

BUTTE COUNTY GENERAL PLAN 2030

Meeting Series #8 – Public Workshop
Draft Zoning Ordinance



Butte County | July 28, 2010



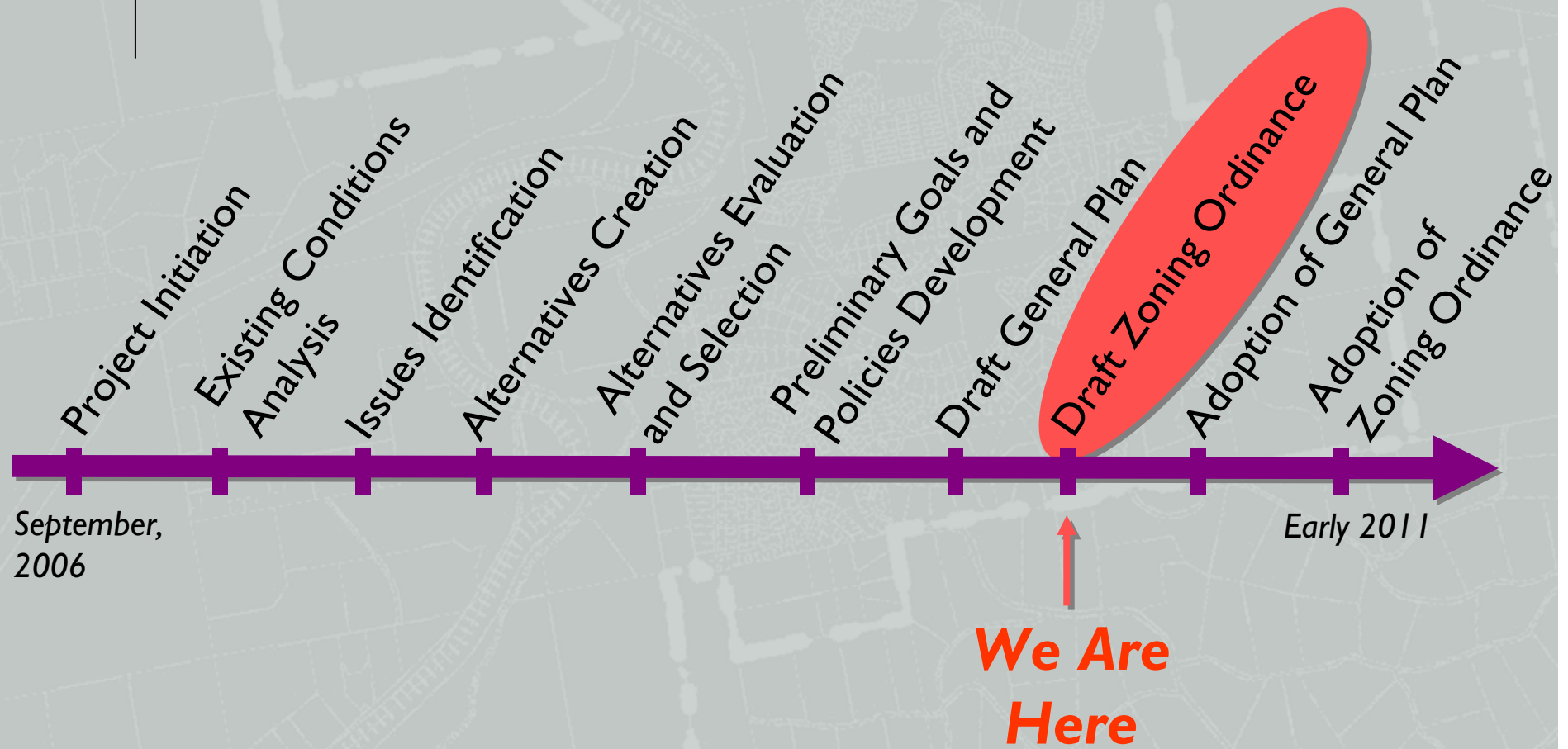
DESIGN, COMMUNITY & ENVIRONMENT

TONIGHT'S MEETING

- ◆ Overview of Draft Zoning Ordinance
- ◆ Questions and Answers
- ◆ Open House Information Booths
- ◆ Public Comment Period
- ◆ Next Steps and Closing Comments
- ◆ Adjournment



WHERE ARE WE TODAY?



