

BUTTE COUNTY GENERAL PLAN 2030

Meeting Series #8 –Planning Commission Meetings
Draft Zoning Ordinance



Butte County | *September 2, 2010*



DESIGN, COMMUNITY & ENVIRONMENT

ZONING ORDINANCE UPDATE PROCESS

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



Planning Commission Meeting Schedule – Draft Zoning Ordinance

(All meetings held at Butte County Board Chambers, 25 County Center Drive, Oroville, 9:00 am to 3:00 pm)

Planning Commission Meeting	Zoning Map Review -Locations	Zoning Ordinance Review - Sections
August 5, 2010	Durham, Dayton, Nelson, Richvale	Part 1 –Enactment and Applicability Part 2 –Zoning Districts, Land Uses and Development Standards (Articles 4 – 8)
August 19, 2010	Chico, Nord, Cohasset, Butte Creek Canyon	Part 2 –Zoning Districts, Land Uses and Development Standards (Articles 9 – 10)
September 2, 2010	Forest Ranch, Butte Meadows, Jonesville	Part 3 –General Regulations (Articles 11 – 17)
September 16, 2010	Paradise, Magalia, Concow, Yankee Hill, Stirling City	Part 3 –General Regulations (Articles 18 – 24)
September 30, 2010	Cherokee, Butte Valley	Part 4 –Supplemental Use Regulations Part 5 –Land Use and Development Approval Procedures (Articles 25 – 29)
October 7, 2010	Oroville, Palermo, Bangor, Honcut	Part 5 –Land Use and Development Approval Procedures (Articles 30 – 35)
October 21, 2010	Berry Creek, Feather Falls, Clipper Mills, Forbestown	Part 6 –Zoning Ordinance Administration
November 2, 2010	Biggs, Gridley	Part 7 -Definitions Parts 1 – 7 Adjustments



September 2, 2010 Planning Commission Agenda: Morning Session 10:30 am to Noon

- ◆ Staff Introduction – Presentation on Draft Zoning Ord.
- ◆ Draft Zoning Ordinance Review Part 3 –General Regulations (Articles 11 – 17)
 - ◆ *Note: Articles 11 – 17 cover: Height Measurements and Exceptions, Setback Requirements and Exceptions, Walls and Fences, Outdoor Lighting, Recreational Vehicles and Campers, Riparian Areas, and Agricultural Buffers*
- ◆ Break
- ◆ Draft Zoning Map Review –Forest Ranch, Butte Meadows, Jonesville
- ◆ Planning Commission Q + A
- ◆ Public Comment



