

right and by use permit allowed in Commercial, which allows all uses (except single-family residential) allowed by right or by use permit in multi-family and so on.

A zoning ordinance comprises two distinct parts: the zoning ordinance text and a zoning map. A zoning ordinance contains seven basic elements as shown in Exhibit A. These include the prescription of uses, development standards, treatment of non-conformities, permit evaluation criteria, permitting procedures, definitions of terms, and the zoning map.

DRAFT ORDINANCE OUTLINE

Attached for your review is the proposed outline (Exhibit B, Table of Contents) for the revised zoning ordinance. The ordinance Table of Contents differs from the 1999 Public review Draft document through modifications made by staff to accommodate General Plan requirements and recommendations received. This organization is an attempt to improve the ordinance format and organization for efficiency of usage.

The organization concept is to place the information in the code, after the introductory Article, in the order in which most users will most commonly need the information. The Article, Chapter, and Section numbering system is designed to provide gaps in the numbering to allow insertion of new Chapters and Sections as needed in future amendments.

As discussed at our previous meeting (June 8, 2006), the procedure we intend to use to elicit your input, as well as the that from the public, will be to schedule regular workshops on specific components of the draft zoning code. Our plan is to provide information to you concerning General Plan policy direction, County policy statements, alternatives, and if available, samples or ideas from other jurisdictions.