

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A01	Agricultural Commissioner Review	3.4.2.B.3.c 3.6.0	Procedural	1	Procedures outline consulting the Agricultural Commissioner and the Agricultural Advisory Committee. Fix to refer specifically to the Ag Advisory Committee and clarify procedures for how the Ag Advisory Committee recommends decisions to final hearing bodies.	Delta Cosumnes Southeast Area Rio Linda/Elverta Natomas
A02	Definition of a Hog	7.3	Definition	1	Unclear how to count adult swine and what exactly are adult swine. Fix to refer to adult hogs and to define an adult hog.	All
A03	Basement and Story	7.3	Definition	2	Unclear when to count a basement as a story. Fix to clarify what is considered a basement and when a basement is counted as a story.	All
A04	Condominium Conversions Use Permit Reference	6.4.4.0	Procedural	1	For conditional use permit extensions for condominium conversions, Section 6.4.1.I is referenced, which doesn't exist. Fix to refer to Section 6.1.5.C.	All
A05	Condominium Conversion Use Standard Reference	Table 3.1	Procedural	1	In the use table, condominium conversions have their use standard refer erroneously to Section 3.1.5.J. Fix to refer to Section 3.5.1.J.	All
A06	COVID Automatic Entitlement Deletion	6.1.5.C	Procedural	1	Delete reference to the COVID-19 automatic entitlement extension as it expired on December 31, 2021.	All
A07	Fine and Imprisonment	6.6.9.A	Procedural	1	Conviction of those who violate the ZC are erroneously referenced for punishment pursuant to SCC Section 1.09.190. Fix to refer to Section 1.01.190.	All
A08	Incidental Agricultural Accessory Structures Definition	7.3	Definition	1	Incidental agricultural accessory structures are, at times, committed to non-agricultural uses when they shouldn't be used for such purposes. Clarify definition to clearly delineate that they cannot be used for non-agricultural storage, such as storage of RVs or personal vehicles.	All

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A09	Maximum Efficiency ADU Size	Table 5.11	Definition	3	Efficiency ADUs are ADUs that have an “efficiency kitchen” which, when compared to a regular kitchen, can fulfill the cooking appliance requirement with 120-volt appliances. Per State ADU Handbook guidance, efficiency unit ADUs are considered studios which are limited to 850 sf for attached ADUs and 800 sf for detached ADUs. To comply and create a blanket standard: policy update to cap the size of efficiency ADUs to 850 square feet. If an ADU is to be larger than 850 square feet, it will now need to have a full kitchen.	All
A10	Landscape Buffer on Congruent Parcels	5.2.4.B.3	Development Standard	1	Clarify situations for when landscape buffer requirements between parcels can be ignored between parcels within the same development.	All
A11	Minor Accessory Structure Setbacks	Table 5.10.A	Development Standard	1	Minor accessory structures are identified as having no side and rear setbacks, but it is unclear if front and side street yard setbacks apply. Clarify and codify staff interpretation that front and side yard setbacks apply to such structures.	All
A12	Chapter 2 Updates	Chapter 2	Definition	2	Chapter 2 has not been updated comprehensively since the initial adoption of the 2015 Zoning Code, leading to out-of-date descriptions. Further, some zone series were implemented incorrectly. Update the chapter to remove repetitive language, update purposes, fix zoning district series, separate the Residential zone series into the Single Family Residential and Multi Family Residential zone series, and clearly define the agricultural-residential zones, among other improvements.	All
A13	Define “Smoking Paraphernalia”	7.3	Definition	2	The term “smoking paraphernalia” is used in our definition of “smoke shop,” but the term isn’t identified. Fix to define “smoking paraphernalia.”	All

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A14	Road-Side Crop Stand References	Table 3.1	Procedural	1	In the use table, specific references to the use standards for the various types of road-side crop standards are missing. Fix to include references to direct subsections for each road-side crop stand type.	All
A15	Definition of a "Zoning District"	7.3	Definition	1	The definition of a "Zoning District" references Chapter 3 for where zoning districts are enumerated, despite them being listed out in Chapters 2 and 4. Fix to refer instead to Chapters 2 and 4.	All
A16	Adult Oriented Uses Reference	3.7.4.C.3.c	Procedural	1	Location separation distances for sexually oriented businesses refer to "Title V or Title VI of the SCC," despite these titles being Zoning Code documents. Fix to refer to the Zoning Code (SZC) instead of the County Code (SCC).	All
A17	Natural Streams	4.5.2 4.5.3	Procedural	2	The Natural Streams overlay has regulations that are very difficult to read and follow. Fix to clarify and revise regulations to be easier to read, understand, and implement.	Natural Streams (NS) overlay
A18	Educational and Cultural Uses	Table 3.1 3.6.2 3.6.5 7.3	Use Standard	5	The existing educational and cultural uses section does not account for small educational facilities, such as after school enrichment programs (Kumon, Mathnasium, and similar), CPR classes, and very small technical schools (DJ schools and very specific medical technology schools) which do not cleanly fit into the existing "Private School" use category. Further, many educational use classifications are missing definitions and/or use standards. Policy update to add a new "Training, Tutoring, or Testing Center (25 or less students)" use classification, create standards for automobile driving schools, create use standards for art galleries/art studios, modify use standards for private schools, add/modify existing definitions, and make changes to zones where educational and cultural uses are permitted.	All

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A19	Business Services Update (Part of “Bucket” Fix Its; see also A25 and A53)	Table 3.1 3.7.2.B 3.7.3.A.2 3.7.4.A.3 3.7.7.A 3.8.3 7.3	Use Standard, Definition	5	The “Business Services” use classifications are currently underutilized and have an outdated definition. Fix it to make, in conjunction with Fix It A53, the Business Services use classifications supersede most portions of the “Repair Services” use category along with other older use classifications. Further, the Business Services categories are proposed to be permitted in a wider variety of zones, notably with General Business Services being permitted outright in MP and Intensive Business Services being subject to a UPZ instead of being prohibited in LC.	All
A20	Industrial Use Setbacks Adjacent to Residential	Table 5.14	Development Standard	1	Industrial development standards do not specify setbacks when adjacent to multifamily, duplex, or mobile home park uses. Fix table to reference such uses explicitly and clarify setbacks adjacent to agricultural zones.	All
A21	Recycling Facilities	Table 3.1 3.8.5.D	Use Standard, Development Standard	3	It is unclear what use permit requirements and development standards apply to various types of recycling facilities. Further it seems applicable standards are missing to separate some recycling facilities from sensitive uses. Fix to update use permit requirements, create procedures for deviating from separation standards, clarify convenience recycling standards, and reorganize section to have a more consistent internal structure.	All