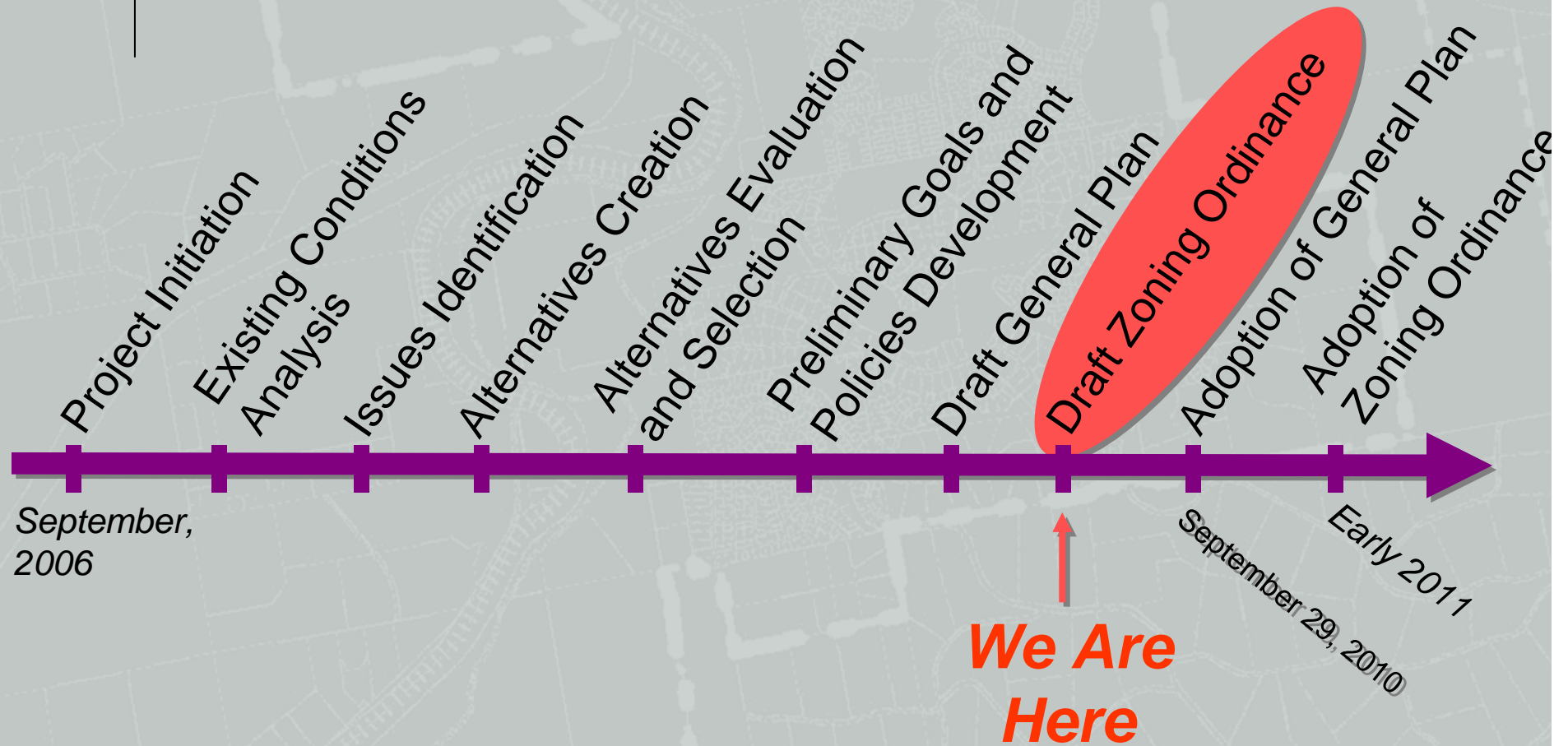
September 2, 2010 Planning Commission
Agenda: Afternoon Session 1:00 pm to 4:30
pm

Planning Commission Discussion and Recommendations:

- ◆ Draft Zoning Ordinance Part 3 –General Regulations (Articles 11 – 17)
- ◆ Draft Zoning Map –Forest Ranch, Butte Meadows, Jonesville



BUTTE GP 2030 -WHERE ARE WE TODAY?



