



Zoning Code Rewrite

Strategic Assessment and Framework

I. What is the purpose of this document?

A city’s Zoning Code should align with its General Plan so that it becomes the instrument that implements the development and growth related elements of the adopted plan. The General Plan sets out the vision and policy direction of the community. Then the Zoning Code becomes a significant strategy toward making those articulated goals a reality as new development and redevelopment occurs. Therefore the set of regulations that make up a zoning Code should be drafted pursuant to and in coordination with that city’s General Plan. In California, consistency between zoning regulations and a General plan is not only sound planning practice, it is a statutory requirement.¹

“County or city zoning ordinances shall be consistent with the general plan of the county or city...”

- California Government Code Title 7, Chapter 4, Section 65860

The City of Williams recently began a major planning process that will bring its General Plan up to date and prepare it to meet the challenges it faces in the next several years. The Zoning Code will prepare the City to respond effectively to future development proposals. This Assessment lays out the framework for the pending Zoning Code and an annotated outline for review by the staff and General Plan Advisory Committee (GPAC). Once these groups have provided comments and accepted this document, they will be giving their authorization to proceed with drafting of the Zoning Code as proposed herein.

¹ California Government Code, Title 7, Division 1, Chapter 4, Section 65860 and 65862.

II. What are the laws that must be considered?

There are several legal limitations and requirements that will be considered in the development of the new code. The authority to apply zoning to property is granted by the State of California.² The State also provides certain requirements and limitations as follows:

1. **Solar energy** must be permitted and local regulations may not discourage its use.³ There is a range of options for regulations that will allow all buildings have access to the sun. The best option for Williams will be included in the Zoning Code.
2. The **collocation** of cellular telecommunications antennae on an existing facility must be permitted.⁴ This provision will be included in the telecommunications section of the use, bulk (height, land area) and aesthetic (style, screening) regulations.
3. The **housing** element that is required to be included in the City's General Plan⁵ is implemented through programs but also through zoning regulations⁶ that allow affordable housing and provide reasonable regulations.
 - **"Second homes"** or accessory dwelling units are encouraged but cities may regulate them to mitigate impacts.⁷ These will include size, yard, parking, and height regulations and could include design regulations to ensure consistency with neighborhood character.
 - **Multi-family** dwellings must be permitted to be reconstructed when damaged.⁸ This provision will be included in the appropriate sections of the Zoning Code.
 - **Manufactured housing** may be regulated but within statutory limitations.⁹ In general, manufactured homes that meet the federal regulations of the Department of Housing and Urban Development must be permitted in residential districts and are subject only to those local regulations that also apply to other dwelling types that are permitted in that district.
4. **Amateur radio antennae** are exempt from local regulations that would preclude the provision of the service.¹⁰ This exemption will be clarified and included in the cellular telecommunications regulations.

² California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65850.

³ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65850.5.

⁴ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65850.6.

⁵ California Government Code, Title 7, Division 1, Chapter 3, Article 10.6, Section 65580-65589.8.

⁶ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65863.

⁷ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65852.150-65852.2.

⁸ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65852.25.

⁹ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65852.3-65852.5; 65852.7.

¹⁰ California Government Code, Title 7, Division 1, Chapter 4, Article 2, Section 65850.3.

5. **Wind energy** is supported in by the state and this is reflected in California’s legislation. Most of these laws apply to counties and not cities, but one section states that all local agencies should encourage the use of turbines as an alternative source of energy.¹¹ In the regulations it will be clearly stated that individual turbines are permitted subject to bulk regulations. Additionally, noise regulations could be considered.
6. **Open space** is also a required element of the General Plan¹² and must be implemented through local zoning regulations.¹³ These requirements must be balanced with goals of encouraging future further development of the City to expand goods, housing, and services that are necessary in the City. The City’s General Plan will have an Open Space element and the zoning regulations will include requirements for open space preservation that will vary depending on the zoning district and proposed development style.
7. Various sections lay out **legal notice and public hearing processes** that will be incorporated into the administrative sections and tailored to the City of Williams.¹⁴

The United States government also includes certain regulations that affect zoning authority. These include:

1. The Federal Religious Land Use and Institutionalized Persons Act (“RLUIPA”) requires that, in general, **religious land uses** should not be treated differently (neither favored nor discouraged) than other similar uses in the same district.
2. The Federal Telecommunications Act prohibits regulation of **wireless communications facilities** (towers and antennae) based on their electromagnetic waves, prohibits regulation of certain antennae, and requires a written record of decisions.

