

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 21, ARTICLES 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 27, AND 68 OF THE LAKE COUNTY ZONING ORDINANCE TO IMPLEMENT GENERAL PLAN HOUSING ELEMENT POLICY HE-38; HE-59; HE 60; HE-61; HE-71; HE-72; and HE-73 PERTAINING TO HOUSING DEVELOPMENT

WHEREAS, the General Plan - Housing Element is a tool to address future housing development through a variety of policies, including reducing governmental obstacles to housing development; and

WHEREAS, the Sixth Cycle Housing Element was approved by the Board of Supervisors on March 26, 2019, and certified by the State of California – Housing and Community Development Department on September 16, 2020; and

WHEREAS, Policy HE-38 reduces governmental obstacles to housing by declaring several types of residential development as a use by right within certain zoning districts, subject to objective development standards; and

WHEREAS, Policy HE-59 reduces governmental obstacles to supportive housing by declaring supportive services and housing by right in certain commercial and residential zoning designations that have access to support services; and

WHEREAS, Policy HE-60 reduces governmental obstacles for emergency shelters by removing the setback to other facilities; removing parking requirements; removing minimum number of beds required, and increasing the maximum length of stays permitted; and

WHEREAS, Policy HE-61 reduces governmental obstacles for agricultural employee housing by permitting such uses with a Minor Use Permit within certain zoning districts, subject to objective development standards; and

WHEREAS, Policy HE-71 reduces governmental obstacles for mixed-use commercial and residential development by declaring it as a use by right within certain zoning districts, and removing parking requirements; and

1 **WHEREAS**, Policy HE-72 reduces governmental obstacles for multifamily
2 development with 20 or more units by declaring it a use by right within certain zoning
3 districts, subject to objective development standards; and

4 **WHEREAS**, Policy HE-73 reduces governmental obstacles for Low Barrier
5 Navigation Centers, as defined in Government Code Sections 65660-65668 by
6 declaring them a use by right within certain zoning districts, subject to objective
7 development standards.

8 **NOW THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF**
9 **LAKE, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:**

10
11 SECTION 1: Subsection (k) of Section 4.3, Article 4, Chapter 21 of the Lake County
12 Code is hereby added, and shall read as follows:

13 *“(k) Agricultural Employee Housing, as defined in Article 68 and regulated in Article 27,*
14 *Section 27.13(aad) of this Chapter.”*

15
16 SECTION 2: Subsection (k) of Section 5.3, Article 5, Chapter 21 of the Lake County
17 Code is hereby added, and shall read as follows:

18 *“(k) Agricultural Employee Housing, as defined in Article 68 and regulated in Article 27,*
19 *Section 27.13(aad) of this Chapter.”*

20
21 SECTION 3: Subsection (k) of Section 6.5, Article 6, Chapter 21 of the Lake County
22 Code is hereby added, and shall read as follows:

23 *“(k) Agricultural Employee Housing, as defined in Article 68 and regulated in Article 27,*
24 *Section 27.13(aad) of this Chapter.”*

25
26 SECTION 4: Subsection (n) of Section 7.3, Article 7, Chapter 21 of the Lake County
27 Code is hereby added, and shall read as follows:

28 *“(n) Agricultural Employee Housing, as defined in Article 68 and regulated in Article 27,*
29 *Section 27.13(aad) of this Chapter.”*

30
31 SECTION 5: Subsection (l) of Section 8.3, Article 8, Chapter 21 of the Lake County
32 Code is hereby added, and shall read as follows:

1 “(I) *Agricultural Employee Housing, as defined in Article 68 and regulated in Article 27, Section 27.13(aad) of this Chapter.*”

3 SECTION 6: Subsection (k) of Section 9.3, Article 9, Chapter 21 of the Lake County
4 Code is hereby added, and shall read as follows:

5 “(k) *Supportive Housing, as defined in Article 68, Section 68.4(m) of this Chapter.*”

7 SECTION 7: Subsection (h) of Section 10.3, Article 10, Chapter 21 of the Lake County
8 Code is hereby added, and shall read as follows:

9 “(h) *Supportive Housing, as defined in Article 68, Section 68.4(m) of this Chapter.*”

11 SECTION 8: Subsection (h) of Section 11.3, Article 11, Chapter 21 of the Lake County
12 Code is hereby added, and shall read as follows:

13 “(h) *Supportive Housing, as defined in Article 68, Section 68.4(m) of this Chapter .*”

