

ORDINANCE NO. 2014 - ____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO
ADOPTING THE PLANNED DEVELOPMENT NO. 65 (PD-65), THE PLANNED
DEVELOPMENT NO. 66 (PD-66), AND THE PLANNED DEVELOPMENT NO. 67 (PD-
67) ZONING REGULATIONS AND REZONING THE WILLOWBANK, EL MACERO,
AND PATWIN ROAD NEIGHBORHOODS FROM AGRICULTURAL GENERAL (A-1),
RESIDENTIAL SUBURBAN (R-S), AND RESIDENTIAL ONE FAMILY (R-1),
TO RESIDENTIAL SINGLE FAMILY/PLANNED DEVELOPMENT (R-L/PD-65 AND
R-L/PD-66), AND TO RURAL RESIDENTIAL-1 ACRE (RR-1/PD-67), RESPECTIVELY**

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

SECTION 1. YOLO COUNTY ZONING ORDINANCE

Chapter 2 of Title 8 of the Yolo County Code shall be known as and is cited herein as the “Yolo County Zoning Ordinance.”

SECTION 2. AMEND THE ZONE MAP

The real property in the communities of Willowbank, El Macero, and Patwin Road, as illustrated in the maps shown in Attachment A, and described in the legal descriptions as shown in Attachment B and which are incorporated herein by this reference, is hereby rezoned as follows:

(1) in Willowbank all residential properties are rezoned from Residential Suburban (R-S) and Residential One Family (R-1) to Low Density Residential/Planned Development Number 65 (R-L/PD-65);

(2) in El Macero, all single family properties are rezoned from Residential One Family (R-1), to Low Density Residential/Planned Development Number 66 (R-L/PD-66);

(3) in Patwin Road, all residential properties are rezoned from Agricultural General (A-1) and Residential Suburban (R-S/B40) to Rural Residential-1 acre/Planned Development No. 67 (RR-1/PD-67).

SECTION 3. PURPOSE AND INTENT

The PD-65, PD-66, and PD-67 zones shall consist of single family residential land within the Willowbank, El Macero, and Patwin Road communities. The purpose of the PD-65, PD-66, and PD-67 zones shall be to stabilize and protect the residential characteristics of the zones and to promote and encourage a suitable environment for family life.

SECTION 4. PERMITTED USE IN THE PD-65, PD-66, AND PD-67 ZONES

The following principal use shall be permitted:

- (a) One detached single-family dwelling per lot.

SECTION 5. ACCESSORY USES IN THE PD-65, PD-66 AND PD-67 ZONES

“Accessory use” shall mean a use lawfully permitted in the zone, which use is incidental to, and subordinate to, the principal use of the site, and serving a purpose which does not change the character of the principal use, and which is compatible with the purpose and intent of the zone. The following accessory uses, if maintained in a manner which does not constitute a nuisance,

shall be allowed in the PD-65, PD-66, and PD-67 zones:

- (a) Garages, private;
- (b) Parking areas, private;
- (c) Pets, household;
- (d) Signs as provided in Article 12 of the Yolo County Zoning Ordinance;
- (e) Swimming pools, private exclusively for the residents and guests, subject to the provisions of Section 8-2.1011 of the Yolo County Zoning Ordinance;
- (f) Home occupations subject to the requirements of Section 8-2.506(e) of the Yolo County Zoning Ordinance;
- (g) Accessory housing structures, as defined in Section 8-2.507 of the Yolo County Zoning Ordinance, provided that the maximum size of a detached structure is one thousand one hundred (1,100) square feet and the maximum size of an attached structure is one thousand five hundred (1,500) square feet or thirty (30) percent of the primary structure, whichever is less, in the PD-65 and PD-66 zones; maximum size in the PD-67 zone of 2,500 square feet;
- (h) Accessory non-dwelling buildings, as defined in Section 8-2.507 of the Yolo County Zoning Ordinance;
- (i) Miscellaneous accessory structures, as defined in Section 8-2.507 of the Yolo County Zoning Ordinance;
- (j) Temporary accessory buildings, as defined in Section 8-2.507 of the Yolo County Zoning Ordinance.

SECTION 6. DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES

Development standards for accessory structures in the PD-65, PD-66, and PD-67 zones shall be subject to the requirements of Section 8-2.506(b) of the Yolo County Zoning Ordinance.

SECTION 7. HEIGHT REGULATIONS

No primary dwelling shall exceed 35 feet in the PD-65 and PD-67 zones, and 30 feet in height in the PD-66 zone, and no accessory building shall exceed 15 feet in height.

SECTION 8. LOT AND SETBACK REQUIREMENTS

The following minimum lot and yard requirements shall be observed except where changed for conditional uses.