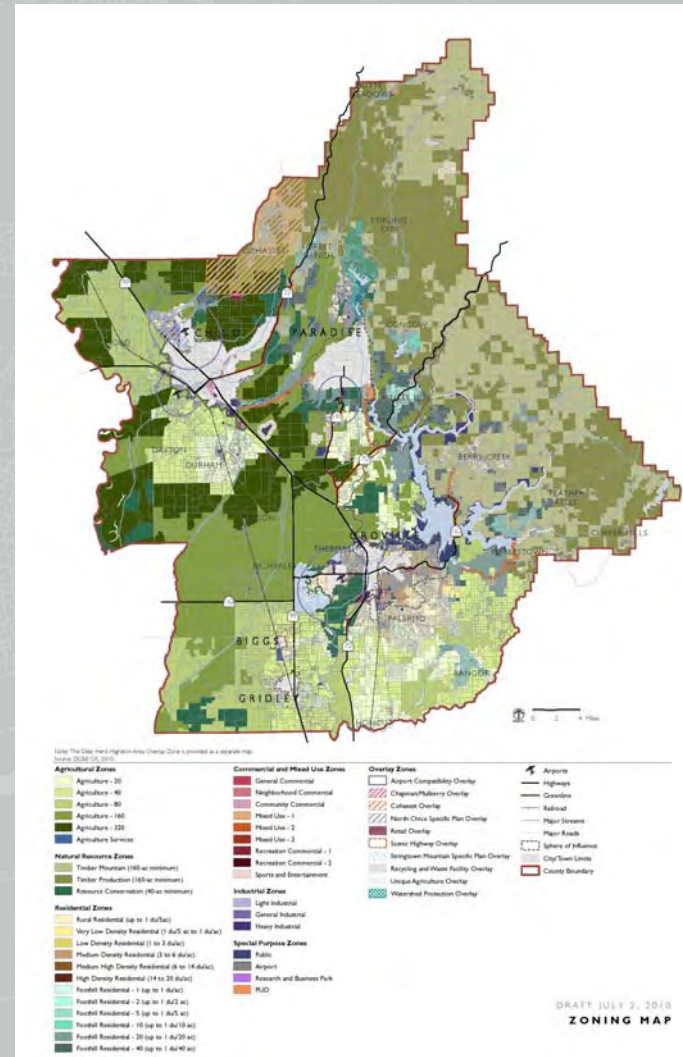
Zoning Ordinance Contents

- ◆ Part 1 Enactment and Applicability
- ◆ Part 2 Zoning Districts, Land Uses and Development Standards
- ◆ Part 3 General Regulations
- ◆ Part 4 Supplemental Use Regulations
- ◆ Part 5 Land Use and Development Approval Procedures
- ◆ Part 6 Zoning Ordinance Administration
- ◆ Part 7 Definitions/Glossary



ZONING MAP

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



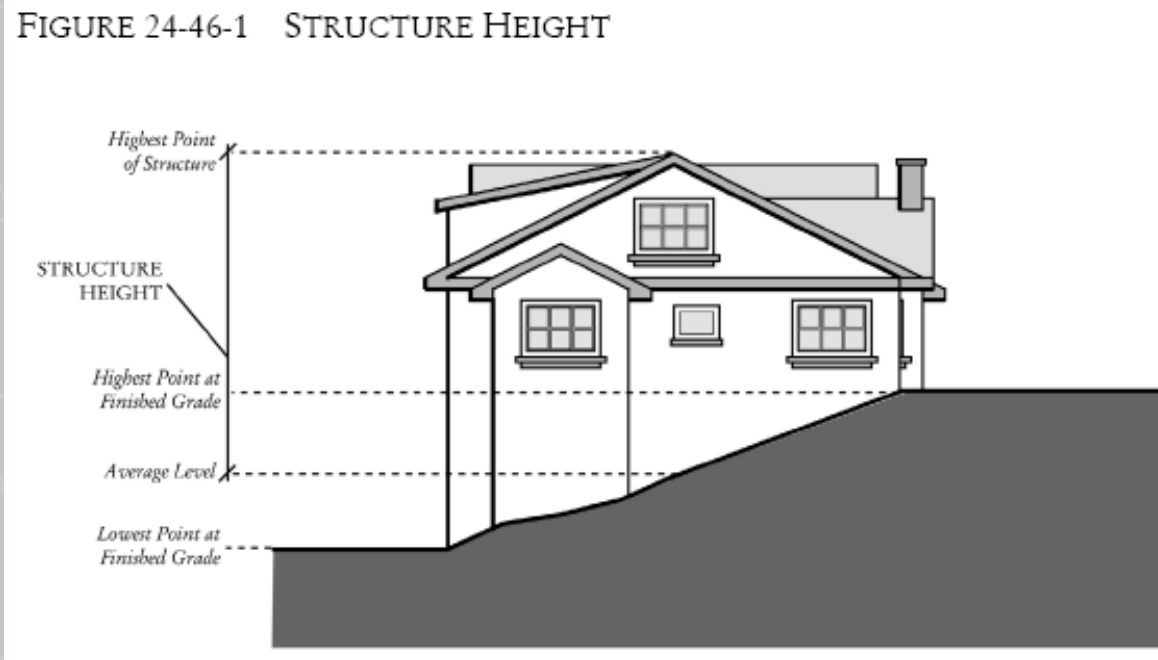
Draft Zoning Ordinance Review Part 3: General Regulations