15 SECTION 9: Subsections (a) through (f) of Section 12.4, Article 12, Chapter 21 of the
16 Lake County Code are hereby amended, and shall read as follows:

17 “(a) *Duplexes, triplexes, fourplexes or apartment buildings; multi-family dwelling groups.*

18 “(b) *Multi-family residential developments, including those with twenty (20) or more*
19 *dwelling units, shall be permitted by right or ministerially as specified in other*
20 *subsections of this Article, and without the requirement of a minor use permit, subject to*
21 *compliance with all objective development standards of this Article and the standards in*
22 *Section 19.20, Article 19, Chapter 21 of the Lake County Code.*

23 “(c) *Those uses permitted in the “R3” district with a zoning permit in Table A, Article 27.*

24 “(d) *Notwithstanding other provisions of this Article, residential development qualifying as*
25 *an Affordable Housing Project that may be expedited. For the purpose of this section, a*
26 *“Qualifying Project” is a project which meets all of the criteria as provided in California*
27 *Government Code §65913.4.*

28 “(e) *Housing projects with at least 20% of units affordable to lower income households*
29 *shall be permitted by right if they have been previously identified in the Housing*
30 *Element as potential affordable housing sites for at least two update cycles, or if they*
31 *are located in a High Density zone.*

32 “(f) *Supportive Housing, as defined in Article 68 of this Chapter.*”

1 SECTION 10: Subsection (c) of Section 12.5, Article 12, Chapter 21 of the Lake County
2 Code is hereby removed.

3

4 SECTION 11: Subsection (f) of Section 13.5.1, Article 13, Chapter 21 of the Lake
5 County Code is hereby added, and shall read as follows:

6 *“(f) Supportive Housing, as defined in Article 68, Section 68.4(m) of this Chapter.”*

7

8 SECTION 12: Subsection (j) of Section 18.3, Article 18, Chapter 21 of the Lake County
9 Code is hereby added, and shall read as follows:

10 *“(j) Supportive Housing, as defined in Article 68, Section 68.4(m) of this Chapter.”*

11

12 SECTION 13: Section 19.1 of Article 19, Chapter 21 of the Lake County Code is hereby
13 amended, and shall read as follows:

14 *“Purpose: To provide a full range of commercial retail and service establishments to
15 communities, while also allowing for the integration of residential uses into community
16 commercial areas where appropriate services are available, thereby promoting housing
17 diversity and utilizing existing infrastructure. The following regulations shall apply in all
18 “C2” districts and all uses shall be subject to development review as set forth in Article
19 56.”*

20 SECTION 14: Subsections (p) through (s) of Section 19.3, Article 19, Chapter 21 of the
21 Lake County Code are hereby added, and shall read as follows:

22 *“(p) Residential Development: When supported by appropriate services and
23 demonstrating consistency with the County General Plan, subject to the development
24 standards of Section 21-19.20.*

25 *(q) Supportive Housing, as defined in Article 68, Section 68.4(m) of this chapter.*

26 *(r) Low Barrier Navigation Centers: as defined in Article 68 of this Chapter and
27 regulated as follows:*

28 *1. Purpose. To provide housing-first, low-barrier, service-enriched temporary shelter
29 facilities for homeless individuals and families, promoting their transition to
permanent housing, consistent with Government Code Sections 65660-65668 and
state law (Assembly Bill 101, 2019).*

*2. Permitted Use. Low Barrier Navigation Centers shall be permitted by right in the
other mixed-use zones as identified in this Ordinance, provided they comply with the
objective development and management standards of this subsection.*

1 3. *Location.* LNBCs shall be located in areas with access to appropriate services and
2 transportation.

3 4. *Definition.* An LNBC shall meet the definition in Article 68, Section 68.4(l)2 of this
4 Chapter.