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A22	Vacant Lot and Electric Fencing	Table 3.2 3.9.3.X 5.2.5 6.3.2.A 7.3	Use Standard, Development Standard	3	Current standards for electric fences are split between Chapter 3 and Chapter 5. Further, there is no differentiation provided between agricultural fences and other electric security fencing. Fix it separate electric fencing into “Agricultural Electric Fencing” and “Non-Agricultural Electric Fencing,” define these new terms, remove use standards from Chapter 3, create new development standards for electric fences (where permitted by State law), and update other use standards for fencing.	All
A23	Affinity Group Housing	Table 3.1 3.6.1.A 7.3	Use Standard	3	Places of worship often include ancillary residences for clergy, which the Zoning Code does not have allowances for. The Zoning Code also has the “Fraternity/Sorority House” use which is intended to be used more broadly to refer to group housing with a common interest. Policy change to add an allowance for up to 25 percent of a place of worship to be used for housing for members. Fix to change the “Fraternity/Sorority House” use classification to “Affinity Group Housing” and provide a new definition for this use classification. Additionally, make the use prohibited in industrial zones and conditionally permitted, subject to a Use Permit to the Planning Commission, in the Agricultural zones.	All
A24	Measurement Between Dwellings and Accessory Structures	Table 5.10.A Figure 5-9-D	Development Standard	2	It is unclear how to measure the distance between an accessory structure and a primary dwelling. Fix it to clarify that it should be measured from wall-to-wall. Measurements from accessory structures to the property line will remain from the closest protrusion to the property line.	All

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A25	General Personal Services & Beauty Salons <i>(Part of "Bucket" Fix Its; see also A19 and A53)</i>	Table 3.1 3.7.2.B 3.7.3.A.2 3.7.4.A.3 3.7.7.A 3.8.3 7.3	Definition, Use Standard, Procedural	5	The Zoning Code currently restricts beauty salons in the MP zone to 25 percent of the "project area," which is a term that is not defined. Further, other uses (Business Services) are also provided a 25 percent allowance, for which it is unclear if they are cumulative with other incidental allowances or separate allowances. Policy change and fix to define a new measurement of 25 percent of a "business complex," modify use standards to clarify that Beauty Salons/Personal Services have separate 25 percent allowances distinct from Business Services uses, and update permissible zones for beauty salons and personal services uses.	All
A26	Temporary Seasonal Sales	Table 3.3 3.10.3.D (old) 3.10.4.B (new)	Use Standard	3	Existing use regulations for temporary seasonal sales either permit them by right in certain mixed-use, commercial, and industrial zones; or require a TUZ in all other zones. This binary choice does not account for commercial / institutional uses not located in those zones and the existence of temporary seasonal sales on vacant lots. Fix it to update and restructure standards to be based not just on zone, but also if the seasonal sales are occurring in conjunction with an active nonresidential use.	All
A27	Alcohol Nonconformance	1.9.3.G	Procedural	2	The Zoning Code was recently updated to remove the Minor Use Permit requirement for alcohol being served at restaurants. Section 1.9.3.G, which covers all alcohol sales nonconformity, should be revised to specify bars, taverns, and nightclubs only, now that restaurants are no longer affected by a use permit requirement. Fix to specify affected businesses, solidify the date of effect, and clarify criteria for losing nonconforming status.	All

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A28	Cargo Containers	3.9.3.T	Use Standards, Development Standards	4	Cargo container standards are currently solely by zone and do not account for various edge scenarios for cargo container use (ex: cargo containers on large agricultural parcels for farm storage, cargo containers on commercial centers in residential zones). Fix to improve cargo container standards to account for lot size, type of use, and applicability of standards.	All
A29	Height of Accessory Structures Definition	7.3	Definition, Development Standards	1	The “Height of Structure” definition does not match with other standards and current practice whereas all accessory structures (ADUs, residential accessory, incidental ag) are measured from reference datum to peak. Fix the definition to differentiate between height measurements for accessory structures and all other structures.	All
A30	Paving for Low Density Residential Developments	5.9.3.F 5.2.4.C Figure 5-10	Development Standards	5	Paving standards have become a common issue for property owners who may want to expand their driveway to account for new parking for an ADU, landscaping, multigenerational households, or other purposes. Update paving standards to allow for more flexibility and reduced barriers to deviating from standards when needed. Further, low density residential parking standards outlining where someone may park are difficult to interpret. Update low density residential parking standards to improve clarity on where vehicles may be parked on single-family residential properties.	All
A31	Concrete, Cement, or Asphalt Plants	Table 3.1 Table 3.2 3.8.2.D 3.9.3.DD 7.3	Use Standard	3	Concrete batch plant standards are very outdated, provide for unusually high barriers for operating accessory Ready Mix Facilities, and have intervals of mixer sizes that do not account for modern intermediate sizes. Update to account for various concrete, asphalt, and cement plants and create a separate accessory category for Ready Mix facilities.	All

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A32	Body Art	Table 3.1 3.7.2.C 7.3	Use Standard	4	The definition of “Tattoo Shop” is out of date and not in sync with the State Body Art Act. Further, when Tattoo Shops were increased to a UPZ without distance separation from a UPM, it seems the County created a higher economic barrier to any new tattoo shops. Fix it to modify use classification name to “Body Art Facilities,” define the use, and lower review of Body Art Facilities to a UPM in LC and GC.	All
A33	Animal and Pet Services Uses	Table 3.1 3.7.2.A 3.9.3.F 7.3	Use Standard	5	The existing animal and pet services use classifications are delineated in a manner that does not represent how most applicable businesses operate and they do not account for a variety of types of potential animal-related uses. Policy change to separate animal services into five classifications: Daytime Animal Services, Animal Boarding, Veterinarian Animal Hospital, Wild Animal Sanctuary, and Zoo. Daytime Animal Services represent any business that does not have any boarding and operates only during the day. Animal Boarding generally includes the keeping of domestic animals at an intensity greater than typical incidental keeping of pets. Wild Animal Sanctuary includes the keeping of any “wild animals” as defined in SCC Title 8. Zoo includes animal boarding and Wild Animal Sanctuary uses which are intended to be visited by the public. Additional changes are included to clearly define these use classifications, create guidelines for certain animal-based home occupations, and provide for expanded dog and cat animal keeping for pets in certain zones with a minimum lot size requirement of at least 1 acre. With the redefined “Animal Boarding” use classification, the use is lowered to a Minor Use Permit in the AG, IR, M-1, and M-2 zones.	All



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A34	Standby Generators	Table 5.10.A	Development Standards	2	Standby generators are not specifically accounted for in development standards, despite their relatively loud noise profile. Fix to require same setbacks for A/C units for standby generators in residential zones.	All
A35	Government and Utilities Use Classifications	Table 3.1 3.6.3.A 3.6.6 7.3	Use Standard, Definition	4	The regulation of government uses and public facilities (“Major” or “Minor”) within the Zoning Code is unclear and not sufficiently detailed. Fix it/policy updates to clarify the relation between government uses and the Zoning Code, replace the “Minor” and “Major” Public Utilities use classifications with new “Electric” and “Non-Electric” Public Utilities use classifications, and provide new and detailed use standards.	All
A36	Rear Lot Coverage	Table 5.10.A Table 5.10.B	Development Standard	2	It is unclear what counts towards the maximum building coverage development standard provided for residential accessory structures and incidental agricultural accessory structures. Fix it to clarify that this building coverage maximum applies to both residential accessory structures and incidental agricultural accessory structures in Residential (RD) zones. In AG and AR zones, only residential accessory structures are subject to this limitation. <i>This fix is partially integrated within the Crowing Fowl Zoning Ordinance Amendment for changes pertaining to Table 5.10.B.</i>	All