III. Who are the likely users of this Zoning Code?

There are generally four different end users of the regulations that the new Zoning Code will accommodate. These include the “casual user”, the “technical user”, a cross between these two users, and an outside reviewing court. These are described as follows:

- The casual user is a citizen or businessperson who may refer to the code on rare occasion. This user will likely have no need to understand all provisions of the code, but will have a specific reason to occasionally use the code. This user will need specific information, for instance, to add on to a home or business, to open a new business, or to understand what restrictions the neighboring properties are under when making relocation decisions.

¹¹ California Government Code, Title 7, Division 1, Chapter 4, Article 2.11, Section 65897.

¹² California Government Code, Title 7, Division 1, Chapter 3, Article 10.5, Section 65560-65570.

¹³ California Government Code, Title 7, Division 1, Chapter 4, Article 4, Section 65910-65912.

¹⁴ California Government Code, Title 7, Division 1, Chapter 4, Article 4, Section 65853-65857; California Government Code, Title 7, Chapter 2.7

- The technical user group includes builders, developers, and their professional agents and consultants. City staff is also included among this group who must have the highest level of mastery of the code in order to administer it in a fair and consistent manner. This group will apply the technical standards in their respective fields of practice.
- Others such as elected officials, commission and board members, and real estate agents and brokers tend to be a hybrid of the casual and technical user as they develop expertise in understanding the regulations for their respective roles.
- The fourth group is a court of law that will expect clear regulations that have proper authority and that act within the limitations and allowances of the law. In particular, the legal parameters discussed in the previous section will be considered so that the City of Williams will avoid legal vulnerability.

IV. How will the Zoning Code be organized?

The new Zoning Code will be organized in a manner that is easy to navigate and administer. It will answer questions in the following order:

1. What can I do with my land?
2. How much and how high can I build?
3. What resources must be preserved?
4. How should my buildings and parking be arranged on my site?
5. What site improvements are required or restricted?
6. What if my site is constrained or I would like alternatives to the requirements?
7. What if my existing building, lot, or use does not comply with the new code?
8. Who is responsible for reviewing and approving my plans?
9. What is the process and to whom do I make an appeal?
10. How is the code enforced?
11. What is the purpose and authority of the code?
12. What do particular words mean?

The list is streamlined into specific groupings of regulations, and includes the most likely casual user information in the first few Chapters. More technical provisions and those used by staff are in the later Chapters. These are also the provisions that are legally required. Should the casual user need any of these provisions, this is usually done with the assistance of a staff person (variances, for example). The later Chapters answer the questions “What if I cannot follow the code – what are my options?”, “Who makes the decisions?”, “How do I get approval?” Definitions, which could impact the way something is regulated, is a Section near the end, but electronic links will be available to allow a user to review regulations without having to constantly physically navigate between multiple sections.

Illustrative graphics will be included at key points to assist the users with understanding and interpreting the text. They will also convey the importance of regulations and how they will bring about the intended outcomes.

V. How will the districts and uses be restructured?

1. Land uses should be simplified and consolidated into a series of matrices for residential, commercial, industrial, and temporary uses. This makes it easy to reference what is allowed in each district, and ensures that if new uses are added to the use list, a comprehensive approach will be taken as to where the uses will be allowed. It also prevents the need for the user to flip back and forth between districts when one use is permitted in a number of districts. The number of districts should be reduced when possible in all of the major categories (agricultural, residential, commercial, and industrial), but should be broken out when necessary to establish a distinguishable character.

