

AN ORDINANCE AMENDING CHAPTER 21 OF THE ORDINANCE CODE OF THE COUNTY OF LAKE PERTAINING TO ALLOW A RESTAURANT UP TO 750 SQUARE FEET ACCESSORY TO A PERMITTED TASTING ROOM IN THE “APZ”, “A” “RL” “RR” AND “SR” DISTRICTS; ALLOW A RESTAURANT EXCEEDING 750 SQUARE FEET IN SIZE ACCESSORY TO A PERMITTED TASTING ROOM SUBJECT TO OBTAINING A MAJOR USE PERMIT IN THE “APZ” “A” “RL” “RR” AND “SR” DISTRICTS; ALLOW A REDUCTION OF THE MINIMUM RESIDENTIAL CONSTRUCTION STANDARDS IN THE “R1” DISTRICT FROM A MINIMUM DWELLING SIZE OF 720 SQUARE FEET TO 360 SQUARE FEET, A MINIMUM WIDTH REDUCTION FROM 15 FEET TO 12 FEET AND A MINIMUM EAVE REDUCTION FROM 12 INCHES TO 6 INCHES; ESTABLISH A PERMIT PROCESS TO ALLOW EMERGENCY TEMPORARY DWELLINGS AFTER A CATASTROPHIC OR NATURAL DISASTER; MODIFY THE COLLECTORS PERMIT CONDITIONS TO ALLOW A TWO CAR GARAGE UP TO 500 SQUARE FEET ACCESSORY TO A PERMITTED DWELLING; ALLOW A REDUCTION IN THE MINIMUM RESIDENTIAL CONSTRUCTION STANDARDS OF THE “MH” MOBILE HOME COMBINING DISTRICT FROM A MINIMUM DWELLING SIZE OF 560 SQUARE FEET TO 360 SQUARE FEET.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE ORDAINS AS
FOLLOWS:**

Section 1. Subsection (b) of Section 4.4 of Chapter 21 of the Lake County Code is hereby amended, and shall read as follows:

“Small wineries with an annual production capacity of fifteen thousand (15,000) cases or less, including an incidental retail sales area of up to seven hundred and fifty (750) square feet for wine produced and/or bottled on the premises; Wine tasting facilities with up to seven hundred and fifty (750) square feet of retail sales area on sites with a minimum of ten (10) acres of planted vineyards. A restaurant up to seven hundred and fifty (750) square feet in size may be permitted accessory to a wine tasting room. In each case, only winery and wine-related promotional events may be permitted as defined in Section 68.4(s)17”.

Section 2. Subsection (c) of Section 4.5 of Chapter 21 of the Lake County Code is hereby amended, and shall read as follows:

1
2 “Large wineries with an annual production capacity exceeding fifteen thousand
3 (15,000) cases including incidental retail sales of wine produced or bottled on
4 the premises, and which may only include winery and wine-related promotional
5 events as defined in Section 68.4(s)17. A restaurant may be permitted when
6 accessory to incidental retail sales of wine.

7 **Section 3.**

8 Subsection (c) of Section 5.4 of Chapter 21 of the Lake County Code is hereby
9 amended, and shall read as follows:

10 Small wineries with an annual production capacity of fifteen thousand (15,000)
11 cases or less, including an incidental retail sales area of up to seven hundred and
12 fifty (750) square feet for wine produced and/or bottled on the premises; Wine
13 tasting facilities with up to seven hundred and fifty (750) square feet of retail
14 sales area on sites with a minimum of ten (10) acres of planted vineyards, with
15 or without a small winery. A restaurant up to seven hundred and fifty (750)
16 square feet in size may be permitted accessory to a wine tasting room. Small
17 wineries and tasting facilities may include winery and wine-related promotional
18 events as defined in Section 68.4(s)17, and non-promotional events as defined in
19 Section 68.4(s)16. Non-promotional events shall be subject to Departmental
20 review after one year of operation.

21 **Section 4.**

22 Subsection (c) of Section 5.5 of Chapter 21 of the Lake County Code is hereby
23 amended, and shall read as follows:

24 Large wineries with an annual production capacity exceeding fifteen thousand
25 (15,000) cases including incidental retail sales of wine produced or bottled on
26 the premises, which may include winery and wine-related promotional events as
27 defined in Section 68.4(s)17, non-promotional events as defined in Section
28 68.4(s)16, and amplified outdoor public events as defined in Section 68.4(s)15.
Non-promotional events and amplified outdoor public events shall be subject to
Departmental review after one year of operation. A restaurant may be permitted
when accessory to incidental retail sales of wine.

Section 5.