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A37	Rear Setback Encroachment for Single Story Portions of Multistory Dwellings	Table 5.7.C Figure 5-9-B Figure 5-9-C	Development Standard	3	Single family dwellings are currently permitted to encroach into the rear yard setback, provided that an “equivalent area” is provided within the buildable portion of the lot. The standard states that one story dwellings may encroach such that the remaining rear yard setback is 10 feet. For two story dwellings, they may encroach to 15 feet. This standard, strictly interpreted, does not allow for a two-story dwelling with a one-story portion to encroach into the rear yard setback down to 10 feet. Fix it to allow one story portions of multistory dwellings to encroach down to a 10-foot rear yard setback, provided that the height of the structure between 10 and 15 feet from the rear property line does not exceed 16 feet. This change generally matches Planning staff’s historical application of this standard. Two explanatory diagrams are also added for encroachment generally and this new standard.	All
A38	Title 22 Tentative Map Expiration	6.1.5.A	Procedural	1	The Zoning Code has a provision providing a blanket three-year expiration for all entitlements, however, different expirations may apply. Fix it to add provisions for expirations pursuant to Title 22, development agreements, or legislative extensions; and specify that entitlements bundled with tentative maps are subject to the same expiration as the tentative map.	All
A39	Private Road Easement Setbacks	5.2.1.A 5.2.1.G Figure 5-9-A	Development Standard	2	The private road setback figure is currently vague, hard to read, and doesn’t cover the common scenario of the applicable setback for a corner lot abutting a private road that it doesn’t have access to. Create a new written section and new figure to cover more scenarios with more detailed descriptions.	All

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A40	Administrative Parking Reductions	5.9.5 5.9.7	Procedural	1	Codify existing procedures established by a Planning Director's Determination for allowing evaluation of an administrative parking reduction of up to 25 percent through a Planning Director's Determination when no design review or discretionary review is required for a proposed or existing use.	All
A41	Hardship Mobile Homes Elimination	1.9.3.P 3.10.3.H.2 (old)	Use Standards	3	Hardship mobile homes were introduced to allow for secondary temporary dwellings for persons in need of close care at a time when only one dwelling was permitted per property or ADUs required a use permit. This policy has created enforcement issues over the decades it has been in effect because many permit holders never removed the homes as required in their permits after their specified period of use. Repeal the Hardship Mobile Homes section considering current allowances for ADUs, by right, on all residentially developed properties. Add a nonconforming section for existing issued permits.	All
A42	Swimming Pools and Spas	3.9.3.Q Table 5.10.A	Use Standard, Development Standard	2	Pool standards repeat in both Section 3.9.3.Q and Table 5.10.A. Consolidate pool standards in Table 5.10.A, remove extraneous standards, and clarify setback standards for above-ground pools and spas.	All

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A43	Caretaker Dwellings and Live-Work Units	Table 3.1 3.9.3.Y 3.9.3.Z 7.3	Use Standard	4	The standards for caretaker dwellings have strict requirements and ambiguities regarding where they can be placed. Further, they are prohibited in the Industrial Reserve (IR) zone where large lots developed with single-family uses are being converted to industrial use and the property owners want to keep the single-family home on-site for living on site. Policy change to restrict caretaker dwellings to one per business complex, permit detached caretaker dwellings by right, and permit them in the Industrial Reserve (IR) zoning district to allow sites being converted to industrial to convert existing single-family residences to caretaker dwellings. Further, policy update to add clarification standards to the live-work units use standards and permit them by right in the mixed-use, LC, and GC zones. Definitions are also added for both uses.	All  <u>Special Interest:</u> Vineyard Cordova
A44	Equipment Rental	Table 3.1 3.7.9.F. 3.7.8.B 4.9.2.G 7.3	Use Standard	4	Outdoor equipment rental yards and non-business rentals (furniture rental, party-banquet rentals) are not well classified in the existing use table. The existing “equipment rental” use classification is confusingly located in “vehicle-related uses” despite use standards suggesting more broader use. Policy change to eliminate the existing “equipment rental” use classification, establish the new “Construction-Landscape Materials Sales Yard / Outdoor Equipment Rental” use classification, establish the new “Indoor Equipment Rental” use classification, and modify standards for the “Plant Nursery” use classification.	All

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A45	Kiosks	Table 3.1 3.9.3.A 7.3	Use Standard	4	There are no standards in the ZC for accessory kiosks, so staff has been using the classification “Coin Operated Dispenser of Amusement” over time. Policy update to create modern standards for kiosks acknowledging that they can be used in all zones in some capacity as an accessory use. Kiosk standards account for both vending machines and small standalone buildings, which are both designed for pedestrian use.	All
A46	Battery Energy Storage System Facilities	Table 3.1 3.6.6.E 7.3	Use Standard	4	There are no adopted standards for Battery Energy Storage System (BESS) Facilities, which are facilities that consist of large battery arrays attached to the power grid that charge up and discharge at a later time when more electricity is needed. A Planning Director’s Determination was issued on May 26, 2023, which detailed interim standards for use as the use was determined to be substantially similar to Solar II Commercial facilities. Policy update to adopt most standards as provided in the Planning Director’s Determination, provide appropriate new standards, and allow the use, subject to a Conditional Use Permit by the Board of Supervisors, in the AG, IR, M-1, and M-2 zones.	All

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A47	Home Occupations in the Residential Estate Zones	Chapter 4 of Title IV	Use Standard	5	In the Interim Residential Estate (RE) zones used in the Sierra Oaks Vista NPA, Beyerford Heights NPA, and certain other areas in Fair Oaks/Carmichael, home occupations require a Conditional Use Permit by the Planning Commission, an 8–12-month discretionary review that costs over \$14,000 for filing. In all other residential zones, home occupations are permitted by right. Policy change to permit such home occupations given the generally lower impact of average home occupations since the RE zone's adoption, general acceptance of home occupations, inconsistent enforcement, and property owner request.	Arden Arcade Fair Oaks Carmichael
A48	Structures in Easements	5.2.0	Procedural	1	Publicly recorded easements, if more restrictive than setbacks, apply in all circumstances. References to such restrictions on easements are scattered throughout the Code. Fix it to provide a central reference for structures requiring a building permit not to be located within recorded public easements.	All
A49	RM-1 Underlying	Title IV	Procedural	1	The Interim Mobile Home Park (RM-1) zone refers to underlying permitted uses as provided in the MHP combining zone, which defers back to the underlying zones, thus referring to RM-1 and creating circular logic. As such, the underlying zone of the RM-1 zone is unclear. Fix it to defer RM-1 uses to RM-2.	RM-1 Zone
A50	Convenience Store Footnote	Table 3.1 Footnote 13 (new) Footnote 32 (old)	Procedural	1	Footnote 32 of Table 3.1 states that extended hours for a convenience store require a Conditional Use Permit by the Planning Commission, while Section 3.7.8.A calls for a Board level use permit. Fix it to amend the footnote to state a Board of Supervisors level Conditional Use Permit, as seems to be the intent based on the pre-2015 Zoning Code.	All