ZONING ORDINANCE UPDATE PROCESS

- ◆ General Plan Update Workshops and Meetings
- ◆ March 11, 2010 - CAC meeting
- ◆ July 2, 2010 – Draft Zoning Ordinance Published
- ◆ July 28, 2010 - Public Workshop
- ◆ August and September 2010 - Planning Commission Meetings
- ◆ February and March 2011 - Adoption Hearings
- ◆ March 2011 - Expected Date of Adoption



PLANNING COMMISSION ZONING ORDINANCE MEETINGS

All meetings held at Butte County Board Chambers

25 County Center Drive, Oroville

9:00 am to 3:00 pm

- August 5
Durham, Dayton, Nelson, Richvale
- August 19
Chico, Nord, Cohasset
- September 2
Forest Ranch, Butte Meadows, Jonesville
- September 16
Paradise, Concow, Yankee Hill, Stirling City



PLANNING COMMISSION ZONING ORDINANCE MEETINGS

All meetings held at Butte County Board Chambers

25 County Center Drive, Oroville

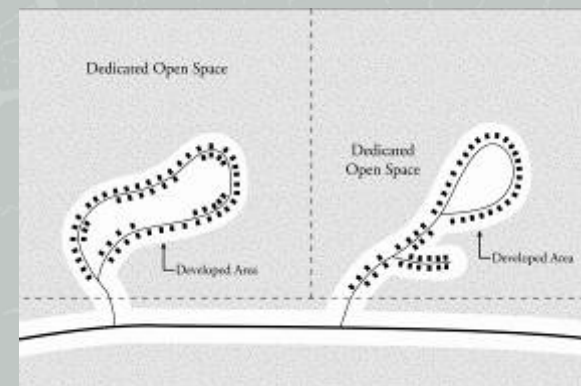
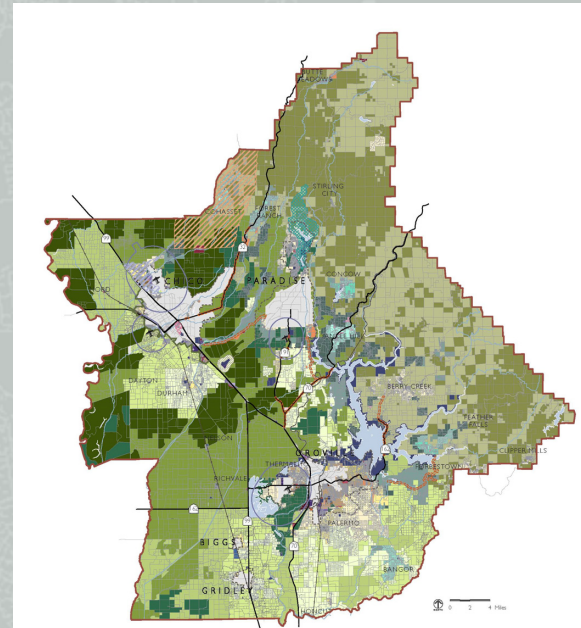
9:00 am to 3:00 pm

- September 30
Cherokee, Butte Valley
- October 7
Oroville, Palermo, Bangor, Honcut
- October 21
Berry Creek, Feather Falls, Clipper Mills, Forbestown
- November 2
Biggs, Gridley



WHAT IS A ZONING ORDINANCE?

