Zoning Code Modernization

ORD17-0002

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Project Planner, Permit Sonoma
January 19, 2021
Zoning Code

- The General Plan sets overarching policy to balance conservation, development and land use.

- The Zoning Code applies these policies on a parcel-specific scale, regulating land uses, site planning, and design.
Current Zoning Code

Facts:
- Over 550 pages long
- Has never been comprehensively overhauled or reformatted
- Lacks standard visual aids and document structure
- Often requires staff assistance to determine basic zoning information

Feedback from public and staff:
- Not user friendly
- Challenging to understand
- Difficult to identify relevant regulations
- Terminology is outdated
Background

- 2018-2020 Draft code was developed, staff tested through daily use, public webpage launched, draft code presented to local code users
- May 30, 2019 Project introduced at Planning Agency meeting
- September 17, 2020 Planning Commission recommends adoption of Draft Code
Phasing

The Zoning Code is being updated through phases:

- **2018-2020:**
  - Phase 1. Reorganize and reformat to improve usability
  - Phase 2. Maintain consistency with state and federal law

- **2021-2022:**
  - Phase 3. Address substantive issues like process improvements and General Plan implementation (Future)
Phase 1
2018-2020

- Consolidate zoning district articles into logical categories (commercial, residential, etc.)
  - Land Use Tables
  - Development Standards Tables
  - Unique Use Standards

Phase 2
2018-2020

- Improve navigation with cross-referencing
- Reduce redundancy
- No substantive policy changes

Phase 3
2021-2022
Phase 1 2018-2020
- Update code to maintain consistency with state and federal law
  - Large family daycare (now permitted as residential use)
  - Manufactured homes (now treated as any other single family dwelling)

Phase 2 2018-2020

Phase 3 2021-2022
May include:

- Permit streamlining and maintenance
- Process improvements
- General Plan implementation
- Reformatting

- Grant funding was secured
- Anticipated completion 2021/2022
Permitted / Conditional Land Uses

Existing Text Format

Proposed Tables

Table 8-1: Allowed Land Uses in Residential Zones

<table>
<thead>
<tr>
<th>Land Use</th>
<th>AR</th>
<th>RR</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Institution</td>
<td>-</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-040</td>
</tr>
<tr>
<td>Country Club</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-050</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Colleges and Universities</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-060</td>
</tr>
<tr>
<td>Elementary and Secondary Schools</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-070</td>
</tr>
<tr>
<td>Specialized Education and Training</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>26-22-080</td>
</tr>
<tr>
<td>Golf Course</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-090</td>
</tr>
<tr>
<td>Meeting Facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-100</td>
</tr>
<tr>
<td>Parks and Playgrounds</td>
<td></td>
<td></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>26-22-110</td>
</tr>
<tr>
<td>Recreation and Sports Facilities: Rural Sports and Recreation</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>26-22-150</td>
</tr>
<tr>
<td>Special Events</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>26-22-170</td>
</tr>
<tr>
<td>Studios for Art Crafts, Dance, Music</td>
<td></td>
<td></td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>26-22-190</td>
</tr>
</tbody>
</table>

Residential

Accessory Dwelling Unit          | P  | P  | P  | P  | P  | 26-24-020; 26-88-060 |
Agricultural Employee Housing: Short Term Camp | P  | -  | -  | -  | -  | 26-24-030       |
Congregate Housing, Large        | C  | -  | C  | C  | C  | 26-24-090       |
Congregate Housing, Small        | -  | P  | P  | P  | P  | 26-24-090       |
Cottage Food Operation           | P  | P  | P  | P  | P  | 26-24-100       |
Cottage Housing Developments     | -  | -  | P  | P  | P  | 26-24-110; 26-88-063 |
Dwelling, Multi-Family           | -  | -  | P  | -  | P  | 26-24-120       |
Dwelling, Single-Family          | P  | P  | P  | P  | P  | 26-24-130       |
Dwelling, Two-Family             | -  | -  | -  | P  | P  | 26-24-140       |
Seasonal Use                     | P  | P  | P  | P  | P  | 26-24-150       |
Development Standards

Existing Text Format

Table B-2: Development Standards - Residential Zones

<table>
<thead>
<tr>
<th>Standard</th>
<th>AR</th>
<th>RR</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>Supplemental Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>26-8-040.G; 26-20-020</td>
</tr>
<tr>
<td>Min. Acres per Dwelling Unit</td>
<td>1-20</td>
<td>1-20</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Max. Dwelling Units per Acre</td>
<td>N/A</td>
<td>N/A</td>
<td>1-6</td>
<td>6-12</td>
<td>12-20</td>
<td></td>
</tr>
<tr>
<td>Lot Size (min. sq. ft.)</td>
<td>See 26-8-040.H</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>26-8-040.H; 26-20-030</td>
</tr>
<tr>
<td>Lot Width (min. ft.)</td>
<td>80</td>
<td>80</td>
<td>60</td>
<td>60</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>Property Line Setbacks (min. ft.)</td>
<td>26-8-040.b; 26-20-060</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Street Side</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Interior Sides</td>
<td>10</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>10</td>
</tr>
<tr>
<td>Street Centerline Setbacks</td>
<td>26-20-060</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (min. ft.)</td>
<td>55</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Street Side (min. ft.)</td>
<td>55</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>See 26-20-060 A</td>
<td>35%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>26-8-040.i; 26-20-050</td>
</tr>
<tr>
<td>Height (max. ft.)</td>
<td>26-8-040.H</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Building</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35 ft. and 2 stories</td>
</tr>
<tr>
<td>Accessory Buildings</td>
<td>35</td>
<td>35</td>
<td>15</td>
<td>35</td>
<td>15</td>
<td>1 story</td>
</tr>
<tr>
<td>Multi Family Development Standards</td>
<td>See 26-8-050</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Parking</td>
<td>See Article 86</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Proposed Tables
Use Regulations

26-22-030 – Campgrounds

A. Definition. Land or premises which are used or intended to be used, let or rented for occupancy by campers.

B. Standards.
   1. TP zone: must be permanently located and improved.

26-22-040 – Civic Institution

A. Definition. Public or non-profit institutions that support and contribute to the cultural development of the community and provide community-serving programs and services onsite.
   1. Includes: libraries, museums, aquariums, zoos, environmental education centers, non-profit art centers and galleries, botanical gardens, and other similar uses.
   3. RR and PCRR zones:
      a. May serve no more than the residential community in which it is located.
      b. May not adversely affect the agricultural community.
Recommendation

Approve a Resolution and adopt an Ordinance to update Sonoma County Municipal Code Chapter 26 to

- Introduce land use and development tables to improve clarity on existing zoning regulations (Phase 1)
- Modify standards for Large Family Daycares and Manufactured Homes to maintain consistency with state law (Phase 2)