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A51	Nursery Use Category Name	Table 3.1 7.3	Procedural	1	Clarify that a “nursery” in Table 3.1 is a horticultural nursery. Fix it to rename “nursery” to “plant nursery” and fix the definition to accompany this revised use classification name.	All
A52	Laundromats	Table 3.1 7.3	Definition, Use Standard	3	Self-service laundromats are both mentioned in the “General Personal Services” use classification and are provided their own use classification. Fix it to clearly separate and define self-service laundromats, conditionally permit them in certain residential zones as a part of a small commercial center, and classify laundry cleaning plants as industrial uses.	All
A53	Repair Services ( <i>Part of “Bucket” Fix Its; see also A19 and A25</i> )	Table 3.1 7.3	Use Standard	5	The repair services use classifications are rarely used, have overlap with some other use classifications, and are limiting for reasonable repair uses in the LC zone. Fix it/policy update to eliminate the “repair services” use classifications and consolidate them, as appropriate, into other commercial use classifications. Most were consolidated into General Business Services, Intensive Business Services, or General Personal Services, as appropriate.	All
A54	Cottage Food Definition	7.3	Definition	1	Clarify the definition of a Cottage Food Operation to defer to the California Retail Food Code.	All
A55	Meal Prep	7.3	Definition	1	Clarify that the Catering Service use classification includes meal prep businesses.	All
A56	Hookah/Smoke/Vape Lounge Definition	7.3	Definition	1	Clarify the definition of this use classification to clearly include the smoking of traditional cigarettes, along with other potential smoking-related uses.	All
A57	Definition of Commercial Coach and Recreational Vehicle	7.3	Definition	2	Reintroduce and update definitions for “commercial coach” and “recreational vehicle,” which were eliminated in the 2015 Zoning Code update.	All

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A58	Design Review Level for Tentative Parcel Maps	6.3.2.B	Procedural	2	Design review for tentative parcel maps are split into being either a “residential” map under incidental design review, or being “not within a residential zoning district” under major design review. Residential maps may exist outside of residential zones, which, based on a strict reading of the section, seems to warrant major design review despite such intense level of review not being needed. Fix it to amend the levels of Design Review to be more reflective of actual review timeframes and considerations. (Please note that this section is subject to be amended once more later this year.)	All
A59	Farm Stays in ADUs and JADUs	7.3	Procedural	1	Clarify that ADUs permitted after January 1, 2020 and all JADUs cannot be used for farm stays as they can be considered similar to short-term rentals. State law prohibits current ADUs and JADUs from being used for such transient occupancy purposes.	All
A60	Tuck Under Parking & Parking Lot/Garage as a Primary Use	Table 3.1 Table 5.25 3.7.9.G 7.3	Development Standard	4	Tuck under parking, as written in our Code, is limited only to being accessed via public alleys, despite there being very few public alleys in the County. Fix it to allow tuck under parking to be directly accessed from roads with a design width of 32 feet or less. Additionally clarify that the “Parking Lot or Garage” use classification is intended to be for facilities where parking is a primary use. Update several standards associated with this use.	All
A61	Impoundment Lakes and Ponds	Table 3.1 3.4.11 7.3	Use Standard	2	Restoring pre-2015 Zoning Code standards allowing artificial lakes in all zones, clarifying that additional review is only in the Delta community, and defining the use classification.	All



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A62	RD-20 Height for Multifamily Structures	Table 5.8.B	Development Standard	1	RD-20 is listed as both being limited to 45 ft and four stories maximum in height for multifamily residential development and allowing 150 ft and no story limit. Fix what appears to be a clear typo where the 150 ft and no story limit should apply RD-30 and higher instead of RD-20 and higher.	All
A63	3.9.2.B “Dimensional” Typo	3.9.2.B.1	Procedural	1	Standards are erroneously referred to as “dimensional” standards instead of “development” standards.	All
A64	Short-Term Rental Permits in Table 3.2	3.2.2.F Table 3.2	Procedural	1	Short-Term Rental Permits are currently listed as an accessory use permitted by right when they need an administrative permit. Introduce designation of “AP” in the accessory uses table to indicate an administrative permit.	All
A65	Fair Oaks Blvd Use Permit References	Table 3.1 6.7.3.A	Use Standard	1	In 2012, the Fair Oaks Blvd SPA was adopted to have a small subset of required use standards integrated in the Zoning Code. These use standards have not been updated from initial adoption, thus not matching reflecting current use classification names. Update the use classification names, where appropriate, to match current names.	Fair Oaks Carmichael
A66	Commercial Setbacks Adjacent to Residential	Table 5.13	Development Standard	4	Setbacks for commercial projects adjacent to duplexes and mobile home parks are unclear. Further, commercial standards are stricter than industrial standards by 1 foot. Fix to clarify that commercial developments should maintain the same setbacks adjacent to single family residences when adjacent to duplexes and mobile home parks. Additionally, fix to make industrial and commercial setbacks from lower intensity residential uses match at 24 feet.	All
A67	Design Review Exemption for Agricultural & Residential Structures	6.3.2.A.3	Procedures	1	Codify that agricultural and certain residential accessory structures are exempt from Design Review, which matches existing practice.	All

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A68	Vehicle Use Standards Update	Table 3.1 3.7.9 7.3	Use Standard, Definitions	4	The current vehicle use classifications are not defined well, or at all in some cases, and have confusing overlap between classifications. Fix to reduce use classifications, consolidate use classifications where reasonable and feasible (for example, combining RV and Boat type uses), and revising levels of review for certain vehicle use categories.	All  <u>Of Special Interest to:</u> Arden Arcade, Carmichael, Foothill Farms, South Sacramento
A69	Chimneys	5.2.2.B	Development Standard	3	When calculating height, certain appurtenances, such as cupolas, solar panels, and antennas, are excluded from total height calculations. Chimneys are left off this list, despite them being a very common related appurtenance. Add chimneys as a part of a structure that should be excluded from total height.	All
A70	C-O Zone Intermediate Sequence	2.1.4	Procedural	2	The Commercial Recreation (C-O) zone is listed as both a nonintermediate and intermediate commercial zone—it cannot be both. Fix the C-O zone to just be a nonintermediate zone as provided in the 1990 Zoning Code.	All