- ◆ Implements the General Plan
- ◆ Includes a Zoning Map
- ◆ Establishes detailed development and land use regulations



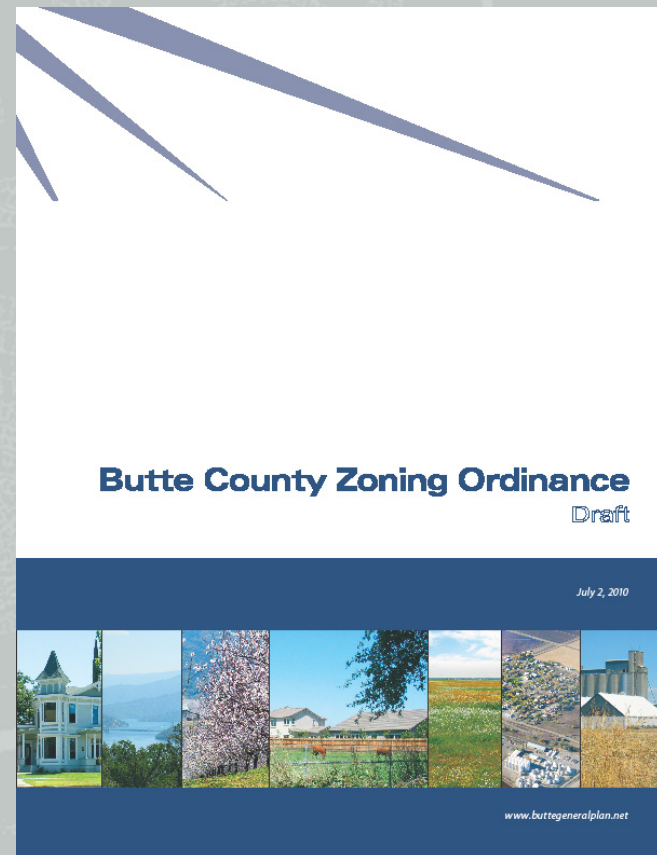
WHY UPDATE THE COUNTY'S ZONING ORDINANCE?

- ◆ Implement the updated General Plan
- ◆ Comply with new State law
- ◆ Make the Zoning Ordinance easier to use and more effective



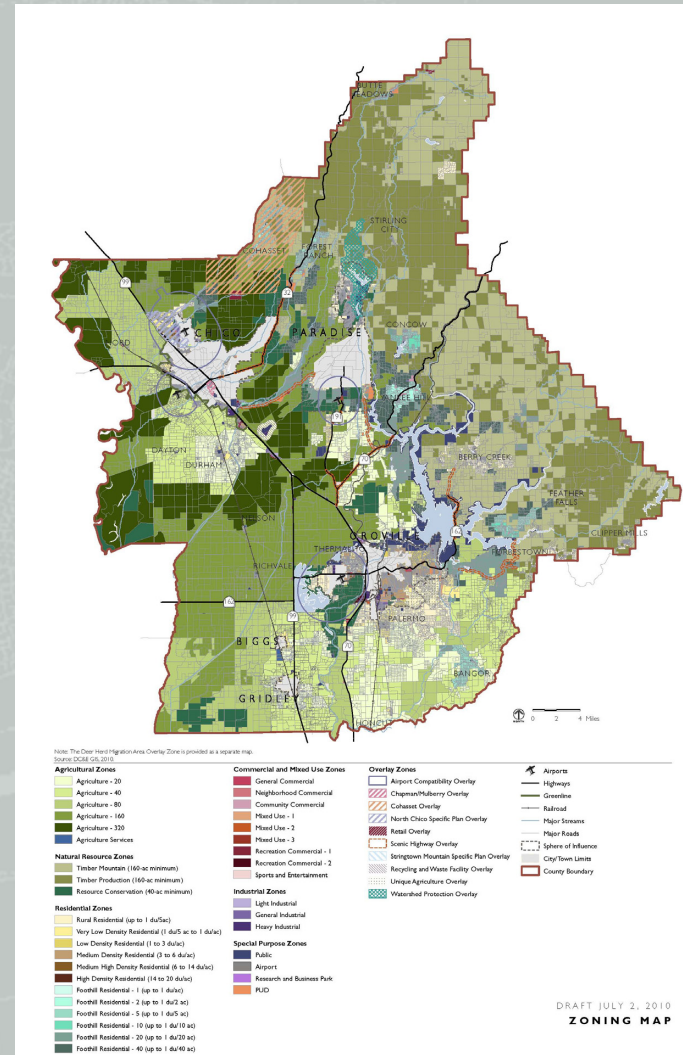
HIGHLIGHTS OF DRAFT ZONING ORDINANCE

- ◆ Zoning Map
- ◆ Zones and Overlay Zones
- ◆ Development Standards and Land Use Regulations
- ◆ Permitting and Administration



