BRIEF OVERVIEW OF ZONING DISTRICTS

Lake County property has been classified into various zoning districts in the county zoning ordinance. Each zoning district outlines the land development regulations and restrictions applicable to the specific property. Discussion of each district in the zoning ordinance is set up approximately as follows

- 1. Purpose. This section explains the intent of the zoning district.
- 2. Uses permitted. This section outlines the various land uses which are permitted by right on the property.
- 3. Uses permitted subject to first obtaining a minor use permit is each case. This section outlines uses which may be permitted in the zone, with approval of the Community Development Director. A public hearing may or may not be required.
- 4. Uses permitted subject to obtaining a major use permit in each case. This section outlines certain uses which may be permitted in the zone; however, due to unique characteristics of the particular use, it must first be approved by the Planning Commission following a public hearing.
- 5. Development Standards. These regulations outline the specific

requirements for land development, including:

- a. Minimum Lot Size & Dimensions
- b. Maximum Lot Coverage
- c. Yard Requirements (setbacks)
- d. Maximum Building Height
- e. Miscellaneous Requirements (animal density, parking, construction standards, etc.)

WHEN IS A REZONE NECESSARY?

Occasionally a property owner desires to conduct a land use on the property that is not permitted in the existing zoning district. For instance, a person may want to open a retail store on property that is zoned for residential uses. Because the use is not permitted in the existing zone, the property owner may apply to change the zoning to an appropriate zone that would allow the proposed use.

HOW ARE REZONES PROCESSED?

The property owner should discuss the proposed change in zoning with the Planning Division to determine the most appropriate zoning district, and any issues that may be involved. The Zoning Ordinance implements the county General Plan. Therefore, all zone changes must be consistent with the policies and land use designations of the General Plan. Once it is determined that a rezone may be appropriate, the applicant would proceed by submitting an application along with the required fees and maps.

Once an application is submitted, the following process begins:

- 1. A file is prepared and the project is assigned to a member of the Planning staff. This person will be the contact person throughout the process.
- 2. The application is distributed to other agencies that may have comments or concerns with the proposal.
- 3. The application is reviewed for completeness. If the project application is incomplete, the applicant is notified and requested to submit the specific information necessary for completion. The new information may be distributed for review.
- 4. Once the comments are reviewed, a staff report with recommendations is prepared, public notice is sent to surrounding property owners, and the project is scheduled for a public hearing in front of the Planning Commission. Based on staff's recommendation, public testimony, and discussion, the Planning Commission takes one of the following actions:
 - a. Recommends to the Board of Supervisors the adoption of a negative declaration (consistent with the California Environmental Quality Act) and consequent approval of the rezone.

- b. Denies the proposal. In the event the Commission denies the proposal, the application would not proceed any further, unless the applicant specifically requests that the Board of Supervisors review the proposal.
- Following a recommendation from the Commission or a request from the applicant, the Board of Supervisors holds a public hearing on the proposal. If the Board determines that the rezoning will not result in any significant adverse impacts on the environment, a negative declaration is adopted and the Board then could approve the rezone. If the Board decides the rezoning, but wishes to allow additional time for public review, it often carries the item over for a "second reading" of the ordinance which usually takes place in two weeks. The actual ordinance rezoning the property would take affect thirty (30) days following the second reading. Due to legal noticing requirements and multiple hearings, the total process takes approximately 3-6 months.

WHAT ISSUES ARE INVOLVED WITH A REZONING?

The two most common issues regarding rezones are: 1) whether the proposal is consistent with the land use designation and policies of the General Plan; and 2) whether the uses allowed in the new zone will be

compatible with existing land uses and zoning in the vicinity. (As a rule, "spot" zoning is discouraged.)

General Plan issues can be discussed at the Lake County Planning Division office.

Want to do something your zoning district does not allow?

You may qualify for a

REZONE



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Courthouse - 255 N. Forbes Street Lakeport, California 95453 Telephone 707/263-2221 FAX 707/263-2225