Subsection (d) of Section 7.4 of Chapter 21 of the Lake County Code is hereby
amended, and shall read as follows:

Small wineries with an annual production capacity of fifteen thousand (15,000)
cases or less, including an incidental retail sales area of up to seven hundred and
fifty (750) square feet for wine produced and/or bottled on the premises; Wine
tasting facilities with up to seven hundred and fifty (750) square feet of retail

1 sales area on sites with a minimum of ten (10) acres of planted vineyards, with
2 or without a small winery. A restaurant up to seven hundred and fifty (750)
3 square feet in size may be permitted accessory to a wine tasting room. Small
4 wineries and tasting facilities may include winery and wine-related promotional
5 events as defined in Section 68.4(s)17, non-promotional events as defined in
6 Section 68.4(s)16. Non-promotional events shall be subject to Departmental
7 review after one year of operation.

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Section 6. Subsection (c) of Section 7.5 of Chapter 21 of the Lake County Code is hereby
amended, and shall read as follows:

Large wineries with an annual production capacity exceeding fifteen thousand
(15,000) cases including incidental retail sales of wine produced or bottled on
the premises, which may include winery and wine-related promotional events as
defined in Section 68.4(s)17, non-promotional events as defined in Section
68.4(s)16, and amplified outdoor public events as defined in Section 68.4(s)15.
Non-promotional events and amplified outdoor public events shall be subject to
Departmental review after one year of operation. A restaurant may be permitted
when accessory to incidental retail sales of wine.

Section 7. Subsection (i) of Section 8.4 of Chapter 21 of the Lake County Code is hereby
amended, and shall read as follows:

Small wineries with an annual production capacity of fifteen thousand (15,000)
cases or less, including an incidental retail sales area of up to seven hundred and
fifty (750) square feet for wine produced and/or bottled on the premises. Wine
tasting facilities with up to seven hundred and fifty (750) square feet of retail
sales area on sites with a minimum of ten (10) acres of planted vineyards, with
or without a small winery. A restaurant up to seven hundred and fifty (750)
square feet in size may be permitted accessory to a wine tasting room. Small
wineries and wine tasting facilities may include winery and wine-related
promotional events as defined in Section 68.4(s)17, and non-promotional events
as defined in Section 68.4(s)16. Non-promotional events shall be subject to
Departmental review after one year of operation.

Section 8. Subsection (g) of Section 8.5 of Chapter 21 of the Lake County Code is hereby
amended, and shall read as follows:

Large wineries with an annual production capacity exceeding fifteen thousand
(15,000) cases including incidental retail sales of wine produced or bottled on
the premises, which may include winery and wine-related promotional events as

defined in Section 68.4(s)17, non-promotional events as defined in Section 68.4(s)16, and amplified outdoor public events as defined in Section 68.4(s)15. Non-promotional events and amplified outdoor public events shall be subject to Departmental review after one year of operation. A restaurant may be permitted when accessory to incidental retail sales of wine.

Section 9. Subsection (d) of Section 9.5 of Chapter 21 of the Lake County Code is hereby amended, and shall read as follows:

Small wineries with an annual production capacity of fifteen thousand (15,000) cases or less on parcels not less than five (5) acres, including an incidental retail sales area of up to seven hundred and fifty (750) square feet for wine produced and/or bottled on the premises. Small wineries may include winery and wine-related promotional events as defined in Section 68.4(s)17, and non-promotional events as defined in Section 68.4(s)16. Non-promotional events shall be subject to Departmental review after one year of operation. A restaurant may be permitted when accessory to incidental retail sales of wine.

Section 10. Subsection (e) of Section 9.5 of Chapter 21 of the Lake County Code is hereby amended, and shall read as follows:

Large wineries with an annual production capacity exceeding fifteen thousand (15,000) cases on parcels not less than five (5) acres, including incidental retail sales of wine produced or bottled on the premises, which may include winery and wine-related promotional events as defined in Section 68.4(s)17, non-promotional events as defined in Section 68.4(s)16, and amplified outdoor public events as defined in Section 68.4(s)15. Non-promotional events and amplified outdoor public events shall be subject to Departmental review after one year of operation. A restaurant may be permitted when accessory to incidental retail sales of wine.

Section 11. Subsection (a) of Section 10.20 of Chapter 21 of the Lake County Code is hereby amended, and shall read as follows:

All dwelling units must be at least twelve (12) feet in width or diameter (excluding eaves) and at least three hundred sixty (360) square feet in gross floor area, except "Granny Units" and "Guest Houses" permitted in Article 27.

Section 12. Subsection (h) of Section 10.20 of Chapter 21 of the Lake County Code is

hereby amended, and shall read as follows:

All units shall have a perimeter roof overhang on all sides extending not less than six (6) inches measured from the vertical side of the home, not including rain gutters.