5 5. *Objective Development Standards.* LNBCs shall comply with the following
6 objective development standards, which shall be no more restrictive than those for
7 other residential or commercial development in the same zone:

8 (a) *Setbacks: Consistent with the base zoning district.*

9 (b) *Height: Consistent with the base zoning district.*

10 (c) *Lot Coverage: Consistent with the base zoning district.*

11 (d) *Density/Capacity: Capacity shall be objectively determined based on floor
12 area, building code, and health and safety requirements, without arbitrary limits.*

13 (e) *Building Design: Subject to objective design standards in Article 56 (Design
14 Review), ensuring compatibility with the surrounding area without imposing
15 discretionary aesthetic requirements.*

16 (f) *Landscaping: Consistent with the requirements of the base zoning district.*

17 6. *Objective Management Standards.* LNBCs shall comply with the following
18 objective management standards:

19 (a) *Low-Barrier Access: No preconditions for entry such as sobriety, employment,
20 income, or identification. Immediate and unrestricted access to services and
21 temporary shelter shall be provided.*

22 (b) *Services. Provision of on-site or accessible off-site support services to assist
23 residents in retaining housing, improving health, and maximizing self-sufficiency.*

24 (c) *Security. Objective security measures, such as adequate lighting and controlled
25 access, to ensure the safety of residents and the surrounding community.*

26 (d) *Staffing. Adequate staffing levels to ensure safe and effective operation,
27 including 24/7 staff coverage when clients are on-site.*

28 (e) *Good Neighbor Policy: Mechanisms for addressing potential neighborhood
29 concerns in an objective and timely manner.*

30 7. *Parking Requirements. Parking for LNBCs shall be limited to staff needs, at a ratio
31 of one (1) parking space per two (2) staff members on the largest shift, with a
32 minimum of two (2) parking spaces, and shall not impose higher requirements than
33 for other commercial or residential uses in the C2 district. Parking shall not be
34 required for clients/residents.*

35 (s) *Single-family, two-family or multi-family residential unit(s) located on the second
36 story or higher, as provided for in SEC. 21-19, 19.20 of this Chapter.”*

37 SECTION 15: Subsection (h) of Section 19.4, Article 19, Chapter 21 of the Lake County
38 Code is hereby removed.

1 SECTION 16: Sections 19.20 through 19.25 of Article 19, Chapter 21 of the Lake
2 County Code are hereby added and shall read as follows:

3 **“19.20 RESIDENTIAL DEVELOPMENT STANDARDS.** *The following development*
4 *standards shall apply to residential uses permitted within the "C2" Community*
5 *Commercial District, in addition to the performance standards of Article 41 and*
6 *general development standards of Article 41 and general development standards of*
7 *Section 21-19.10, unless otherwise specified herein.*

8 **19.21 Minimum Yards**

9 (a) *Front yard: Twenty (20) feet from lot line; or forty-five (45) feet from centerline*
10 *of roadway, whichever is greater. Yards abutting streets are front yards.*

11 (b) *Rear yard: Ten (10) feet from the lot line, except when contiguous to any*
12 *residential district, in which case it shall be twenty (20) feet from the lot line.*

13 (c) *Side yard: None; or ten (10) feet from the lot line when contiguous to any*
14 *residential district. For multi-family dwellings exceeding one story, an additional*
15 *five (5) feet shall be added for every story above one, measured from the wall of*
16 *the portion of the structure that exceeds one story.*

17 **19.22 Maximum Height**

18 (a) *Principal structure: Thirty-five (35) feet.*

19 (b) *Accessory structures: Twenty (20) feet.*

20 (c) *Multifamily Principal Structures: forty (40) feet.*

21 **19.23 Maximum Permitted Density**

22 (a) *Single-Family = 4,300 sf/ du*

23 (b) *Duplex and Multifamily=2292 sf/du*

24 (c) *Accessory Dwelling Units shall not be counted towards maximum density*
25 *calculations.*

26 **19.24 Maximum Lot Coverage**

27 (a) *One hundred percent (100%)*

28 (b) *For multi-story mixed-Use projects: One hundred (100) percent per level.*

29 **19.25 Residential Construction Standards**

30 (a) *All residential dwelling units, including multi-family housing and townhouses,*
31 *shall meet the minimum residential construction standards of the "R1" district,*
32 *Section 10.20, unless otherwise specifically provided."*

33 SECTION 17: Subsection (as) of Section 27.13, Article 27, Chapter 21 of the Lake
34 County Code is hereby amended and shall read as follows:

35 “Article 27.13(as) Emergency Shelter

36 1. *Purpose. The purpose of these regulations is to establish standards to ensure that*

1 the development of emergency shelters (shelters) does not adversely impact adjacent
2 parcels or the surrounding neighborhood and that they are developed in a manner
3 which protects the health, safety and general welfare of the nearby residents and
4 businesses. These performance standards shall apply to all shelters. These
5 regulations are hereby amended to comply with state law, including Assembly Bill 139.

6 2. **Location.** A shelter may be established in any "C3" Service Commercial District.