ZONING MAP

- ◆ Implements General Plan Land Use Map
- ◆ 37 zones (including subzones)
- ◆ 11 overlay zones
- ◆ Unclassified and Agriculture-Residential zones eliminated and replaced



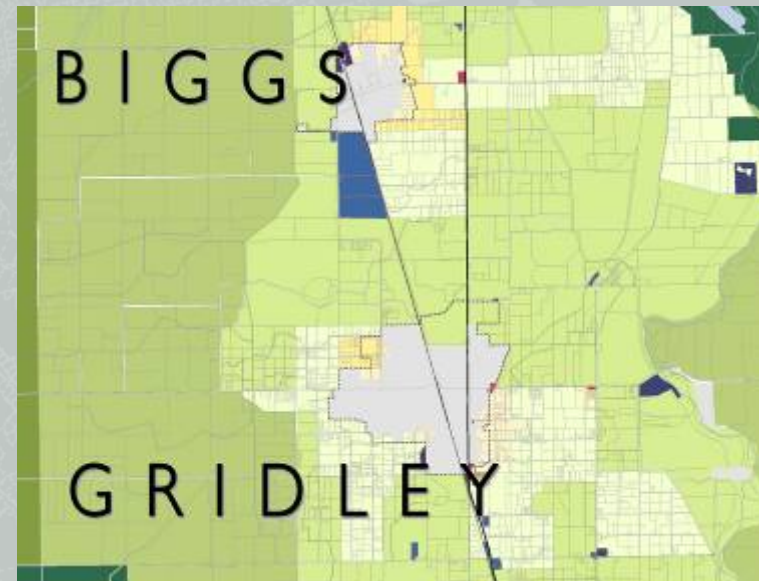
AGRICULTURE ZONES

- ◆ Minimum parcel size of 20 acres established in General Plan
- ◆ Five subzones (AG-20, AG-40, AG-80, AG-160, AG-320)
- ◆ Existing AG-5, AG-10, and AG-15 zones eliminated
- ◆ Methodology to determine zoning of properties



AGRICULTURE SERVICES ZONES

- ◆ Allows commercial and industrial uses that support agriculture
- ◆ Distributed throughout the valley along rail and major roads
- ◆ “Light” uses permitted as-of-right
- ◆ “Heavier” uses require a Conditional Use Permit



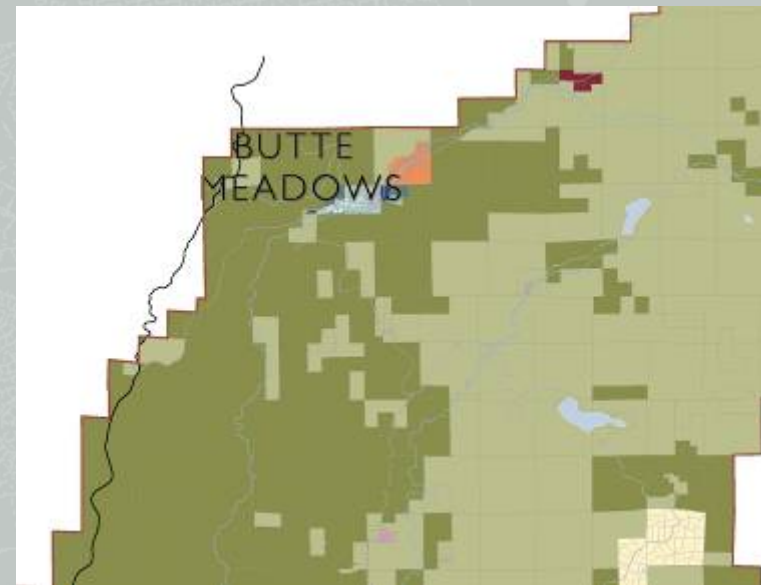
TIMBER MOUNTAIN ZONE

- ◆ Minimum parcel size of 160 acres established in General Plan
- ◆ Existing TM-1 through TM-160 eliminated
- ◆ Efforts to maintain existing development potential