Residential districts. The City of Williams’ current zoning structure includes six residential districts that do not reflect the character of the different residential areas of the City. Development under the current regulations could easily result in structures that disrupt the existing fabric of the neighborhood. For single family development, there are essentially three different types of characteristics in the City – auto-urban, traditional, and estate. **Illustrative 1** shows some of the homes in the traditional area in the photograph on the left and some of the auto-urban homes in the photograph on the right. The traditional housing areas are in the older, central portions of the City and are characterized by larger lots with yards,

Illustrative 1 | Similar Uses in Differing Character Settings



The above photographs exemplify the difference in character between the traditional town neighborhoods and the more recently developed Valley Ranch neighborhood. The current zoning regulations based on density does not relate to their character. To achieve the quality that is the intended outcome in the future the Zoning Code should distinguish between these two types of areas with differing regulations.

building lines, roadway access, house size, and garage placement that vary significantly from one lot to another. The auto-urban developments such as Nicklaus Estates and Valley Ranch have smaller lots, reduced yards, and are highly patterned with similar mass and scale. Single family homes that are not within one of these two types of neighborhoods are on large agricultural lots that offer a rural lifestyle.

The new Zoning Code should clearly distinguish the districts and each should include regulations that are tailored to the existing character of the area. Regulations should also be written to prevent incompatible development within these areas.

Commercial districts. The current regulations include three different zoning classifications that might result in intended outcomes but could result in unintended ones as well. The City has goals for commercial development within the central downtown area that is clearly distinguishable from those for the highway commercial tracts. Within the current districts themselves there is ambiguity regarding the intended outcome. Some of the uses in the commercial zoning districts are either too broad or too specific. For example, Stores are listed as permitted but this is a very broad category that arguably includes just about any commercial enterprise. Conversely, a number of uses (such as art galleries, book stores, drug stores, etc.) could be grouped together because their impacts are similar and more dependent on scale than on specific use. These district uses should be clearly distinguishable from one another. Uses that could have a negative impact due on nearby residential uses should have limitations and/or design conditions added. Negative impacts that could arise from a proliferation within a certain area can be mitigated with separation regulations. (see **Illustrative 2**)

Illustrative 2 | Similar Uses in Differing Character Settings



The photograph on the left shows the urban, walkable downtown area of Florence. The photograph on the right shows an auto-oriented development that should be located along highways. The two development styles present two different characters.

Industrial. In a similar vein the two industrial districts can be consolidated into one with additional limitations to mitigate potential negative impacts to residential areas and to the community as a whole. A Business Park district will be developed separate from the Industrial district that will include regulations leading to a development that will be more of a business campus setting.

The districts in the table are preliminary and will be further discussed during the first phase of ordinance drafting (referred to as “Module 1”). The zoning districts would be as follows:

- Agricultural/Open Space (AG)
- Estate Residential (R-E)
- Suburban Residential (R-S)
- Urban Residential (R-U)
- Regional Commercial (C-R)
- Downtown Commercial (C-D)
- Business Park (BP)
- Industrial (IN)

An example of what a consolidated use matrix will look like is set out in **Table 1, Example Use Matrix (see page 8).**

13. The code should be published in a robust electronic code publishing system which provides for hyperlinked cross-references and hyperlinks from sections to defined terms.
14. All terms that could create ambiguity should be defined in a single section, and the words should be used consistently. There are terms used throughout the current zoning regulations that are left to interpretation because they are not clearly defined. For example, “special permit”, “junk”, “sight distance area”, etc. are not defined, and “mobilehomes” are defined in several places. There should be a provision for a procedure for an individual seeking relief from a staff member’s interpretation or application of a code section to appeal the decision. Such a provision would offer a local process, fairness to an applicant, and additional legal protection to the City.
15. Certain provisions in the current Zoning regulations have been well thought out and will be incorporated into the new Zoning Code.

VI. How will the numbering system reflect the Code’s organization?

The City of Williams’ Zoning Code is incorporated into the Municipal Code of Ordinances as Title 17. Each of the other code Titles are divided into Chapters (two digits following the title) and Sections (three digits following the chapter number) within the Chapters. The new Zoning Code will replace Title 17 and will reflect the same numbering system to remain consistent with the Code of

Ordinances. However, the provisions of the new Code will be grouped to improve its readability and help prevent overlapping, conflicting or confusing regulations.