7 3. **Property Development Standards.** The development shall conform to all property
8 development standards of the C3 zoning district, with the exception of parking
9 requirements, as well as Sections 21-41, 21-45, 21-46.10, and 21-53.

10 4. **Length of Stay.** The maximum length of stay at the facility shall not exceed one
11 hundred eighty days in a three-hundred-sixty-five day period.

12 5. **Hours of Operation.** Shelters shall establish and maintain set hours for client
13 intake/discharge. Hours of operation must be prominently posted on site. Clients shall
14 be admitted to the facility between six p.m. and eight a.m. during Pacific Daylight Time
15 and five p.m. and eight a.m. during Pacific Standard Time. All clients must vacate the
16 facility by eight a.m. and have no guaranteed bed for the next night. Clients using
17 optional Facilities/Services may remain onsite outside of these hours.

18 6. **Onsite Parking.** Onsite parking shall be provided in the ratio of one space for every
19 six adult beds or one-half space per bedroom designated for family units with children.
20 One space shall be provided for each manager/staff member. Bike rack parking shall
21 also be provided by the facility.

22 7. **Lighting.** Adequate exterior lighting shall be provided for security purposes. The
23 lighting shall be stationary and shielded/down lit away from adjacent properties and
24 public right of way.

25 8. **Required Facilities.** Shelters shall provide the following facilities.

26 i. Indoor client intake/waiting area of at least one hundred square feet. If an exterior
27 waiting area is provided, it shall not be located adjacent to the public right of way
28 and shall be visibly separated from public view by minimum six foot tall visibly
 screening mature landscaping or a minimum six foot tall decorative masonry wall.
 Provisions for shade and or rain protection shall be provided.

29 ii. Interior and or exterior common space for clients to congregate shall be provided
30 on the property at a ratio of not less than fifteen square feet per client, with a
31 minimum overall area of one hundred square feet. Common space does not include
32 intake areas.

33 9. **Optional Facilities/Services.** Shelters may provide one or more of the following
34 types of common facilities for the exclusive use of residents:

35 i. Central cooking and dining room/s) subject to compliance with county health
36 department requirements. Only clients that have been guaranteed a bed shall be
37 eligible for a meal.

38 ii. Recreation room.

39 iii. Counseling center.

40 iv. Child-care facilities.

v. Other support services intended to benefit homeless clients.

10. Shelter Management. The shelter provider or management shall demonstrate that they currently operate a shelter within the state of California or have done so within the past two years and shall comply with the following requirements:

i. At least two facility managers and or volunteers shall be on site and one shall be awake at all times the facility is open. The manager's area shall be located near the entry to the facility. Additional support staff shall be provided as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.

ii. An operational and management plan (plan) shall be submitted for review and approval by the Community Development Director. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, said plan shall contain provisions addressing the following issues:

(aa) Security and safety: Addressing both on and offsite needs, including provisions to ensure the security and separation of male and female sleeping areas, as well as any family areas within the facility.

(ab) *Loitering/noise control: providing specific measures regarding operational controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on site and or when services are not provided.*

(ac) Management of outdoor areas: including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses. Smoking shall be allowed in designated areas only.

(ad) *Staff training: with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income. At least one facility manager shall be CPR and First Aid certified.*

(ae) Communication and outreach with objectives to maintain effective communication and response to operational issues which may arise in the neighborhood as may be identified by city staff or the general public.

(af) Adequate and effective screening: with the objectives of determining admittance eligibility of clients and providing first service to Lake County area residents.

(ag) *Litter control: with the objective of providing for the regular daily removal of litter attributable to clients within the vicinity of the facility.”*

SECTION 18: Subsection (aad) of Table 27.B, Article 27, Chapter 21 of the Lake County Code is hereby added, and shall read as follows:

1 SECTION 19: Subsection (aad) of Section 27.13, Article 27, Chapter 21 of the Lake
2 County Code is hereby added, and shall read as follows:

3 ***“(ac) Agricultural Employee Housing***

4 1. *Purpose. To provide safe, adequate, and well-maintained housing for*
5 *agricultural employees and their families, as an accessory use to agricultural*
6 *operations, in zones where agriculture is a permitted use.*

7 2. *Scale and Occupancy. Agricultural employee housing shall consist of six*
8 *(6) to twelve (12) dwelling units, or up to thirty-six (36) beds, whichever is greater,*
9 *and shall be occupied by agricultural employees and their families employed*
10 *principally on the agricultural land on which the housing is located.*