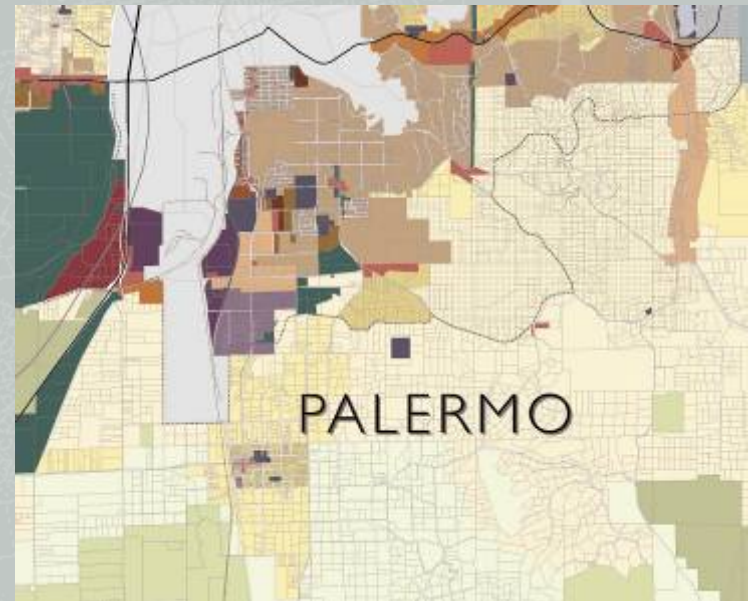
COMMUNITY COMMERCIAL ZONE

- ◆ Community Commercial Zone
- ◆ Allows for retail and service uses in rural areas
- ◆ Located in small rural communities



MIXED USE ZONE

- ◆ Allows commercial and residential uses within a single building or sharing one site
- ◆ Three Mixed Use Subzones (MU-1, MU-2, and MU-3)
- ◆ Permitted residential density ranges from 6 to 20 units per acre



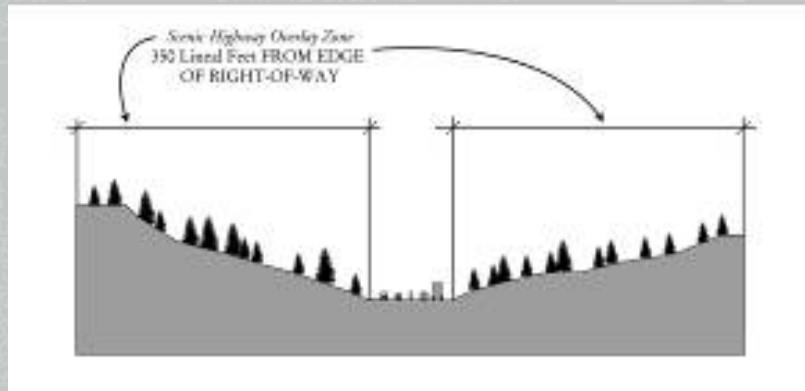
DEER HERD MIGRATION OVERLAY ZONE

- ◆ Implements the Deer Herd Migration Overlay in the General Plan
- ◆ Minimum Parcel Size
 - 20 acres in winter range areas
 - 40 acres in critical winter range areas
- ◆ Additional regulations relating to permits required, clustering of structures, fences, and dogs.



SCENIC HIGHWAY OVERLAY ZONE

- ◆ Replaces Scenic Highway Zone
- ◆ Applies to areas 350 feet from each side of designated scenic roadways
- ◆ Establishes new permit requirements and development standards



WATERSHED PROTECTION OVERLAY ZONE

- ◆ Largely carried forward from existing Zoning Ordinance
- ◆ Applies to Firhaven Creek Watershed and Paradise and Magalia Reservoirs Watershed