- ◆ Article 11 –Height Measurements and Exceptions
- ◆ Article 12 –Setback Requirements and Exceptions
- ◆ Article 13 –Walls and Fences
- ◆ Article 14 –Outdoor Lighting
- ◆ Article 15 –Recreational Vehicles and Campers
- ◆ Article 16 –Riparian Areas
- ◆ Article 17 –Agricultural Buffers



Article 11 – Height Measurements and Exceptions

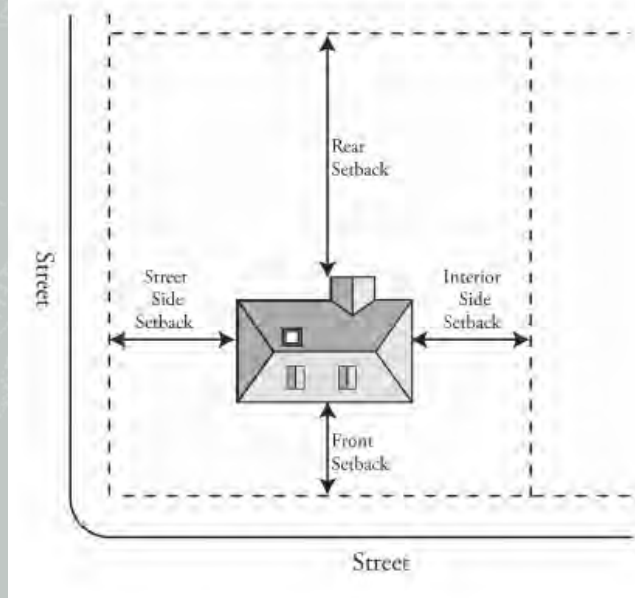
- ◆ 24-45 Purpose –To establish rules for the measurements of structure height and identifies permitted exceptions to the maximum allows structure height



Article 12 –Setback Requirements and Exceptions

- ◆ 24-49 Purpose –To establish rules for the measurement of setbacks and identifies permitted exceptions to the minimum required setback of structures from property lines

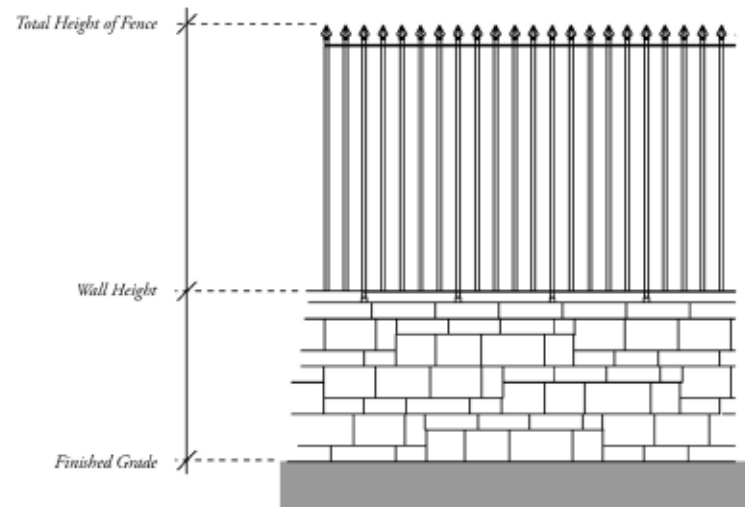
FIGURE 24-50-1 SETBACK MEASUREMENT



Article 13 – Walls and Fences

- ◆ 24-53 Purpose –To establish rules for the measurement of walls and fences and identifies the maximum permitted height and design standards for walls and fences