11 3. *Accessory Use. The housing shall be clearly incidental and accessory to*
12 *the primary agricultural use of the property.*

13 4. *Development Standards. Agricultural employee housing and any*
14 *accessory structures shall comply with the development standards of the base*
15 *zoning district, including lot size, setbacks, and height limits, and the performance*
16 *standards of Article 41.*

17 5. *Parking Requirements. Onsite parking shall be provided at a ratio of one*
18 *(1) parking space for every two (2) beds, with a minimum of six (6) spaces for the*
19 *overall facility.*

20 6. *Notice of Farming Practices. Where agricultural employee housing is to be*
21 *located on property within this district, prior to issuance of a zoning clearance, the*
22 *owner(s) of the property shall be required to sign a statement of acknowledgment*
23 *of the notice of farming practices as set forth in Section 4.18.*

24 7. *Compliance with State Regulations. Agricultural employee housing shall*
25 *comply with all applicable state laws and regulations governing such housing,*
26 *including but not limited to those pertaining to health, safety, and habitability.”*

27 SECTION 20: Subsection (26) of Section 68.4(m), Article 68, Chapter 21 of the Lake
28 County Code is hereby added, and shall read as follows:

29 “26. Supportive Services: Including, but not limited to, a combination of subsidized,
30 permanent housing, intensive care management, medical and mental healthcare,
31 substance abuse treatment, employee services, and benefits advocacy.”

32 SECTION 21: Subsection (a) of Section 68.4, Article 68, Chapter 21 of the Lake County
33 Code is hereby amended, and shall read as follows:

34 “(a) **DEFINITIONS (A)**

35 1. *Abandonment: The relinquishment of property, or a cessation of the use of the*
36 *property by the owner for a period of one (1) year or more.*

1 2. *Abutting: Having a common boundary except that parcels having no common*
2 *boundary other than a common corner shall not be considered abutting.*

3 3. *Accessory: Incidental, appurtenant or subordinate to the principal use or*
3 *structure on the same lot or parcel.*

4 4. *Accessory residence: A single-family dwelling or mobilehome for the use of the*
5 *business operator, caretaker or watchman whether as a portion of the business*
5 *building, or as a separate structure.*

6 5. *Accessory structure: A structure containing no kitchen and located upon the*
7 *same lot or parcel as the principal use or structure to which it is accessory. The*
8 *structure is customary, incidental, appropriate and subordinate to the use of the*
8 *principal building, or the principal use of the land; and structures accessory to uses*
9 *permitted without first obtaining a use permit shall be constructed with, or*
9 *subsequent to the construction of the principal structure or subsequent to activation*
10 *of the principal use; and structures accessory to uses permitted by use permit shall*
10 *be constructed with, or subsequent to the construction of the principal structure or*
11 *subsequent to activation of the principal use only if authorized by the permit.*
11 *Otherwise, the addition of such accessory structures shall require either an*
12 *amendment to the permit authorizing the principal use or a separate use permit.*

13 6. *Accessory use: A use conducted upon the same lot or parcel as the principal use*
14 *or structure to which it is accessory. The use is customary, incidental, appropriate*
14 *and subordinate to the use of the principal building, or the principal use or the land;*
15 *and uses accessory to uses permitted without first obtaining a use permit shall be*
15 *activated with, or subsequent to the construction of the principal structure or*
16 *activation of the principal use. Uses accessory to uses permitted by use permit shall*
16 *be activated with, or subsequent to the construction of the principal structure or*
17 *activation of the principal use only if authorized by the permit. Otherwise, the*
17 *addition of such accessory uses shall require either an amendment to the permit*
18 *authorizing the principal use or a separate use permit.*

19 7. *Accessory uses and structures, agricultural: Those uses and structures*
20 *customarily incidental and subordinate to the agricultural use of the land including*
21 *but not limited to: barns, storage sheds, corrals, pens, fences, windmills, watering*
22 *and feed troughs; the storage and use of farm implements, irrigation and crop-*
22 *protection equipment; the storage and use of fuels for heating buildings and*
23 *operating farm equipment or appliances; water and wastewater treatment facilities*
23 *and systems for private domestic use; exempt wireless communication facilities;*
24 *permitted signs; storage structures or cargo boxes designed or once serving as*
24 *commercial shipping or cargo containers when completely screened from public*
25 *view by buildings, fences or walls, or when covered with wood siding, and a roof,*
25 *and when equipped with a mechanical latch or other similar mechanism to hold the*
26 *door in the open position when the structure is occupied or equipped with a*
26 *mechanism to unlock the door from the inside when the structure is occupied;*
27 *administrative gravel permits pursuant to Chapter 24 of the Lake County Code and*
27 *gravel extraction of less than fifty (50) yards annually; and other accessory uses and*
28 *structures which are determined by the Community Development Director to be*
28 *customary and incidental to the agricultural use of the lot or parcel. "Accessory use,*
28 *agricultural" shall not include residences of any kind or construction equipment*