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A71	Arcades / Internet Cafes	Table 3.1 3.7.4 7.3 Title IV	Definition, Use Standard	4	In 1982, the BOS adopted enhanced standards for arcades, including increased use permit requirements, given nuisance activities and truancy of young persons to visit arcades during school hours. Such standards have not been updated and do not reflect common practice employed by neighboring jurisdictions, causing difficulty for any arcade business, or business with several video game consoles on site, from operating within the unincorporated County. In 2015, the BOS adopted standards for Internet Cafes, which were, at the time, popular fronts for illegal gambling businesses. Such enterprises quickly died off and are no longer popular given the rise of online gambling, law enforcement action, and other options. Repeal all standards for arcades and internet cafes, categorize arcades as "Indoor Recreation," update entertainment use standards, and update definitions.	All
A72	Nonprofit Temporary Event Operators	3.10.2.L (old) 3.10.3.B (new)	Use Standard	1	Include nonprofit operators as being an eligible operator of temporary events outside of commercial or industrial zones.	All
A73	Landscape Separation from Parking Areas	Table 5.25	Development Standard	1	Planters between residential buildings and parking areas are provided the standard of requiring 5 feet in Table 5.2 and 7 feet in Table 5.25. Fix it to make Table 5.25 to defer to Table 5.2 to use the 5 foot standard for landscaped separation between residential buildings and driveway areas.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A74	Deathcare Update	7.3	Definition	4	The ZC does not account for the burial or cremation of pets nor for alternate means of cremation. Fix to include pet cremation and burial as a part of the existing cemetery and crematorium use classifications; and broaden the definition of a crematory to encompass alkaline hydrolysis. Funeral establishments without crematories are also modified to be subject to lower use permit requirements.	All
A75	Primary Use Table Quality of Life	Table 3.1 3.4.3 3.8.4 3.8.5 7.3	Use Standard	5	There are several use classifications that are duplicative of other use classifications, unused, or unclear. Fix it to remove duplicative use classifications, define various use classifications, and revise names of classifications. Policy change to modify the permissible zones and level of review for four use classifications (Retail in C-O, Light Fleet Vehicle Service and Storage in M-1/M-2, Truck, Freight, or Draying Terminal in MP/M-1, Restaurants in BP, MP, and M-1).	All
A76	Accessory Uses Quality of Life	Table 3.1 3.7.7.A 3.9.3 7.3	Use Standard	4	The accessory uses table includes several use classifications that are outdated or irrelevant and some use standards need to be updated. Fix it to eliminate certain outdated/duplicative use classifications, update standards for "Outdoor Comfort Features," remove sign standards from "Garage Sales," and create a unified use standard for accessory retail and office uses.	All
A77	Solar Power Purchase Agreement	6.3.2.B	Use Standard	1	Commercial Solar II Facilities and BESS Facilities must submit a purchase power agreement signed by the electrical utility upon initial planning entitlement application submittal. However, this requirement may not be met due to concurrent negotiations and changing plant specifications. Fix it to instead require a will-serve letter from a utility or other purchaser upon application.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A78	Landscape Section Consistency Updates	5.2.4.B.4.c 5.9.4.F.2 Table 5.2	Development Standard	1	Fix three inconsistencies in the landscape section regarding use of shrubs for screening of parking lots/loading areas (30 in vs. 3 ft minimum height), parking area screening (requiring a wall or fence), and interior planter requirements.	All
A79	Landscape Section Typographical Errors	5.2.4.B.5 5.9.4.C.4	Procedural	1	Fix typographical errors relating to landscape maintenance and a broken internal reference.	All
A80	Food Processing Combining Zone	Table 2.1 Table 3.1 3.4.10 4.1.2 4.3 7.3	Use Standard	3	In 1978, the BOS adopted the Food Processing (FP) Combining Zone to potentially allow for food processing facilities in Agricultural zones within the Franklin / Laguna community. In 1994, the Elliott Ranch South project rezoned much of this area to remove the FP combining zone and rezoned remaining area to urban uses. There are no known areas zoned FP. There is only one known permit ever issued for food processing industries pursuant to this section. Policy change to eliminate the FP zone, move food processing to a standard use category, and update use standards as appropriate.	All  <u>Of Special Interest to:</u> Delta, Southeast Area, Natomas, Cosumnes
A81	Delta Waterways Appropriate Authority	4.9.2.G 3.7.4.B 3.7.9.F	Use Standard, Procedural	4	The DW zone's appropriate authority for use permits is unclear and uses conditionally permitted in the zone are spread out across sections. Establish that the Zoning Administrator is the appropriate authority for conditionally permitted uses in the DW zone, by default, and update the list of conditionally permitted uses. Most notably, list private campgrounds as a conditionally permitted use and remove the separate listing of guest homes from residential accessory structures.	Delta

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A82	Service Yards in the Industrial-Office Park Zone	Table 3.1 3.8.2.F	Use Standard	5	Service yards, typically in the form of contractor's offices comprised of an office, attached rear garage, and storage areas commonly operate in the Industrial-Office Park (MP) zone despite being a prohibited use. Similar types of businesses were permitted under other use categories prior to 2015; and as such, many buildings were developed to cater towards a "service yard" or similar use. Policy update to permit service yards in the MP zone by right, subject to certain use standards to preserve the purpose of the MP zone.	All
A83	Wholesale and Catering at Restaurants	3.7.3.A	Use Standard	4	Restaurants are permitted in a wide variety of zones while catering and wholesale food production are permitted in fewer zones. Many restaurants have operations that include such uses which may be a significant (more than accessory) part of operations. Policy update to allow restaurants to have catering operations by right and, subject to a Minor Use Permit, wholesale food production.	All
A84	Visitors at Warehouses	3.8.3.E	Use Standard	3	Currently, customers are not permitted to peruse a warehouse. An allowance is proposed for warehouses to have visitors come in to peruse wares on an appointment-only, limited basis. Please note that this change concerns visiting warehouses themselves. A showroom adjacent to a warehouse is considered a "General Retail" use. Additionally, warehouses which exceed the limitation proposed would also be classified as a "General Retail" use.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A85	Temporary Uses Section Rewrite	Table 3.3 3.10	Use Standard	5	The temporary uses section is currently organized in a manner that best matches the pre-2015 Zoning Code, creating confusion and inconsistency. Standards are also not reflective of current requests. Strike out all of Table 3.3 and 3.10 and adopt a new temporary uses section. Major changes of note include major revisions to Temporary Concessions allowances, new regulations for off-site construction staging areas, revisions to requirements for RVs used in conjunction with residential construction, expanded allowances for temporary storage containers, new allowances for temporary storage of moved buildings, and revised allowances for the use of tents.	All
A86	Gunsmith / Gun Shops / Gun-Related Home Occupations	Table 3.1 3.7.2.D 3.9.3.F.5.v 7.3	Use Standard	4	Gunsmithing uses are currently considered “Light Manufacturing” (prohibited in LC and requires a UPM in GC) despite the use regularly occurring in commercial areas (zoned LC and GC) in conjunction with firearm retail stores. Policy change to introduce new gunsmithing use classification, allow gunsmithing by right in GC and allow with a UPM in LC. Additional standards for operation are included. This, overall, provides more allowances for gunsmith uses than the current Zoning Code. Standards are also added to address gun-related home occupations.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A87	Guest Houses and Conditioned Residential Accessory Structures	3.9.3.CC 7.3 Table 5.10.A	Definition Use Standard	4	Existing standards require that conditioned residential accessory structures be classified as a “guest house,” which is limited in several aspects, most notably to being, at maximum, 500 square feet. However, there are constant requests for larger conditioned residential accessory structures. Further, staff have interpreted regulations inconsistently throughout the last four years, approving multiple conditioned residential accessory structures without applying guest house standards. Policy change to remove the guest house type from residential accessory structures, add standards relating to conditioned residential accessory structures, and update relevant definitions, including “wet bar,” “kitchen,” and “efficiency kitchen.”	All
A88	Parking and Storage of Commercial Vehicles	3.9.3.K 7.3	Use Standards	5	Existing standards for parking and storage of commercial vehicles as an accessory use are imprecise and are not sufficiently detailed. Policy update to revise this section to be based on use instead of zone only, add new standards, and update standards relating to accessory parking and storage of commercial vehicles.	All
A89	Bed and Breakfast in AR Zones	Table 3.1	Use Standard	1	Revise Table 3.1 to reflect 3.7.6.A, which states that Bed and Breakfasts require a Conditional Use Permit by the Planning Commission to operate in Agricultural Residential zones.	All
A90	Private Stable Development Standards	3.4.6	Procedural	1	This section contains an unnecessary reference to the development standard tables and sections for types of agricultural structures which may continually get out of date. Remove reference.	All



