

ORDINANCE SUMMARY

Mendocino County proposes a comprehensive update to Division I of Title 20 of the Mendocino County Code (the "Inland Zoning Code"). The purpose of the update (the "Inland Zoning Code Update") is to update the County's regulation of land use and development for consistency with State and Federal law, reflect current uses and practices, create a more user-friendly set of regulations and implement the County's General Plan and Ukiah Valley Area Plan.

Proposed amendments include the repeal of the following Chapters: 20.112 "A-H" Airport Height Combining Districts; 20.128 "AV" Airport Districts; 20.140 "SH" Special Hazards Combining District; 20.148 Supplemental Limitations on Uses; 20.206 Extension of Time for Qualifying Clean Slate/BLUR II Applicants; 20.220 General Plan—Zoning Compatibility; 20.224 Interim Urgency Ordinance Prohibiting New or Expanded Industrial Uses on Pinoleville Rancheria; 20.228 Interim Urgency Ordinance Prohibiting Subdivision of Land Within the North Fort Bragg/Pudding Creek Planned Development Area; and 20.238 Inclusionary Housing.

Proposed amendments include the addition of several new Chapters, as follows: 20.086 "MUNS" Mixed Use North State Street District; 20.087 "MUBST" Mixed Use Brush Street Triangle District; 20.166 Accessory Dwelling Units and Junior Accessory Dwelling Units; 20.170 Moveable Tiny Homes; 20.190 Administration; and 20.234 Affordable Housing and Density Bonuses.

Proposed amendments include amendments to allowable uses in all zoning districts to (1) eliminate Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit or a Use Permit; and (2) achieve consistency with State Law surrounding Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive Housing and Transitional Housing.

Proposed amendments include clean ups to numerous other Chapters within Division I of Title 20 to (1) implement the changes noted above; (2) reorganize portions to make the Division more user friendly, including additional guidance and graphics related to height, setbacks, signage and parking requirements; and (3) to remove unnecessary or redundant sections. Proposed amendments also include revisions to provisions related to administration of the zoning code, including general plan amendment, zoning amendment, administrative permit, use permit and variance procedures and processes.

A list of chapters proposed for amendment, in addition to chapters revising zoning districts as stated above, is as follows:

- Chapter 20.008 – Definitions
- Chapter 20.016 – Residential Use Types
- Chapter 20.020 – Civic Use Types
- Chapter 20.024 – Commercial Use Types
- Chapter 20.036 – Mining and Processing
- Chapter 20.152 – General Provisions and Exceptions to Districts
- Chapter 20.164 – Accessory Use Regulations
- Chapter 20.168 – Temporary Use Regulations
- Chapter 20.172 – Mobile Homes and Mobile Home Parks
- Chapter 20.176 – Recreational Vehicle Parks and Campgrounds
- Chapter 20.180 – Off-Street Parking
- Chapter 20.184 – Sign Regulations
- Chapter 20.192 – Administrative Permits
- Chapter 20.196 – Use Permits
- Chapter 20.200 – Variances
- Chapter 20.204 – Nonconforming Uses and Structures
- Chapter 20.208 – Appeals
- Chapter 20.212 – Amendments, Alterations and Changes in Districts
- Chapter 20.216 – Enforcement

Chapter 20.236 – Towers and Antennas

The full text of the Inland Zoning Code Update can be found at:

<https://www.mendocinocounty.gov/departments/planning-building-services/public-noticing>