Section 13. Sections 27.3 (aa) of Chapter 21 of the Lake County Code are hereby added to read as follows:

Emergency Temporary dwelling:

1. One (1) trailer coach, recreational vehicle, mobile home or single-family dwelling may be used as an emergency temporary dwelling unit for a period of time not to exceed six months (6) during the recovery process due to a catastrophic or natural disaster.
2. Applicants for an emergency temporary dwelling zoning permit shall, prior to issuance of a zoning permit:
 - Obtain building and health permits for the inspection of the water supply, waste discharge system and electrical installation for the temporary dwelling.
 - Obtain a demolition permit from the County for the removal of the prior dwelling that was damaged.
3. The emergency temporary dwelling zoning permit will be redefined as a standard temporary dwelling zoning permit once a building permit for construction of an onsite dwelling has been applied for and issued.
4. An emergency temporary dwelling shall meet the performance standards of Article 41 and all development standards of the zoning district except for the minimum residential construction standards.

Section 14. Section 27.2 Table A of Chapter 21 of the Lake County Code is hereby added, and shall read as follows:

“(aa) Emergency Temporary Dwelling”

A solid dot shall be inserted in the “APZ”, “A”, “TPZ”, “RR”, “RL”, “SR”, “R1”, “R2”, “PDR” and “U”, columns.

Section 15. Section 27.11 (ak) of the Lake County Code is hereby amended to read as follows:

1. A collector's permit shall be a residential accessory use. A two car garage up to 500 square feet accessory to a permitted dwelling shall not be counted toward total accessory square footage.
2. All outdoor storage shall be completely screened to a height of six (6) feet by a solid wood or masonry fence, when not completely enclosed in a building unless alternative screening is specifically authorized by this use permit.
3. Outdoor storage areas shall be fully screened from public view from exterior property lines and from public roadways within one-half (1/2) mile of the open storage area.
4. There shall be no outdoor storage in any required yard area.
5. There shall be no outdoor storage in any front yard in the "SR", "R1", "R2" or "R3" districts.
6. Storage shall only occur in those areas shown on the approved plot plan.
7. A collector's permit may also permit the open and outdoor storage of no more than two (2) unoccupied recreational vehicles on property not possessing a principal use, subject to the following provisions:
 - i. The minor use permit application shall be accompanied by proof that the applicant owns the property where the storage is to be located.
 - ii. The registered owner of the vehicle(s) must own a dwelling unit on a lot abutting the property where the storage is to be located.
 - iii. There shall be no storage of vehicles permitted within any required front yard.
 - iv. The permit holder shall agree to maintain the property where the storage is located free of debris, junk, or overgrown weeds.
 - v. Any recreational vehicle stored pursuant to this Section shall be currently registered and maintained in a condition to be legally operated on a public street or highway within the State of California.

(Ord. No. 1974, 12/20/1990)

Section 16. Article 32.11 (a) of Chapter 21 of the Lake County Code is hereby amended to read as follows:

1 All dwelling units must be at least twelve (12) feet in width or diameter
2 (excluding eaves) and at least three hundred sixty (360) square feet in gross
3 floor area.

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5 **Section 17.** The Community Development Department is directed to prepare the report to
6 effectuate this zoning ordinance text amendment.

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8 **Section 18:** This zoning ordinance text amendment is consistent with the Lake County
9 General Plan.

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11 **Section 19:** The Board of Supervisors finds this zoning ordinance text amendment is exempt
12 from the California Environmental Quality Act pursuant to Section 15061(b)(3).

13 **Section 20:** This ordinance shall take effect on the __ day of _____, 2018. Within
14 fifteen (15) days after adoption of the ordinance, the Clerk to the Board of
15 Supervisors shall at least once in a newspaper of general circulation printed and
16 published in the County of Lake publish a summary of the Ordinance with the
17 names of those supervisors voting for and against the ordinance and the Clerk
18 shall post in the office of the Clerk to the Board of Supervisors a certified copy
19 of the full text of the adopted ordinance along with the names of those
20 supervisors voting for and against the Ordinance.

21
22 The forgoing **Ordinance** was introduced before the Board of Supervisors of the County
23 of Lake on the ____ day of _____, 2018, and passed by the by the following vote on
24 the ____ day of _____, 2018:

25 AYES:

26 NOES:

27 ABSENT OR NOT VOTING:

28 COUNTY OF LAKE

Chair, Board of Supervisors

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board
of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

ANITA L. GRANT
County Counsel

APPROVED AS TO FORM:

By: 

By: 
Community Development Department