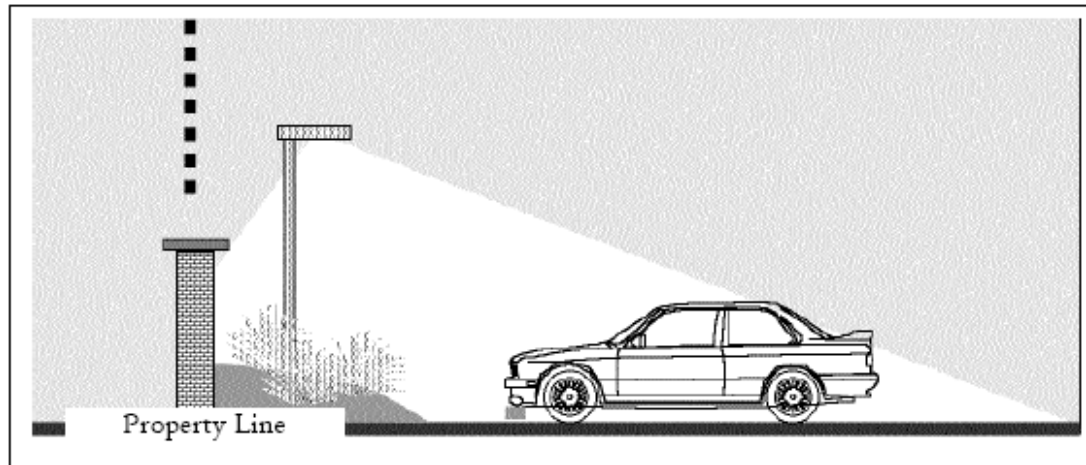
FIGURE 24-54-1 FENCE AND WALL HEIGHT



Article 14 – Outdoor Lighting

- ◆ 24-58 Purpose –To establish minimum requirements for outdoor lighting in residential areas in order to reduce light trespass and glare, and to protect the health, property, and well being of Butte County residents and visitors

FIGURE 24-63-2 LIGHT SOURCE NOT DIRECTLY VISIBLE OUTSIDE PROPERTY PERIMETER
Source: Dark Sky Society



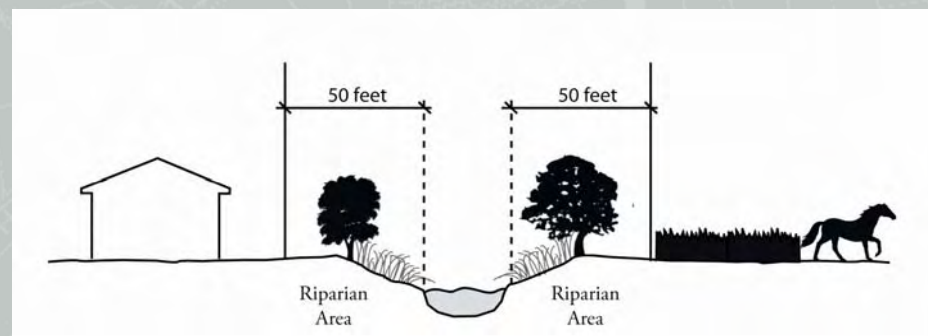
Article 15 –Recreational Vehicles and Campers

- ◆ 24-67 Purpose –To establish standards for the parking and storage of recreational vehicles and camping activities