#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A91	New Title IV	Chapter 2 Title IV <i>Various mentions of interim zones across base ZC.</i>	Use Standards, Development Standards, Procedural, Definitions	5	Title IV was created in the late 1970s to preserve some standards from the previous edition of the Zoning Code for “interim zones,” which are intended to be rezoned at some point in the future. In 2015, two additional zones (AC and TC) were added to Title IV as “interim zones.” There is still no timeline to rezone properties within Title IV. Over the last four decades, Title IV has stagnated, despite remaining regularly in use. With every Zoning Code update, it has progressively gotten more out of date. Fix and policy update to rewrite most of Title IV to reflect the style of the Zoning Code post-2015, reduce redundancies, remove unnecessary standards, update existing standards, and add mechanisms aiding the eventual phaseout of the Planned Development combining zones. Additionally prepare for the phaseout of the TC zone by making hotel/motel uses subject to a Minor Use Permit instead of being permitted by right to allow for limited time establishment under a lower level of review compared to the underlying GC zone. Existing hotel/motel uses with a valid business license may obtain a free Minor Use Permit for a period of five years or until the elimination of the TC zone, whichever comes first, allowing for lower levels of review for future expansions, even after the elimination of the TC zone.	All
A92	Water and Sewer Lot Requirements	Table 5.4 Table 5.7.A Table 5.8.A Table 5.13 Table 5.14 Title IV	Development Standards Procedural	1	Align minimum lot requirements for sites using private wells and septic to County Code requirements provided in Title 22.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A93	Commercial and Industrial Landscape Reduction	Table 5.13 Table 5.14	Development Standard	3	Allow landscape reductions of the side street yard setback, in addition to current allowances for front yard setback reductions, for commercial and industrial projects.	All
A94	Hazardous Waste and Materials	Table 3.1 3.8.3.F 3.8.3.G 3.8.5.A 3.9.3.O 7.3	Use Standard	5	The Zoning Code currently only has a dedicated use classification for hazardous waste, however no use classification for hazardous material storage. Fix it to create two new use classifications for “Hazardous Material Storage & Distribution” and “Extremely Hazardous Material Storage” with accompanying definitions and use standards.	All
A95	Day Care Centers	Table 3.1 3.6.5 7.3	Use Standard	3	Facilities with adults with mental disabilities in care are considered “child day care centers,” which is a problematic distinction. Fix it to consolidate adult and child day care centers under one “day care center” use category, incorporating a sliding scale for discretionary review based on capacity. Additionally permit child day cares by right with any multifamily projects, in compliance with AB 752 (2025).	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A96	Mobile Home Park Combining Zone	2.3.2 Table 3.1 3.5.1.H 4.4 5.4.4 5.4.6 Title IV, Ch. 5 Title IV, Ch. 8	Use Standard, Procedural	4	Prior to 1980, mobile home parks were only permitted within the RM-1 zone. To encourage the development of mobile home parks without rezones to RM-1, the County adopted the Mobile Home Park Combining Zone (MHP), which could be combined with any residentially zoned parcel. In 2015, the current edition of the Zoning Code was adopted, allowing mobile home parks by right in RM-2 along with making them a conditionally permitted use in several other zones. The MHP combining zone was further altered to require any new mobile home park to be under the combining zone, creating confusion as the MHP combining zone can only be combined with residential zones despite mobile home parks now being permitted in commercial zones. Policy change to strike the MHP combining zone from the mainline Zoning Code, make the MHP combining zone an interim combining zone, make mobile home parks a conditionally permitted use in the RD-1 through RD-10 zones subject to a Conditional Use Permit by the Board of Supervisors, and update standards for mobile home parks.	All
A97	Nonconforming Dwellings in the C-O Zone	1.9.4.F	Procedural	1	The current nonconforming single family or duplex dwelling section, carried over from the pre-2015 zoning code, specifies such dwellings in a <i>commercial</i> zone where such uses are prohibited may be restored or rebuilt. There are several nonconforming dwellings in the C-O zone, which is now a recreation zone, that were covered under this provision pre-2015 because C-O was considered a commercial zone at that time. Clarify that legally established single family or duplex dwellings in the C-O zone can be completely restored or rebuilt.	C-O (Delta, Southeast Area, Rio Linda/Elverta)

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A98	Planning Director's Determinations and Variances	3.2.4 6.5.3	Procedural	3	The Zoning Code currently delegates the authority to interpret the Zoning Code to the Planning Commission. In practice, the Planning Director interprets the Zoning Code and provides interpretations. From time to time, if the Planning Director believes an interpretation warrants Planning Commission review, it is elevated to that level. Policy change to match current practice of the Planning Director being the default authority for interpretations through a "Planning Director's Determination." Additional cleanup to language so that existing practice for the Planning Director determining use classifications and standards for Uses Not Listed are nested within the same "Planning Director's Determination" section. Ancillary change to also defer Variances to the Zoning Administrator and Planning Commission to Special Development Permits at the same hearing level.	All
A99	Footnotes	3.2.5 Table 3.1 Table 3.2 Table 3.3 3.4.3 3.4.8 3.4.9 3.5.1 3.6.1 3.6.4 3.7.8.B 3.8.2 3.8.4 3.8.5 3.10.4.D	Definitions	2	The use tables of the Zoning Code, Tables 3.1, 3.2, and 3.3, have 51 footnotes total shared among them. Updating and keeping track of what's in these footnotes has been a challenge for staff since their current implementation in 2015. Formatting change to move certain footnotes to use standard sections and reduce the total number of footnotes to those that meet certain criteria. This change also returns to the formatting the pre-2015 Zoning Code used for footnotes, which placed them after their respective table.	All