1 storage yards, mobile storage trailers, truck trailers or boxes. (Ord. No. 1749,
2 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002; Ord. No. 2961,
3 10/25/2011)

4 8. Accessory uses and structures, residential: Those uses and structures
5 customarily incidental and subordinate to the residential use of the land including
6 but not limited to: private garages, children's playhouses, patios, decks, fences,
7 landings, porches, gazebos, outdoor gardens; art works including: lawn art,
8 statuary, sculpture and other media; storage sheds; exempt wireless
9 communication facilities; solar panels, flag poles; private boat docks, boathouses,
10 and boat ramps; private pools, tennis courts, spas and hot tubs; domestic animal
11 keeping; water and wastewater treatment facilities and systems for private domestic
12 use; permitted signs; the storage and use of fuels for heating buildings or for
13 operating light equipment or household appliances; the parking of or temporary
14 storage of fully-operative automobiles, light trucks, boats, recreational vehicles, and
15 motorcycles; storage structures or cargo boxes designed or once serving as
16 commercial shipping or cargo containers when completely screened from public
17 view by buildings, fences or walls, or when covered with wood siding and a roof,
18 and when equipped with a mechanical latch or other similar mechanism to hold the
19 door in the open position when the structure is occupied or equipped with a
20 mechanism to unlock the door from the inside when the structure is occupied;
21 administrative gravel permits pursuant to Chapter 24 of the Lake County Code and
22 gravel extraction of less than fifty (50) yards annually; and other accessory uses
23 and structures which are determined by the Community Development Director to be
24 customary and incidental to the residential use of the lot or parcel. "Accessory use,
25 residential" shall not include mobile storage trailers, truck trailers or boxes; or the
26 parking of tractor-trailers or separate tractors or cargo trailers. Notwithstanding
27 Sections 68.4(a)5 and 6, sea walls, bulkheads and fences, docks, piers and similar
28 structures in compliance with other provisions of this Chapter and Code are
permitted uses and structures on a residential lot or parcel which does not possess
a principal use. (Ord. No. 1749, 7/7/1988; Ord. No. 1987, 12/7/1989; Ord. No. 2128,
1/14/1993; Ord. No. 2594, 07/25/2002; Ord. No. 2961, 10/25/2011)

9. Accessory uses and structures, commercial: Those uses and structures
10 customarily incidental and subordinate to the commercial use of the land including
11 but not limited to: trash storage areas and bins; vending machines; six (6) or fewer
12 games/amusement devices and two (2) or fewer pool tables occupying less than
13 twenty-five (25) percent of the net floor area of the principal use; required loading
14 and unloading facilities; outdoor tables, benches, umbrellas, fountains, ponds,
15 statues, sculpture, paintings and other works of art; exempt wireless communication
16 facilities; the storage and use of fuels for fleet vehicles, heating buildings or for
17 operating appliances or equipment used within a building; water and wastewater
18 treatment facilities and systems; incidental services such as cafeterias, storage
19 facilities and garages, sales offices, showrooms and administrative offices;
20 permitted signs; the storage and use of commercial fleet vehicles as part of the
21 principal use; storage structures or cargo boxes designed or once serving as
22 commercial shipping or cargo containers when completely screened from public
23 view by buildings, fences or walls, or when covered with wood siding and a roof,
24 and when equipped with a mechanical latch or other similar mechanism to hold the
25 door in the open position when the structure is occupied or equipped with a

1 mechanism to unlock the door from the inside when the structure is occupied; 2 administrative gravel permits pursuant to Chapter 24 of the Lake County Code and 3 gravel extraction of less than fifty (50) yards annually; and other accessory uses 4 and structures which are determined by the Community Development Director to be 5 customary and incidental to the commercial use of the land. "Accessory use, 6 commercial" shall not include mobile storage trailers, truck trailers or boxes (Ord. 7 No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002; Ord. No. 8 2961, 10/25/2011)

