (all areas) 13
- (b) Standards for Utilities 16
- (c) Standards for Subdivisions 16
- (d) Standards for Manufactured Homes 16
- (e) Standards for Recreational Vehicles 17
- (f) Floodways 17

Section 8-2.1704 Approvals within the 100- and 200-year Floodplain ..... 18

Section 8-2.1705 Development Near Toe of Levee, Restricted ..... 18

**Article 18: Definitions**

Section 8-2.1801 Scope ..... 2

Section 8-2.1802 Definitions ..... 2