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A100	Residential Accessory Structure Heights	Table 5.10.A	Development Standard	4	Current regulations restrict residential accessory structures to 16 feet to peak, 14 feet to the plate line. Policy change to remove the stipulation on maximum plate line height, adopt the same height allowances for incidental agricultural accessory structures for residential accessory structures (provided that increased setbacks are met), and to allow residential accessory structures attached to ADUs to match the same height permitted for the ADU, provided that the setbacks for the ADU are met for the residential accessory structure attached to the ADU.	All
A101	Winery Parking	3.4.8 3.4.9	Development Standard	2	When the last Agritourism Update was conducted in 2011, it seems that the intent was to apply parking requirements for all wineries. Adopted regulations after the 2015 Zoning Code Update only call for parking requirements for large wineries. Revise so that both small and large wineries both have the same parking requirements, in line with the intent of the Ordinance as adopted in 2011. Standards are also updated to account for accessibility requirements.	All
A102	Lot Size Reductions for Agricultural Zoning Districts	5.3.1.B 6.4.6.l.1	Development Standard	2	It is unclear what the “appropriate authority” is for Special Development Permits for agricultural lot reductions where a large agricultural parcel is split into two where one parcel contains a homestead and the other is deed restricted to agricultural use only. Fix it to codify the Planning Commission as the appropriate authority, as was previously determined by staff. Additionally, update standards in Chapter 5 relating to lot reductions for certain uses in agricultural zoning districts.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A103	Subdivision Map Special Development Permit Authority	6.4.6.D.1.c	Procedures	1	The recently adopted Title 22 County Code Amendment (PLNP2025-00022) allows for Tentative Subdivision Maps to be reviewed by the Subdivision Review Committee as long as it isn't bundled with a rezone, specific plan amendment, or General Plan land use amendment. Current Zoning Code language suggests that Special Development Permits tied to Subdivision Maps are subject to review by the Planning Commission. Fix it to remove reference to Planning Commission review of subdivision map Special Development Permits, thus allowing for the hearing body to revert to the Zoning Administrator, which meets concurrently with the Subdivision Review Committee. This change solidifies the intent of Board Resolution 2024-0395 enacted through the Title 22 Amendment.	All
A104	Effectuation Section	6.1.5	Procedures	2	Standards for what triggers "effectuation" of an issued permit within the existing Zoning Code section being extremely vague. Fix it to codify existing practices around effectuation of permits.	All
A105	Substantial Compliance Determination	6.1.6	Procedures	2	Minor Amendments in Substantial Compliance (also known as Substantial Compliances) are processed regularly with guidance provided in the User Guide. Fix it to move and update this section, in addition to Major Amendments, to the Zoning Code. (Note: This section does not apply to amendments for maps as those are regulated by Title 22.)	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A106	Interpretation of Zoning District Boundaries	1.6	Procedures	3	When a zoning district is unclear on the zoning map, Section 1.6 is used to interpret how to apply zoning designations. The existing section is barebones and does not account for some specific scenarios. Policy update to Section 1.6 to include updated, clearer language, and provisions for lots which are split zoned and under 1 acre in size.	All
A107	Major Temporary Use Permit Fee	3.2.2.D Table 3.3 3.10.2.A.10 3.10.5.A 6.5.7.D	Procedures	3	Certain temporary use permits (such as those for large festivals and events) take up significant amounts of staff time with coordination and distribution with other County departments and relevant agencies. All temporary use permits are currently charged at a flat fee of under \$300. As a result, some temporary use permits result in significant staff time losses. Procedural change to introduce a Major Temporary Use Permit to better recover staff time costs. Fee will be determined at a later date but is estimated to be around \$1,000.	All
A108	Special Development Permits in Chapter 5	5.2.4.C 5.2.5.C Table 5.5 Table 5.10.A Table 5.13 6.3.2.A	Procedures	3	When Minor Special Development Permits were introduced, it was the intent that such permits would replace Minor Use Permits for deviations from development standards in Chapter 5 of the Code. Policy update to implement this intent, except for the Sign Code. Minor Use Permits and Minor Special Development Permits both have the same price and estimated processing time.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A109	Commissaries	Table 3.1 3.9.3.K 7.3	Use Standard	4	Commissaries, which typically store food trucks and food carts, are becoming a popular use coinciding with growing interest in food truck-centered events and spaces. Policy update to codify a definition for a “Mobile Food Commissary,” a definition for a “Commissary Kitchen,” introduce new use standards, and update existing use standards to explicitly allowing keeping of a limited amount of mobile food facilities in conjunction with restaurants and catering services.	All
A110	Nonconforming Lots of Record	1.9.2	Procedures	3	The existing Nonconforming Lots of Record section is broken up in a hard-to-understand manner, notably with an extremely difficult section on determining if nonconforming lots in agricultural zones are eligible for a single-family dwelling use. Fix it to reorganize the entire section, include an introduction statement clarifying the meaning of “buildability” in relation to physical construction, remove extraneous requirements, and create new diagrams to better explain the agricultural zone nonconforming lot standards based on a 2023 Planning Director’s Clarification.	All
A111	Private Recreation Facility Rental Prohibition	3.9.3.F.6.u	Use Standard	3	Private recreation rental services, such as Swimply, have gained popularity, providing homeowners with a platform to rent out their personal recreation spaces for use by visitors on a daily or hourly basis. In compliance with the purpose of the home occupation section, which prohibits regular traffic and nuisance uses, such services were deemed as a prohibited use in a 2024 Planning Director’s Determination. Fix it to explicitly codify the prohibition of private recreation facility rentals.	All



#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A112	Private Car Share Home Occupation	3.9.3.F.5.w	Use Standard	3	Private car share services, such as Turo, where residents rent out their private spare cars from their homes, are becoming more popular in the County. A Planning Director's Determination was issued in 2024 which permitted this use, subject to certain conditions. Fix it to codify that determination, with minor changes.	All
A113	Accessory Structures in the PC Zone	4.7.3.B.1	Development Standard	3	The PC zone specifies that accessory structures are limited to 12 feet in height, however it's unclear how that is to be measured. A Planning Director's Determination was issued in 2024 which determined that the height should be measured 16 feet to peak with the midpoint or average of the roof being limited to 12 feet. Policy change to specify that structures are limited to 16 feet to peak.	(PC) Combining Zone
A114	Home Occupation Tweaks	3.9.3.F	Use Standard	3	The existing home occupation section has unenforceable requirements on "part time" home occupations and limitations on some home occupations to one occupant. Policy change to remove the "part time limitation," remove the one occupant limitation, modify aspects of certain restricted home occupations, and clarify limitations on hours. Additional change to better address how non-emergency medical transport/taxi cab services operate from home based on a 2024 Planning Director's Determination. For taxi cab services / non-emergency medical transport businesses / similar, a request for two vehicles used as a part of the business is proposed to be lowered to a Minor Use Permit instead of a Conditional Use Permit by the Zoning Administrator. Additional tweak to language to require that home occupations must be within the primary dwelling or accessory structures.	All