Each major topical area will be a Chapter with two digits following the Title number 17. The Chapter will be indented beneath Title 17. Each Chapter will cover a logical grouping of sections related to the topical area. The Chapter heading will be in all capital letters. (see **Illustrative 3** on Page 9)

The secondary topical areas will be Sections with three digits following the Chapter number. These will be indented beneath than the Chapter.

Beneath each Section will be Subsections that contain the main substance of the regulations. These Subsections may be paragraphs, or may be further divided into a First, Second, and Third Sublevel as necessary. A First, Second, and Third Sublevel will be indented with a capital letters, a numeral, and a small letter, respectively.

TABLE 1: Example Use Matrix											
P = permitted use; L = Limited; D = Design standards; C = Conditional Use ; X = prohibited use											
Land Use	Zoning District										Limited Use Standards
	AG	R-E	R-S	R-U	C-D	MU	C-R	BP	IN	Other TBD	
AGRICULTURAL USES											
Agriculture	P	P	X	X	X	X	X	X	X		
Plant Nursery	P	X	X	X	P	P	X	X	X		
Etc.											
RESIDENTIAL USES											
Single-Family	P	P	P	P	P	P	X	X	X		
Multi-Family	X	X	X	D	P	P	X	X	X		Sec. ____
Etc.											
COMMERCIAL/RECREATION USES											
Alcoholic Beverage Sales (off-premise)	X	X	X	X	P	D	P	X	X		Sec. ____
Fueling Station / Light Automobile Service / Car Wash	X	X	X	X	L+D	X	P	X	X		Sec. ____
Etc.											
INDUSTRIAL USES											
Research / Testing Laboratory	X	X	X	X	X	X	X	P	P		
Recycling Drop-Off	X	X	X	X	X	X	C	C	L		
Etc.											

Illustrative 3 | Structure of Numbering System

Zoning Code – Title 17
 CHAPTER XX.
 Section XX.YYY.
 Subsection XX.YYY.ZZ “Text...”
 Subsection A. “Text”
 Subsection 1. “Text”
 Subsection a. “Text”

VII. What are the relevant topics in drafting the Code?

The City of Williams is hoping to address specific issues with the new Zoning Code. These include:

1. **Achieving a desired community character.** Character-based zoning is different from conventional zoning practices because it shifts the focus away from keeping land uses insulated from one another. It allows for greater flexibility in design and creativity by focusing on the positive characteristics of a particular area rather than establishing rigid regulations that mandate monotony. The City of Williams is interested in preserving and protecting the original town neighborhoods, protecting newer neighborhoods, and allowing new developments to have a better design. A character-based zoning ordinance will assist in the goal of creating neighborhoods rather than subdivisions.

The City is also interested in distinguishing the commercial downtown area from the larger, more regional oriented businesses. The downtown should be revitalized with specifically targeted businesses. The highway should eventually become developed with goods desired within the community and with uses that can attract people from neighboring communities. A character based ordinance can make this distinction.

2. **Meeting affordable housing needs.** It is a State mandate for the City to provide its share of the housing needs of the County. Providing additional housing is also a pressing local issue. The Zoning Code is a tool to regulate but also incentivize development and redevelopment of the housing stock.
3. **Managing future growth.** The Land Use Plan adoption will set forth the local vision for future development. Because there is a one-to-one relationship between the Land Use and Zoning designation, it will be the Zoning Code that is the key to making the goals a reality. The Code also will provide for the pre-zoning of property within the City’s Sphere of Influence, providing for future annexation needs of property already brought into alignment with the City’s regulations.

4. **Sustainability.** Sustainability goals in Williams include strategies for storm water management, alternative energy, and growth management.

Specific storm water management regulations that are engineering based are generally not included in zoning regulations. However, many of the provisions that will be included in this Zoning Code will work in concert with any future efforts to manage flooding and to prevent water pollution. Regulations that control density and that include options and incentives for cluster developments, for example, will allow preservation of sensitive resources of a development while increasing the potential density in other less sensitive areas.

The Zoning Code will also include provisions for individual and community solar facilities as well as for wind turbines. There will also be incentives for energy conserving developments, such as those that are certified by Leaders in Energy and Environmental Design (LEED).