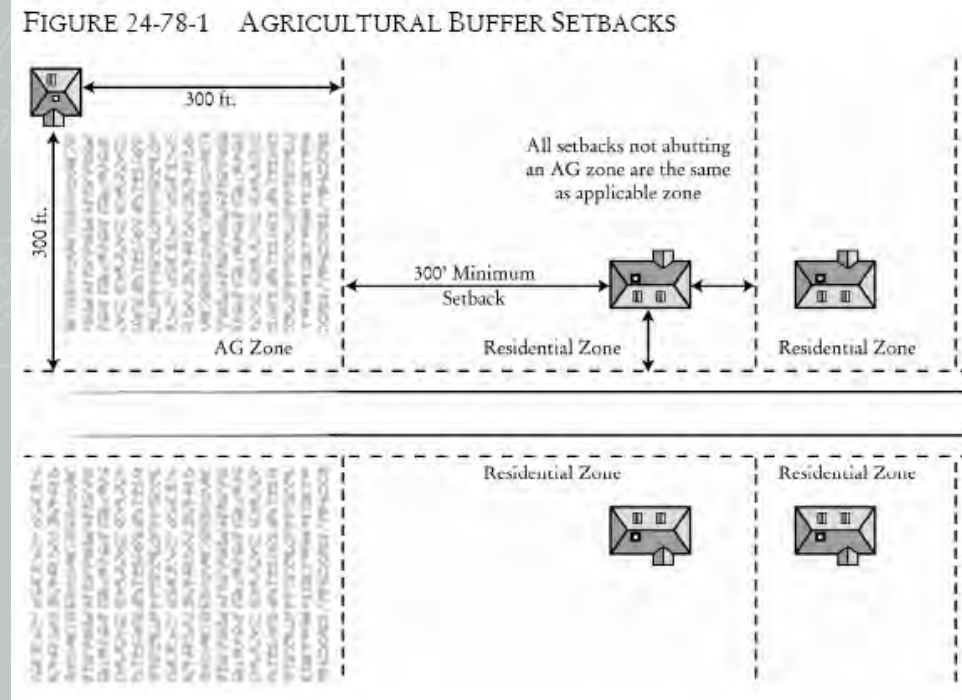
Article 16 –Riparian Areas

- ◆ 24-71 Purpose –To establish standards for riparian areas to:
 - ◆ Reduce risks to property owners and the public from erosion and flooding;
 - ◆ Protect and enhance the chemical, physical, and biological integrity of water resources in the County;
 - ◆ Minimize pollutants entering water bodies from urban stormwater runoff; and
 - ◆ Preserve riparian vegetation and protect wildlife habitat and wildlife corridors along natural drainage ways



Article 17 – Agricultural Buffers

- ◆ 24-76 Purpose –To establish a means to conserve and stabilize agricultural land uses in order to protect agricultural lands from encroachment and conversion to urban uses.



Draft Zoning Map Review: Forest Ranch, Butte Meadows, Jonesville

- ◆ Agriculture -160, and -320 subzones implemented to retain larger parcel sizes and to be consistent with Williamson Act Contracts where applicable
- ◆ Forest Ranch: Areas not in deer range match previous zoning as closely as possible; business district zoned General Commercial
 - ◆ Upper Stilson Specific Plan – To be developed in the future, consists of 4,264-acre area limited to not more than 300 new homes, with substantial amounts of open space and conseration areas
- ◆ Butte Meadows: Existing Commercial uses zoned Community Commercial; Unclassified Zone replace with FR-1, FR-5 and Timber Mountain;
- ◆ Jonesville – Received Recreation Commercial Zone in recognition of use –Summer Cabins and Historic Hotel (Replacing Unclassified zone)





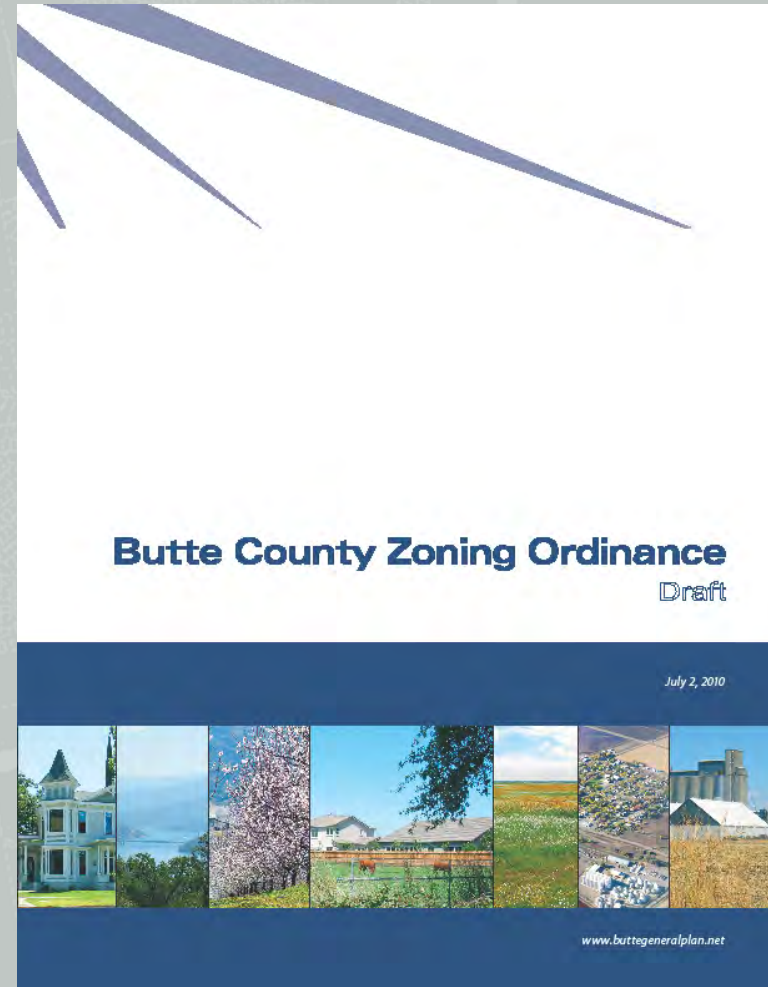
Planning Commission Questions & Answers Period