9 10. Accessory uses and structures, industrial: Those uses and structures 11 customarily incidental and subordinate to the industrial use of the land including but 12 not limited to: loading and unloading facilities and equipment, parking areas and 13 shipping terminals; water and wastewater treatment facilities and systems; 14 incidental services such as cafeterias, storage facilities and garages, sales offices, 15 showrooms and administrative offices; exempt wireless communication facilities; 16 the storage and use of fuels for fleet vehicles, heating buildings or for operating 17 appliances or equipment used within a building; the storage and use of fleet 18 vehicles, heavy equipment or trucks as part of the principal use; permitted signs; 19 administrative gravel permits pursuant to Chapter 24 of the Lake County Code and 20 gravel extraction of less than fifty (50) yards annually; and other accessory uses and 21 structures which are determined by the Community Development Director to be 22 customary and incidental to the industrial use of the land. (Ord. No. 1749, 7/7/1988; 23 Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002)

24 11. Acre: A measure of land area containing 43,560 square feet unencumbered by 25 any public or private street right of way or roadway easement except as provided 26 for herein.

27 12. Addition: Any construction which increases the size of a building such as a 28 porch, attached garage or carport, or new room or wing. An addition is a form of 29 alteration.

30 13. Adult Use: Includes personal use, possession and cultivation of cannabis by 31 adults 21 years of age and older that occurs in compliance with Health and Safety 32 Code Sections 11362.1 and 11362.2, as may be amended, except that nothing in 33 this chapter shall be construed to authorize any activity that is prohibited by Health 34 and Safety Code Sections 11362.3 through 11362.45, inclusive, or by any other 35 state or local law. (Ord. No. 3084, 05/21/2019)

36 14. Agricultural Employee Housing: Housing consisting of six (6) to twelve (12) 37 dwelling units, or up to thirty-six (36) beds, designed for and occupied by 38 agricultural employees and their families, provided as an accessory use to an 39 agricultural operation. Such housing may include common facilities for living, 40 cooking, and sanitation, and is intended for year-round or seasonal occupancy.

41 15. Agricultural use: The tilling of soil, the raising of crops, horticulture, silviculture, 42 viticulture, aviculture, aquaculture, apiculture, livestock grazing, the raising of small 43 animals and poultry, domestic livestock farming, dairying, and animal husbandry.

44 16. Agricultural processing: The refinement, treatment, or packaging of agricultural 45 products. Examples of agricultural processing include but are not limited to, packing 46 sheds, fruit dehydrators, cold storage houses and hulling operations, and the

1 sorting, cleaning, packing, and storing of agricultural products preparatory to sale
2 and/or shipment in their natural form including all uses customarily incidental
3 thereto. "Agricultural processing" shall not include wineries, or manufacturing of
4 secondary products using agricultural products such as commercial kitchens,
5 bakeries, breweries, and woodworking.

6 17. Agricultural service establishment: A commercial business principally
7 established to serve farming or ranching activities and which relies on agriculture as
8 its major means of support. Agricultural service establishments shall include
9 blacksmiths or farriers; commercial harvesters, irrigation or crop sprayers; farm
10 equipment repair services; and custom meat cutters.

11 18. Airport: Any area of land or water which is used or intended for use for the
12 landing and taking off of aircraft and any appurtenant areas which are used or
13 intended for use for airport buildings or other airport facilities or rights-of-way,
14 together with all airport buildings and facilities located thereon.

15 19. Airstrip: Any area of land or water used for the landing, take-off or taxiing of
16 aircraft.

17 20. Alley: A public or private thoroughfare which affords a secondary means of
18 access to abutting property and not intended for general traffic circulation.

19 21. Alteration: Any change or rearrangement in the supporting members of an
20 existing building, such as bearing walls, columns, beams, girders, or interior
21 partitions, as well as any change in doors or windows, or any enlargement to or
22 diminution of a building or structure, whether horizontally or vertically, or the moving
23 of a building or structure from one location to another.

24 22. Animal husbandry: The breeding, keeping, care and production of animals.

