

Attachment D

AN ORDINANCE (REZONE NO. 17-02) OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA AMENDING THE TEHAMA COUNTY ZONING CODE CHAPTER 17.08 GENERAL PROVISIONS AND EXCEPTIONS

THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA ORDAINS AS FOLLOWS:

Chapter 17.08 - GENERAL PROVISIONS AND EXCEPTIONS

Sections:

17.08.010 - Additional uses permitted.

17.08.011 - Transitional and supportive housing.

17.08.012 - Employee and farmworker housing.

17.08.013 - Residential care facilities.

17.08.020 - Building site, areas and easements.

17.08.030 - Yards.

17.08.040 - Height exceptions.

17.08.050 - Second-family dwellings in single-family zoned areas.

17.08.060 - Interim prohibition on subdivision of agricultural lands.

17.08.070 - Interim prohibition of establishment or operation of marijuana dispensaries.

17.08.080 – Development Design Standards

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Section 1. Section 17.08.080 of the Tehama County Code are hereby added to read as follows:

17.08.080 – Development Design Standards

Any commercial or industrial building or complex that exceeds 10,000 square feet of impervious surface shall be required to meet the minimum design standards prior to plot plan approval for a building permit outlined below.

A. Building design

1. Building and structure height limits shall as per section 17.34.060
2. Bland walls along streets and highways shall be avoided.
3. Pedestrian amenities should be incorporated into the site design. These elements should complement the site and should not be added as an afterthought.

B. Color

1. Building color should be natural earth tones and shall not become the “signing” for the project by competing for attention.

2. Accent colors should complement the base color or a variation of its hue either weaker or stronger.
3. Architectural design should be painted to complement the façade and tie into with the adjacent buildings.

C. Building Materials

1. Encourage materials including but not limited to
 - a. Masonry
 - b. Brick
 - c. Stucco
 - d. Corrugated metal

D. Screening of Roof Equipment

1. All roof equipment shall be completely screened from a horizontal line of sight. Mechanical equipment should be located below the highest vertical element of the building.
2. For flat roofs, a screened enclosure behind a parapet wall may be used if it is made to appear as an integral part of the structure's design. Screened ground or interior mounted mechanical equipment is encouraged as an alternative.

E. Screening of refuse, storage and equipment areas

1. Trash storage areas shall include solid masonry wall with a solid gate at the front. Trash enclosures visible from upper stories of adjacent structures should be opaque or semi opaque and shall be compatible with the sites architectural style.

The following development design standards shall apply to all commercial and industrial zones regardless of size:

F. Landscaping

1. Landscaping should be used to help define the outdoor spaces, soften a structures appearance and screen parking, loading, storage and equipment areas.
2. Parking areas shall be landscaped to a depth of ten feet measure from the abutting street right of way line, with openings for walkway and/or driveway purposes in accordance with county standards.
3. All Landscaping shall be maintained with in-ground permanent irrigation system.
4. Large parking areas shall landscape a minimum of five percent of the gross lot area used for off-street parking and access thereto, exclusive of any landscape strip abutting the street right-of-way or area used for walkways and/or driveways. This required landscaping shall include one tree, of a species suited to the area climate zone, for every eight parking spaces.

5. Exterior lighting should be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians.

G. Signs

1. All signs shall advertise the primary permitted uses conducted or services offered on the site of such primary use or service. The sign(s) shall not exceed an aggregate area of two square feet for each lineal foot of site frontage on a street or road and further, shall not exceed a maximum of four hundred square feet **and six feet in height**.
2. Directional and informational signs of not more than six square feet may be permitted upon the securing of a use permit in each particular case.
3. Outdoor advertising signs or structures which advertise other than uses conducted or services offered on the site may be permitted upon the securing of a use permit in M-1 and M-2 districts.
4. Signs shall not have any moving or rotating, flashing or otherwise animated light or component, except approved off-site digital signs, standard barber poles, time and temperature signs that are located in commercial and industrial zones, and community identification signs.
5. Signs shall be maintained in a state of good repair at all times. Damage to signs, including cracked sign faces, frayed or weathered fabric, and broken lighting, shall be repaired.
6. All signs may be illuminated from an internal or external light source. Signs with individual, three-dimensional letters may also use rear "halo" illumination for each letter.