- (a) Lot area; no subdivision of an existing lot shall create any individual lot that is smaller than one-half (0.5) acre in the PD-65 and PD-66 zones, and two acres in the PD-67 zone;
- (b) Lot depth and width, no minimum;
- (c) Front yard setback, in the PD-65 and PD-66 zones, thirty-five (35) feet; in the PD-67 zone, as set forth in Article 5 of the Yolo County Zoning Ordinance.
- (d) Side yards, on the street side of corner lots, in the PD-65 zone, twenty (20) feet, otherwise ten (10) feet for any lot;
- (e) Side yards, on the street side of corner lots, in the PD-66 zone, fifteen (15) feet, otherwise eight (8) feet for any lot;

- (f) Side yards, in the PD-67 zone, twenty (20) feet
- (g) Rear yard, in the PD-65 zone:
 - (i) forty (40) feet for the primary housing structure and twenty-five (25) feet for any accessory housing structure.
 - (ii) twenty (20) feet for all non-residential accessory use structures of less than fifteen (15) feet and more than six (6) feet in height.
 - (iii) five (5) feet for all non-residential accessory use structures not more than six (6) feet in height.
- (h) Rear yard, in the PD-66 and PD-67 zones: as set forth in Article 5 of the Yolo County Zoning Ordinance.

SECTION 9. OTHER CONDITIONS

- (a) Attached structures or a series of structures that contain duplexes (other than an accessory housing structure that is attached to a primary dwelling), triplexes, four plexes, group or co-housing project and multi-family projects, excluding those residential uses specifically allowed by State law, that are allowed under Section 8-2.506(c) of the Yolo County Zoning Ordinance shall not be allowed in the PD-65, PD-66, and PD-67 zones.
- (b) The Mixed Residential Commercial land uses allowed under Section 8-2.506(i) of the Yolo County Zoning Ordinance shall not be allowed in the PD-65, PD-66, and PD-67 zones.
- (c) In the PD-65 zone the only allowed “large domestic animals or fowl” as defined in Section 8-2.507 of the Yolo County Zoning Ordinance shall be chickens (other than roosters), ducks and goats. In the PD-66 zone no “large domestic animals or fowl” shall be allowed. In the PD-67 zone chickens (other than roosters), ducks, goats, sheep, and pigs shall be allowed.

SECTION 10. COMPLIANCE AND APPROVALS

- (a) Compliance – All uses or changes in the use of the land and the establishment, installation, operation and maintenance of any improvement of the land shall be in compliance with the provisions of this title, the regulations of all agencies and departments of jurisdiction and when otherwise applicable, the provisions of the Yolo County Zoning Ordinance.
- (b) Approval of Plans – All improvements constructed, placed, altered, maintained or permitted on any land in the PD-65 and PD-66 zones shall be required to comply with Section 8-2.215 of the Yolo County Zoning Ordinance: Site Plan Approval.
- (c) Lots and Improvements in the Former R-1 Zone - Notwithstanding any provisions of this Ordinance to the contrary, lots located in the former R-1 zone and the improvements thereto that were developed or constructed under and complied with the then requirements of the Code for such area and the uses thereof, shall be deemed to be in compliance with the requirements of this Ordinance, including any renovation or replacement of those improvements after this Ordinance becomes effective.
- (d) Modifications and Interpretations – The Zoning Administrator may approve minor modifications of the development plans or standards of the PD-65,

PD-66, and PD-67 zones pursuant to the authority of Section 8-2.216 of the Yolo County Zoning Ordinance. Should the matter involve a modification not determined by the Zoning Administrator to be minor or involve a use or change in use not listed or otherwise provided for in this article, then any such change may be granted by the Planning Commission, pursuant to the provisions of Section 8-2.204 of the Yolo County Zoning Ordinance.

SECTION 11. INCORPORATION OF YOLO COUNTY ZONING ORDINANCE

Unless otherwise modified by this ordinance establishing the PD-65, PD-66, and PD-67 zones, all provisions of the Yolo County Zoning Ordinance for lands currently designated in the Yolo County General Plan as Residential Low Density (RL) or Rural Residential (RR) and in the proposed Yolo County Zoning Ordinance as R-L and RR-1, shall apply to all property rezoned hereby.

SECTION 12. If any section, sub-section, sentence, clause, or phrase of this ordinance or any exhibit is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

SECTION 13. This Ordinance shall be introduced by title and number only and the first reading waived, and a noticed public hearing held pursuant to Government Code Section 65856.

SECTION 14. This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of member of the Board of Supervisors voting for and against the same.

The foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the __ day of ____2014, by the following vote:


AYES:
NOES:
ABSENT:
ABSTAIN:

Don Saylor, Chair
Yolo County Board of Supervisors

ATTEST: Julie Dachtler, Deputy Clerk
Board of Supervisors

By _____
Deputy (Seal)

APPROVED AS TO FORM:
Robyn Truitt Drivon, County Counsel

By 
Philip J. Pogledich, Senior Deputy

ATTACHMENT A

PROPOSED ZONING - March, 2014



ATTACHMENT B

DESCRIPTIONS OF REZONED PROPERTIES

Willowbank

All of those properties identified in the Assessors Book 069, pages 15, 16, and 18.

All of those properties identified as the following Assessors Parcel Numbers:

069-230-016, -017, -018, 032, -034 thru -037, -041, -054, -055.

El Macero

All of those residential properties identified in the Assessors Book 068, pages 11, 12, 14 thru 21, and 23 thru 27.

Patwin Road

All of those residential properties identified in the Assessors Book 036, page 36, except -008, -035 and -038