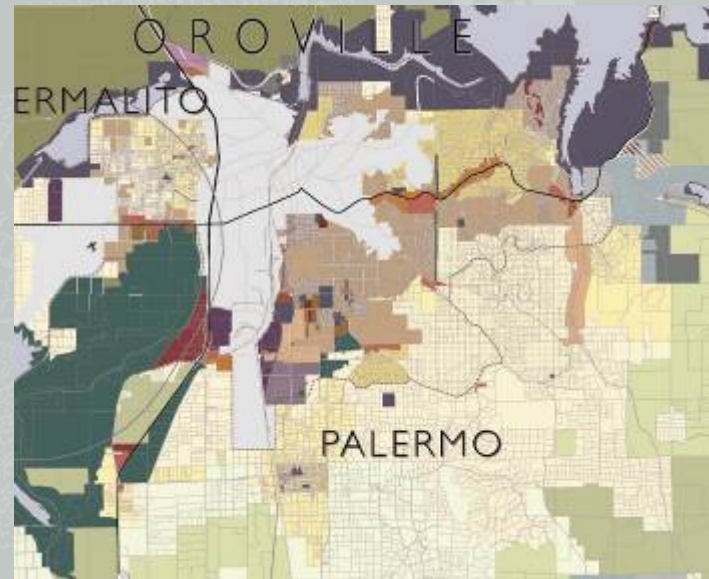
RETAIL OVERLAY ZONE

- ◆ Implements the Retail Overlay in the General Plan
- ◆ Allows small-scale retail and service uses in rural areas



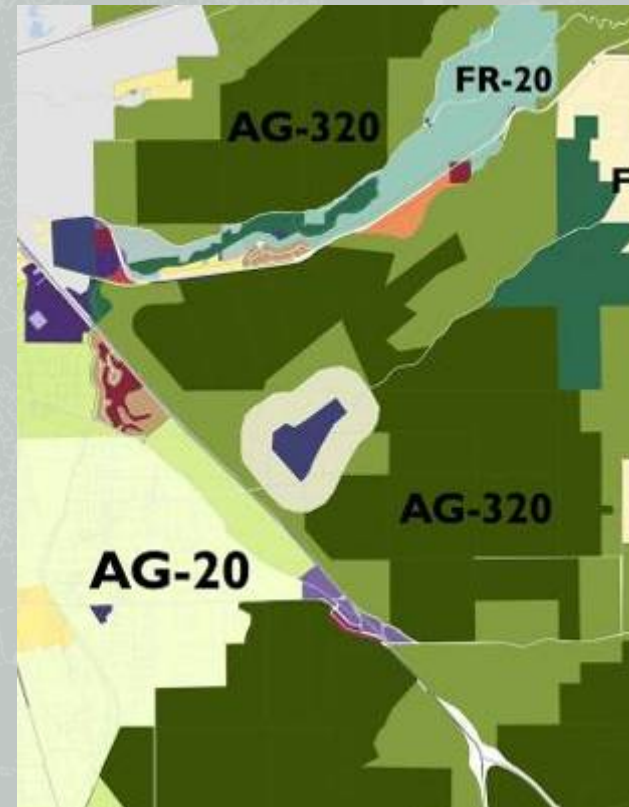
UNIQUE AGRICULTURE OVERLAY

- ◆ Implements the Unique Agriculture Overlay in the General Plan
- ◆ Allows small scale agriculture in rural residential areas
- ◆ Applies to rural residential areas southeast of Oroville



NEAL ROAD RECYCLING AND WASTE FACILITY OVERLAY

- ◆ Applies to areas surrounding the Neal Road Recycling and Waste Facility
- ◆ Ensures separation of incompatible uses
- ◆ Promotes recycling, energy generation, and economically beneficial uses