25 23. Antenna: Any systems of wires, poles, rods, reflecting discs, or similar devices
26 for the transmission or reception of electromagnetic waves. Such a system may
27 transmit, receive, or repeat electromagnetic frequencies for purposes of
28 communication uses such as radio, television, telephone, data, paging or other
 similar technologies. (Ord. No. 2594, 07/25/2002)

29 24. Antenna, ground-mounted: Means any antenna with its base placed directly on
30 the ground or a mast less than ten (10) feet tall and six inches in diameter and not
31 exceeding the height limit for the zoning district. (Ord. No. 2868, 07/10/2008)

32 25. Antenna, structure-mounted: Any antenna, other than an antenna with its
33 supports resting on the ground, directly attached or affixed to a building, tank,
34 tower, building-mounted mast less than ten (10) feet tall and six inches in diameter
35 and not exceeding the height limit for the zoning district. (Ord. No. 2868,
36 07/10/2008)

37 26. Apartment: A room or suite of rooms within a building but comprising an
38 independent self-contained dwelling unit, with kitchen or cooking facilities, occupied
39 or suitable for occupation as a residence for eating, living and sleeping purposes.

40 27. Apartment house: Any building or portion thereof containing five (5) or more
41 apartments or dwelling units. See "Multi-Family Dwelling" or "Multi-Family Dwelling
42 Group".

28. Appurtenant: Accessory to a principal use or structure on the same site.

29. Aquaculture: The culture of plants or animals in water.

30. *Automotive repairs, major: Repair or refurbishing of any motor vehicle including the dismantling of an engine by removal of the head or pistons; the removal of the transmission, rear-end or major assembly of any motor vehicle. Painting, body and fender work are excluded.*

31. *Automotive repairs, minor: Limited repair of any motor vehicle including the sales and installation of tires or replacement of fluids or minor automotive parts including, but not limited to, spark plugs, belts, batteries, mufflers, tires and wheels. Major automotive repair, painting, body and fender work are excluded.*

32. Auto wrecking yards: Lands used for dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of motor vehicles exceeding the outdoor storage standards of Article 41 which for a period exceeding thirty (30) days have not been capable of operating under their own power, or from which parts have been or are to be removed for re-use or sale shall constitute *prima facie* evidence of an automobile wrecking yard.

33. Average cross slope: The average degree of deviation of the surface of a parcel of land from the horizontal, expressed as a percentage. The following formula shall be used to determine the average cross slope of any given parcel:

$$S = .0023 (I)(L)$$

A

(Ord. No. 1897, 12/7/1989)

where: S = The average cross-slope of the ground in percent.

I = The contour interval in feet.

L = The combined length in feet of all contours on the parcel map.

A = The area of the parcel in acres."

SECTION 22: Subsection (19) of Section 68.4(f), Article 68, Chapter 21 of the Lake County Code is hereby added, and shall read as follows:

“19. Low Barrier Navigation Center (LBNC): A housing-first, low-barrier, service-enriched temporary shelter focused on helping homeless individuals and families move into permanent housing, as defined in Government Code Sections 65660-65668. Such centers shall have no preconditions for entry, such as sobriety, employment, or income, and shall provide immediate and unrestricted access to services and temporary shelter. Development standards for LNBCs are provided in SEC. 21-19, subsection 19.3(r).”

SECTION 23: The Board of Supervisors independently finds and determines that this action is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3): it can be seen with certainty that the series of Municipal Code text amendments, as required by State law to implement the County's Housing Element, would not result in a significant effect on the environment, and the proposed revisions to the Municipal Code

1 are exempt from further review under CEQA.

2 SECTION 24: All ordinances or parts of ordinances or resolutions or parts of resolutions
3 in conflict herewith are hereby repealed to the extent of such conflict and no further.

4 SECTION 25: This ordinance shall take effect on the _____ day of _____, and
5 within 15 days after adoption of the ordinance, the Clerk to the Board of Supervisors
6 shall publish a summary of the ordinance with the names of those Supervisors voting for
7 and against the ordinance and the Clerk shall post in the office of the Clerk to the Board
8 of Supervisors a certified copy of the full text of the adopted ordinance along with the
9 names of those Supervisors voting for and against the ordinance.

10
11 The Foregoing ordinance was introduced before the Board of Supervisors on the _____
12 day of _____ and passed by the following vote on the _____ day of _____.

13
14 AYES:

15 NOES:

16 ABSENT OR NOT VOTING:

17
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21 Chair, Board of Supervisors

22
23 ATTEST: Susan Parker

24 Clerk of the Board of Supervisors

25 APPROVED AS TO FORM:

26 Lloyd Quintivano
27 County Counsel

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