The Code will also support the redevelopment and revitalization of the City's commercial and residential downtown area, ensuring that this area remains compact and walkable.

VIII. How are existing regulation topics covered in the new Zoning Code?

Table 2, Code Organization, shows the topic, the location within the existing Code of Ordinances in which that topic is addressed, and the proposed location for the topic in the new Code. An annotated outline of the new code is attached to this document.

**TABLE 2:
Code Organization**

Topic	Location in Existing Code of Ordinances	Proposed General Location for Topic in New Code
General zoning regulations	Title 17 Chapter 17.08; 17.15-17.68; 17.76 zones, location and boundaries, map, interpretation, in-city and Sphere of Influence applicability; Chapter 17.13 parking and loading;	Chapter 17.01, Zoning Districts, Uses, Accessory Uses; Chapter 17.02, District Intensity and Bulk Standards, Density Bonuses; Chapter 17.04 Site Design; Chapter 17.08 Administration
Manufactured housing (mobile homes)	Listed in individual district sections; Sec. 17.04.185; Sec. 17.04.190; Sec. 17.100	Chapter 17.01, Zoning Districts, Uses, Accessory Uses; Chapter 17.02, District Intensity and Bulk Standards
Senior Living Centers	Sec. 17.102	Regulated the same as the specific use (e.g. single family age-restricted = single family, etc.)
Environmental and natural resource protection	None in Zoning Title	Chapter 17.03, Environmental Standards
Second dwelling units	Sec. 17.104	Sec. 17.01.050 A Supplemental Standards
Planning Commission processes	Chapter 17.76 Zoning and Text Amendments; Chapter 17.77 Variances; Chapter 17.78 Use Permits	17.05 Administration
Supplemental regulations	Throughout Title 17; also specifically Chapter 17.104 Second Dwelling Units; Chapter 17.116 Recycling Access;	Section 17.01.050 Supplemental Standards
Adult-oriented business regulations	Chapter 17.118	Chapter 1, Zoning Districts, Uses, Accessory Uses; Chapter 2, District Intensity and Bulk Standards; Chapter 3, Environmental Standards

**TABLE 2:
Code Organization**

Topic	Location in Existing Code of Ordinances	Proposed General Location for Topic in New Code
Miscellaneous	Sec. 10-48, Minimum requirements for dog pens; 14-62, Maintenance of swimming pools (provides for required enclosures, etc.); Chapter 18, Chapter IV, Garage Sales; Chapter 58, Chapter IX, Section 2, Garage Sales; Chapter 22, Chapter II, Bingo Games; and Chapter 32, Subpart H, Signs, Markers, and Signals	Chapter 1, Zoning Districts, Uses, Accessory Uses; Chapter 8, Streets and Utilities.
Planned Development	Sec. 17.14 Planned Development	Will be replaced with performance zoning regulations Chapter 17.02
Density bonus	Sec. 17.98 Density bonus	Sec. 17.02.060
Sign regulations	Chapter 17.11	Identified as future section in a Unified Development Code; keep current regulations
Fees	Chapter 17.86 Fees and Chapter 17.112 Development Fees	Identified as future move to Title 5

Annotated Outline of New Code

The outline includes use and bulk regulations. The current Zoning Ordinance includes some provisions for sign regulations that are not currently proposed for changes. In the future, if the City decides to revisit its sign regulations these can be incorporated into a unified development code (UDC). Other provisions that could then be incorporated include storm water mitigation regulations, site development requirements (tree preservation/landscaping, parking layout, access), etc.

CHAPTER 17.01. ZONING DISTRICTS; USES; ACCESSORY USES

Section 17.01.010. Purpose and Application of Chapter

This Section sets out the purpose of Chapter 17.01, how to use the Chapter, and how the Chapter relates to the other parts of the Code.

Section 17.01.020. Zoning Districts Established

This Section establishes the zoning districts, adopts the official zoning map and the Adult Oriented Business Overlay map, provides rules for interpreting the maps, and sets the rules for how annexed and apparently undesignated land will be zoned. It also provides the anticipated character for each of the zoning districts in the Code.