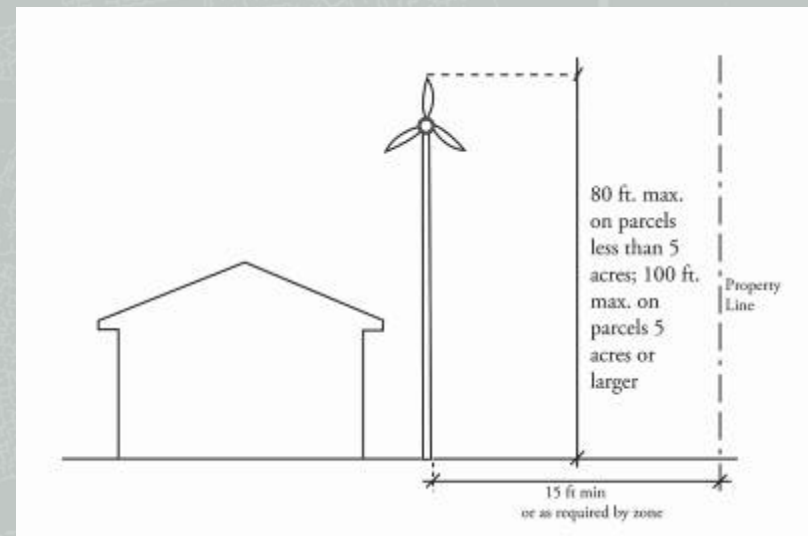
OVERLAY ZONES IMPLEMENTING OTHER PLANS

- ◆ Airport Compatibility
- ◆ Chapman Mulberry
- ◆ Cohasset
- ◆ North Chico Specific Plan
- ◆ Stringtown Specific Plan



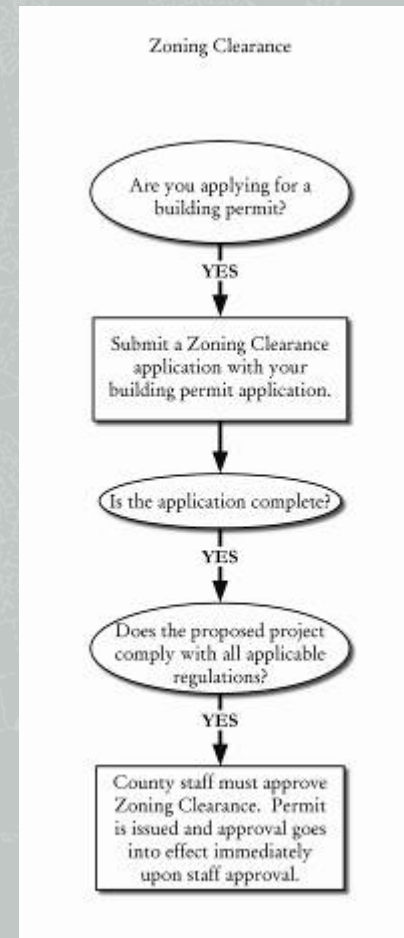
NEW DEVELOPMENT STANDARDS AND LAND USE REGULATIONS

- ◆ Riparian Areas
- ◆ Agriculture Buffers
- ◆ Clustered Development
- ◆ Parking and Loading
- ◆ Signs
- ◆ Landscaping
- ◆ Alternative Energy Structures
- ◆ Wineries and Olive Oil Production Facilities



PERMITTING AND ADMINISTRATION HIGHLIGHTS

- ◆ Zoning Administrator
- ◆ Minor Use Permit
- ◆ Minor Variance
- ◆ Exceptions



OPEN HOUSE INFORMATION BOOTHS

- ◆ Property Information
- ◆ Zones and Overlay Zones (excluding Deer Herd Migration Overlay Zone)
- ◆ Deer Herd Migration Overlay Zone
- ◆ Development Standards and Land Use Regulations
- ◆ Permitting and Administration



PLANNING COMMISSION ZONING ORDINANCE MEETINGS

All meetings held at Butte County Board Chambers

25 County Center Drive, Oroville

9:00 am to 3:00 pm

- September 30
Cherokee, Butte Valley
- October 7
Oroville, Palermo, Bangor, Honcut
- October 21
Berry Creek, Feather Falls, Clipper Mills, Forbestown
- November 2
Biggs, Gridley



PLANNING COMMISSION ZONING ORDINANCE MEETINGS

All meetings held at Butte County Board Chambers

25 County Center Drive, Oroville

9:00 am to 3:00 pm

- August 5
Durham, Dayton, Nelson, Richvale
- August 19
Chico, Nord, Cohasset
- September 2
Forest Ranch, Butte Meadows, Jonesville
- September 16
Paradise, Concow, Yankee Hill, Stirling City



BUTTE COUNTY GENERAL PLAN 2030

Meeting Series #8 – Public Workshop
Draft Zoning Ordinance



Butte County | July 28, 2010



DESIGN, COMMUNITY & ENVIRONMENT