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A115	Express Processing of Code Text Amendments To Comply With State/Federal Law & Initiation of ZC Amendments	6.2.1.K 6.2.1.B	Procedures	5	Current procedures require that any Zoning Code Text Amendments go through relevant Community Planning Advisory Councils (CPACs), typically through an optional workshop. Given the 15 CPACs that may request a presentation, this adds significant time and cost to the process of Code amendments needed to comply with State law. With the State passing numerous bills each year and Code Amendments in the County taking on average more than a year each, the Code habitually lags behind State law. The cost and staff time burden caused by State law mandates results in significantly delayed locally initiated improvements to the Zoning Code which may produce higher impact policies to incentivize development, including more housing. Policy and procedure change to exempt Code Text Amendments limited in scope to complying with State/Federal law, judicial rulings, Federal/State agency determinations, and Federal/State agency directives from CPAC review. An ancillary change is made to allow, in Section 6.2.1.B, to the Planning Director to initiate Zoning Ordinance Amendments.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A116	Lot Area, Width, and/or Setback Reductions for Dedications and Local Agency Public Uses	5.2.1.D 3.6.3.A.1.f	Procedures	1	Section 5.2.1.D.6 specifies that exceptions to lot standard/setback dedications can only be granted as a result of a dedication pursuant to a Planning entitlement. However, some dedications may not occur as a result of a Planning entitlement, such as County-initiated Department of Transportation projects. Section 5.2.1.D.7 is a specific carve out for local agency public uses to deviate from lot standards which is best relocated to Chapter 3 use standards for local agency public uses. Fix it to remove requirement for dedications to be part of a Planning entitlement to use the lot area/width/setback reduction allowance and move 5.2.1.D.7 provisions to 3.6.3.A.1.f	All
A117	Freestanding Flag Poles	5.2.6	Development Standards	3	The current standards for flag poles are based on zones solely and rely on residential accessory structure standards in the agricultural, agricultural-residential, residential, and recreational zones. This reliance on residential accessory structure standards does not work when land in the listed zones is not developed with a single-family dwelling. Policy change to apply the residential accessory structure standards to properties primary developed with certain low density residential uses. Properties developed with any other use shall be subject to the height and setback standards for standard use types associated with the base zone. Deviations for flag poles up to 100 feet or reducing required setbacks are lowered to a Minor Special Development Permit (~\$1,400).	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A118	Single Family Residential and Duplex Fence Standards Deviations	5.2.5.A.10 5.2.5.B.1 5.2.5.C.7	Procedures Development Standards	3	Complaints have been received regarding the high barrier to request a deviation from Single Family Residential and Duplex fence standards. Policy change to allow deviation with a Minor Special Development Permit (~\$1,400) instead of a Special Development Permit by the Zoning Administrator (~\$8,300). Additionally eliminate certain findings which were required to deviate from certain fencing standards.	All
A119	Relocation of Non-Residential Use Conditional Use Permit Findings	3.4.13 3.7.7.A.3 3.7.8.A 6.4.3.E.2	Procedures	2	Special findings for 3 uses (offices, convenience stores, agricultural supplies and services) are provided in Chapter 6 when they are more appropriately nested in Chapter 3 under their specific uses. Fix it to move these findings to Chapter 3 and specify when they appropriately should be made.	All
A120	Signs for Nonconforming Uses	1.9.5.C.1	Development Standards	2	Revising the required entitlement for signs for nonconforming uses to remain beyond the 5-year limitation within the agricultural, agricultural-residential, or residential zones to a Special Development Permit rather than a Conditional Use Permit. The level remains at the Zoning Administrator.	All
A121	"Special Development Plan" Parking Lot Standard Typo	5.9.4.F.2	Development Standards	1	This standard for a wall adjacent to a parking lot specifies that deviations to the 6 foot height are subject to a "Special Development Plan," which is not a valid entitlement. Revise to specify a "Special Development Permit by the Zoning Administrator."	All
A122	Drive-Thru Reservoir Space Requirements	3.9.3.V.1.a	Development Standards	4	Currently, the Zoning Code provides two required drive-through reservoir lengths: 180 feet for all food and beverage businesses; 60 feet for all other businesses. At the request of the Department of Transportation, increased reservoir maximums are introduced. Such lengths may be reduced subject to review by the Department of Transportation without a Special Development Permit.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A123	Vehicle Parking Requirements for Public, Civic, and Institutional Uses	Table 5.20	Development Standards	3	At the request of the Department of Transportation, the vehicle parking requirements for Convalescent Hospitals and Congregate Care are increased given observations that such uses are typically under parked in the County. Ancillary change to eliminate “nursing home” and “sanitarium” from this development standard.	All
A124	General Use Categories Definition	7.3	Definitions	1	The terms “commercial use,” “residential use,” “institutional use,” and “industrial use” are used throughout the Code and refer to the accompanying large use categories in Chapter 3. Explicitly adding a definition to each term to codify this practice.	All
A125	Garage Driveway Lengths	5.9.3.F.	Development Standards	4	At the request of the Department of Transportation to accommodate larger passenger vehicles and to reduce conflict with sidewalks, a change is proposed to increase minimum driveway lengths from 19 feet (20 ft for side street) to 22 feet. This will primary affect new construction small-lot subdivisions.	All
A126	Agricultural Uses and Schools	3.6.0 3.6.2.B.4 3.6.2.C.5	Use Standards	4	Within a quarter-mile of any school, agricultural operations are limited to when they can spray pesticides, which can significantly hinder operations. Policy change to escalate review of private schools of any size to a Conditional Use Permit by the Board of Supervisors in the AG zones and require certain findings to ensure compatibility with surrounding agricultural uses.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A127	Aviation Services	Table 3.1 3.8.4.A	Use Standards	3	The Zoning Code is currently silent on most aviation-related uses operating out of airports. Further, there is a standalone “Crop Duster Service” use classification that is awkwardly only allowed in AG zones. Policy change to include provisions to accommodate services associated with airports, eliminate the “Crop Duster Service” use classification, and include provisions accounting for airports operated by the County Department of Airports.	All
A128	Noncommercial Beekeeping	Table 3.1 3.4.2.B	Use Standards	1	Noncommercial Beekeeping is currently listed as a prohibited use in the agricultural, AR-5, and AR-10 zones, which are zones where Commercial Beekeeping are permitted. Fix it to allow noncommercial beekeeping in zones where commercial beekeeping is permitted.	All
A129	Walls Adjacent to Drive-Throughs	3.9.3.V.1.h	Development Standards	1	The Countywide Design Guidelines currently require that a drive-thru be separated from a right-of-way with both an architectural feature and landscaping, while the Zoning Code doesn’t require an architectural feature. Fix it to add standards to buffer drive-thru lanes from any other surrounding uses to match and support the Countywide Design Guidelines.	All

#	Topic	Affected Sections <sup>i</sup>	Type of Fix	Subjective Degree of Change	Issue & Fix	Affected Communities or Zones
A130	Industrial Hemp Clarification	3.4.12	Use Standards	1	The current industrial hemp section is currently separated into four main sections: outdoor operations in AG zones, indoor operations in the M-1 /M-2 zones, additional standards for certain processing operations, and research cultivation. The current organization does not clearly delineate the allowances for outdoor and indoor operations. For example, it is hard to read on the surface to determine that outdoor cultivation should be prohibited in M-1 /M-2 and indoor cultivation should be permitted in AG. Revise the Industrial Hemp section for the first two key sections to be focused on Outdoor Operations generally and Indoor Operations generally.	All
A131	Pawn Shops	3.7.2.C.1.b 7.3	Definitions, Use Standards	3	Several uses that purchase items from customers are not clearly classified in the Zoning Code. Revise the definition of the “Pawn Shop” use classification to be aligned with County Code adopted and State defined Secondhand Dealer and Pawnbroker License parameters. Revise the definition of “General Personal Services” to include ancillary secondhand dealer services related to the primary personal services use.	All

<sup>i</sup> The listed affected sections refer to sections where the fix it has relevant and significant changes. There are other sections affected by certain fix its listed but are not listed because such changes are related to reference updates or other non-substantial changes related to the intent of the fix it.