Section 17.01.030. Permitted; Limited; Conditional; Prohibited; and Temporary Uses

This Section provides matrices of permitted, limited, conditional, and prohibited uses. There are four of these tables – residential, commercial, industrial, and temporary uses. This Section also explains how to classify a use that is not listed.

Section 17.01.040. Standards for Limited and Conditional Uses

This Section sets out the standards that apply to limited and conditional uses. It also provides standards for temporary uses.

Section 17.01.050. Supplemental Standards

This Section sets out the standards for development of residential property, including:

- ◆ Exceptions to yard standards;
- ◆ Fences, garden walls, and hedges;
- ◆ Accessory buildings and structures;
- ◆ Decks, balconies, patios, and porches;
- ◆ Swimming pools and spas;
- ◆ Antennae and satellite dishes;
- ◆ Trucks and business vehicles;
- ◆ Recreational vehicles, inoperable vehicles, and portable storage containers;
- ◆ Outdoor storage and refuse containers;
- ◆ Recycling access;
- ◆ Easements and utilities; and
- ◆ Common areas and gate houses.

Section 17.01.060. Supplemental Nonresidential Standards

This Section sets out the standards for development of nonresidential property, including:

- ◆ Exceptions to yard standards
- ◆ Fences, garden walls, and hedges
- ◆ Accessory buildings or structures
- ◆ Outdoor storage
- ◆ Loading, truck access, and solid waste collection
- ◆ Outdoor display of merchandise

CHAPTER 17.02. DISTRICT INTENSITY, BULK STANDARDS, AND DENSITY BONUSES

Section 17.02.010. Purpose and Application of Chapter

This Section sets out the purpose of Chapter 2, how to use the Chapter, and how the Chapter relates to the other parts of the Code.

Section 17.02.020. District Development Standards

This Section provides the standards for density, intensity, and open space within each district.

Section 17.02.030. Residential Lot, Yard, and Height, and Parking Standards

This Section provides the standards for individual residential lots, including lot dimensions, yards, and building height. It includes the “housing palette,” which allows for the development of multiple housing types in the same development. Standards for accessory units are also provided. This Section also includes supplemental standards for fences, pools, accessory buildings, etc.

This Section also incorporates the City’s current parking space requirements for residential uses.

Section 17.02.040. Nonresidential Scale and Parking Regulations

This Section sets the standards for the development of nonresidential lots. It includes regulations with regard to nonresidential building scale in certain areas, to ensure compatibility with surrounding development. This Section also includes supplemental standards and requirements for buffer yards, fencing/screening, etc.

This Section also incorporates the City’s current parking space requirements for nonresidential uses.

Section 17.02.050. Housing Bonus

This Section provides incentives for the development of housing that is affordable. These provisions are required by California state law.

Section 17.02.060. Sustainability Bonuses

This Section provides incentives to use design principles that promote sustainability, such as additional resource protection or LEED certification. It applies to both residential and nonresidential development.

CHAPTER 17.03. ENVIRONMENTAL STANDARDS

Section 17.03.010 Purpose of Chapter

This Section sets out the purpose of the regulations contained in this Chapter.

Section 17.03.020. Resource Protection Standards

This Section sets out how much of each protected resource has to be set aside when parcels are developed.

Section 17.03.030. Uses in Open Space

This Section sets out which uses are allowed to be established in areas that are designated as open space.

Section 17.03.040. General Environmental Standards

This Section sets out performance standards for noise; vibration; emissions and odors; toxics; hazardous materials; and light and glare

CHAPTER 17.04. NONCONFORMITIES

Section 17.04.010. Purpose of Chapter

This Section sets out the purpose and intent of the regulations of this Chapter.

Section 17.04.020. Types and Classes of Nonconformities

This Section sets out the types of nonconformities (e.g., nonconforming uses, lots, and structures) and the classes of nonconformities (major and minor).

Section 17.04.030. General Regulations

This Section sets out the regulations for how nonconformities are treated under this Code. Generally, nonconformities will be allowed to continue, provided that they are not abandoned.

Section 17.04.040. Mitigation of Nonconformities

This Section provides standards for turning minor nonconforming uses into conforming uses.

