



TO: Interested Members of the Public, Agencies, and Groups

FROM: Tim Snellings, Director
Butte County Department of Development Services

SUBJECT: Second Draft Butte County Zoning Ordinance and Zoning Map

DATE: July 8, 2011

Please find enclosed a CD of the **Second Draft Butte County Zoning Ordinance and Map**, which is currently under review. The Draft Butte County Zoning Ordinance and Map is part of the Butte County General Plan 2030 update process, and it has been written to be fully consistent with the General Plan in accordance with State law. This Second Draft replaces the earlier draft dated July 2, 2010. The attached CD also includes a version that shows all of the edits made to the prior draft (in strikeout and underlined text).

Meeting Series #8 is devoted to the Zoning Ordinance Update. The meeting series began with a Citizens Advisory Committee meeting held on March 11, 2010. The Citizens Advisory Committee provided direction on a variety of issues considered under the new Zoning Ordinance. Over 1-year ago, on July 2, 2010, the first draft of the new Zoning Ordinance and Map became available for public review. On July 28, 2010 a Public Workshop was held on the first Draft Zoning Ordinance and Map. The Planning Commission performed a comprehensive, page-by-page technical review of the first Draft Zoning Ordinance and Map. This review took place over eight all-day workshops held between August 5, 2010 and November 2, 2010

The Planning Commission and staff edited many sections of the First Draft Zoning Ordinance at each of these meetings. Additionally, many members of the public provided oral and written input concerning the Draft Zoning Ordinance text and map. Staff reviewed all of the public requests and incorporated all of the Planning Commission recommendations. Additionally the Board of Supervisors held a Special Meeting on April 28, 2011 and provided staff with direction concerning the use of a Zoning Administrator; permitting accessory uses, and the policy issue of permitting solar energy projects in agricultural zones. The Planning Commission's work and additional direction from the Board provided the basis to complete a Second Draft Zoning Ordinance and Map, which incorporates their edits and addresses public comments.

The new Second Draft Zoning Ordinance and Zoning Map are available for public review starting on Friday, July 8, 2011, on-line at www.buttegeneralplan.net , at all Butte County Branch Libraries, and at the Development Services Department, 7 County Center Drive, Oroville. In addition, free CDs containing the new Draft Zoning Ordinance and Zoning Map are

available by contacting Development Services at 538-6571 or by emailing dsgeneralplan@buttecounty.net. The Butte County Planning Commission will continue with the review of the Second Draft Zoning Ordinance in accordance with the following schedule. All Planning Commission meetings will take place at the Butte County Board of Supervisors Chambers, 25 County Center Drive, Oroville:

Meeting Series #8 – Draft Zoning Ordinance		
DRAFT ZONING ORD. TASK		Timing
1.	Publish 2 nd Draft Zoning Ordinance and Map	7/8/11
2.	Planning Commission Meetings -focused on 2 nd Draft Zoning Ordinance Map	8/18/11, 9:00 am – 4:00 pm 8/25/11, 11:00 am – 4:00 pm
3.	Planning Commission Meetings -focused on 2 nd Draft Zoning Ordinance Text	9/15/11, 9:00 am – 4:00 pm 9/22/11, 11:00 am – 4:00 pm

The first set of Planning Commission meetings to be held on August 18 and August 25, 2011, will be focused exclusively on the **Draft Zoning Map**. The second set of Planning Commission meetings to be held on September 15 and September 22, 2011 will be focused exclusively on the **Draft Zoning Ordinance text**.

The Zoning Map provides zoning for all unincorporated portions of Butte County. In accordance with State law, the zoning map must be consistent with the General Plan 2030 Land Use Map. The PDF format map provided on this CD allows you to “zoom-in” to see details for individual areas and parcels. You must refer to the color legend on the bottom part of the map to determine the applicable zone. As an alternative to this map, you may also refer to the Parcel Look-Up feature on www.buttegeneralplan.net, which provides a way to look-up zoning for individual Assessor Parcel Numbers or street addresses.

Development Services staff welcomes the public’s review and comments regarding the attached Draft Butte County Zoning Ordinance and Zoning Map. All comments and questions may be directed to Planning Manager Chuck Thistlethwaite, 530-538-6572 or via email at dsgeneralplan@buttecounty.net

STAFF NOTE CONCERNING SECTION 24-154 –ALTERNATIVE ENERGY STRUCTURES (SOLAR POWER AND WIND TURBINES) –ADDITIONAL WORK IS CURRENTLY BEING COMPETED BY STAFF AND SIGNIFICANT CHANGES WILL BE PROVIDED TO THE PLANNING COMMISSION FOR REVIEW AT THEIR SEPTEMBER 15 AND 22, 2011 MEETINGS.