PUBLIC COMMENT: Draft Butte County Zoning Ordinance



- ◆ Comment on Part 3 of the Draft Zoning Ordinance (Articles 11 – 17)
- ◆ Comments on the Draft Zoning Map: Forest Ranch, Butte Meadows, Jonesville





Lunch Break
Noon – 1:00 pm

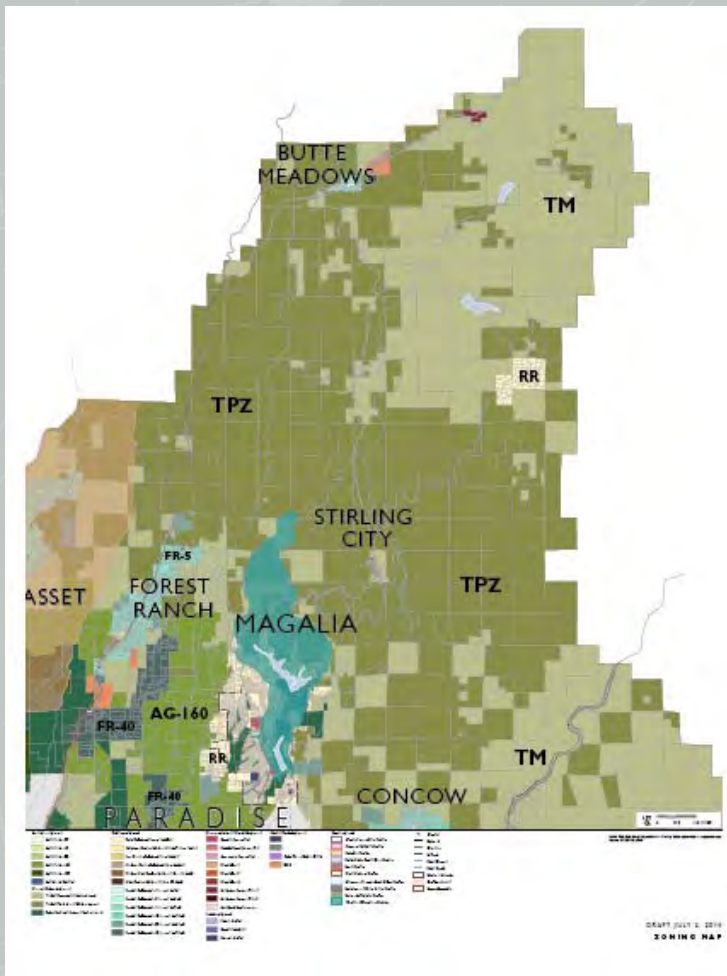


Planning Commission Discussion and Recommendations Part 3: General Regulations (Articles 11 – 17)

- ◆ Article 11: Height Measurement and Exceptions
- ◆ Article 12: Setback Requirements and Exceptions
- ◆ Article 13: Walls and Fences
- ◆ Article 14: Outdoor Lighting
- ◆ Article 15: Recreational Vehicles and Campers
- ◆ Article 16: Riparian Areas
- ◆ Article 17: Agricultural Buffers



Planning Commission Discussion and Recommendations Draft Zoning Map –Forest Ranch, Butte Meadows, Jonesville



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