CHAPTER 17.05. ADMINISTRATION

Section 17.05.010. Purpose and Application of Chapter

This Section sets out the purpose of Chapter 17.05, how to use the Chapter, and how the Chapter relates to the other parts of the Code. It also references other administrative provisions of the City of Williams' Code of Ordinances and distinguishes it from those provisions by clarifying that it applies only to permits, processes, approvals, and appeals related to the zoning provisions of Title 17.

Section 17.05.020. Permits and Approvals

This Section provides a comprehensive list of the permits and approvals that are necessary for development, and links them to the procedures that are set out in other Sections of this Chapter.

Section 17.05.030. Standardized Development Approval Procedures

This Section establishes a uniform set of development approval procedures that will apply to most applications. It includes site plan review procedures and differentiates between staff-level and Planning and Zoning Commission approvals.

Section 17.05.040. Map Amendments

This Section sets out the procedures for a rezoning and for pre-zoning.

Section 17.05.050. Conditional Use Permits

This Section sets out the process for a conditional use permit.

Section 17.05.060. Interpretations

This Section sets out the process for an administrative interpretation of the Code.

Section 17.05.070. Text Amendment

This Section sets out the process for amending the text of the Code.

Section 17.05.080. Administrative Appeals and Variances

This Section provides the process for appealing decisions of administrative staff and of the Planning Commission. It also prescribes the processes and standards of review for variances to the requirements of this Code.

CHAPTER 17.06. MEASUREMENTS, CALCULATIONS, WORD USAGE, AND DEFINITIONS

Section 17.06.010. Calculations

This Section provides the methodology for the calculations used in the Code.

Section 17.06.020. Word Usage; Abbreviations; and Acronyms

This Section provides the “boilerplate” with regard to how words are used, and defines the acronyms that are used in the Code.

Section 17.06.030. Use Definitions

This Section provides the definitions for each use in the table of permitted uses and for key words needed in conjunction with the regulations where they are used.

CHAPTER 17.07. AUTHORITY; JURISDICTION; REFERENCES; AND PURPOSES

Section 17.07.010 Authority and Jurisdiction

This Section provides the “boilerplate” language on title, reference, authority, and jurisdiction.

Section 17.07.020. Purposes

This Section provides the general purposes of the Code. It is used for interpretation of individual Code sections, if necessary.



CHAPTER 17.08. ENFORCEMENT, INTERPRETATION, DISCLAIMER, AND REPEALER

Section 17.200. Enforcement

This Section sets out enforcement procedures and penalties for violations of this Code.

Section 17.300. Disclaimer

This Section provides a disclaimer with regard to floodplains, which states that approval of a floodplain permit does not make the City liable for flooding.

Section 17.400. Interpretation

This Section provides standards for interpretation of this Code.

Section 17.500. Legal Status

This Section provides for severability of provisions if they are adjudicated to be unconstitutional or unlawful, and provides for the repeal of prior ordinances that are in conflict with this Code.

IX. Where do we go from here?

Once the GPAC, Planning Commission, and City Council have accepted these recommendations drafting the actual regulations will begin. The code will follow the concepts and framework laid out in this Assessment. Drafts will be submitted in three phases along topical groupings in Modules 1-3. Each Module will be presented and discussed at a Planning Commission meeting. Changes will be incorporated and there will be a final review by the Commission before the formal adoption process begins.

That formal adoption process is set by California state law. The Planning Commission will hold one public hearing and then make its recommendation to the City Council. The City Council will then also hold a public hearing on the Zoning Code and either approve, modify, or disapprove the Commission’s recommendation. Modifications not previously discussed by the Commission will be referred back to it for additional consideration.

As indicated in Section IV, above, in the future the City should consider incorporating the new zoning regulations into a unified development code (UDC). A UDC ties a city’s zoning regulations with all related aspects of land development regulations such as subdivision, land disturbance, signs, drainage and storm water, floodplain, buffering and transitions, tree preservation and landscaping, site design, and building codes. A UDC is not required but has become standards practice for many cities to better streamline all related regulations and to provide a legal and more rational basis to interrelate all development permitting decisions.