H. Off-Street Parking

1. Construction of the main building or structure or enlargement of the same main building or structure or increase in capacity shall provide adequate off-street parking and loading with provisions for ingress and egress by standard size automobiles.
2. All parking shall be located on the same lot or parcel as the use which the spaces serve, except as otherwise provided in this chapter.
3. All required off-street parking and loading spaces shall maintained in good condition for the duration of the use that they are intended to serve.
4. Every hospital, institution, hotel, commercial or industrial building hereafter erected or established on a lot which abuts upon an alley or is surrounded on all sides by streets shall have one permanently maintained loading space of not less than ten feet in width, twenty feet in length, and fourteen feet in height for each four thousand square feet of lot area upon which said building is located; provided, however, that not more than two such spaces shall be required on any lot.
5. Such area shall be paved with bituminous or concrete surfacing and shall have appropriate bumper guards where needed. Required front and side yards shall be landscaped with evergreen ground cover and properly

maintained. The foregoing yard requirement may be waived in particular cases by action of the board.

6. **Parking Space Perpetuation.** Parking space as required in this section shall be on the same lot with the main building or structure or located not more than three hundred feet therefrom. To insure the perpetuation of the parking space requirement in this chapter, the owner and/or owners of the same lot or lots with the main building, buildings, structure or structures, and the owner of the parking space shall execute a declaration of restrictions and covenants covering said lot or lots and parking space setting aside the required space for parking only, which restrictions and covenants may be waived only by the consent of the owner or owners of more than one-half of the said lot or lots and parking space.
7. Compact vehicle parking may be provided at the following rate:

<u>Total Parking Stalls</u>	<u>Maximum Compact Stalls</u>
<u>1 – 10 spaces</u>	<u>None</u>
<u>11 – 30 spaces</u>	<u>10 percent of all spaces</u>
<u>31 – 100 spaces</u>	<u>30 percent of all spaces</u>
<u>101 or more spaces</u>	<u>40 percent of all spaces</u>

Off-Street Parking Space Requirements

<u>Churches, High School, College and University Auditoriums and Theaters</u>	<u>1 space per every four seats plus 1 space per 300 square feet of office space</u>
<u>Hospitals and Governmental offices</u>	<u>1 space per 400 square feet</u>
<u>Professional offices</u>	<u>1 space per 300 square feet</u>
<u>Hotels, Tourist court, Apartment hotels, Clubs, and Lodges</u>	<u>1 space per room plus 1 space per 300 square feet of office</u>
<u>Research and Development Facilities</u>	<u>1 space per 1000 square feet of laboratory or manufacturing plus 1 space per 300 square feet of office space</u>
<u>Warehousing and Wholesale Distributing</u>	<u>1 space per 4000 square feet plus 1 space per 300 square feet of office space</u>
<u>Vehicle Repair, Service and Sales</u>	<u>1 space per 400 square feet</u>
<u>General Retail</u>	<u>1 space per 300 square feet</u>

8. Exceptions and/or modification may be made for a particular use if a use permit is obtained. The approving body must find, based upon data submitted by the applicant, that the proposed arrangement and design will

be of equal or greater excellence in arrangement, design or attractiveness than would be realized by the normal standards of this chapter. An exception can also be made if the proposed use is to be located in a facility that existed before the date of adoption of this ordinance and is not feasible, due to space constraints, to provide the required parking.

(Ord. No. XXXX, §17-2017)

Section 2. This ordinance shall take effect thirty (30) days from the date of its adoption. Prior to the expiration of fifteen (15) days from the adoption thereof, a summary of the ordinance prepared in accordance with Government Code section 25124, subdivision (b) shall be published, along with the names of those supervisors voting for and against the ordinance, at least one time in the *Red Bluff Daily News*, a newspaper of general circulation in Tehama County. A certified copy of the full text of the adopted ordinance, along with the names of those supervisors voting for and against the ordinance, shall be posted at that time in the office of the Clerk of the Board of Supervisors.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Tehama, State of California, at a regular meeting of the Board of Supervisors on the _____ day of _____, 2018 by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

CHAIRMAN, Board of Supervisors

STATE OF CALIFORNIA)
) ss
COUNTY OF TEHAMA)

I, Jennifer A. Vise, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an ordinance adopted by said Board of Supervisors on the _____ day of _____, 2018.

DATED: This _____ day of _____, 2018.

Jennifer A. Vise, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California.

By _____
Deputy

