

ORDINANCE NO. 1327

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, AMENDING TITLE 15 OF THE GLENN COUNTY CODE, REZONING CERTAIN PORTIONS OF THE COUNTY, AND MAKING FINDINGS FOR ZONE CHANGE 2024-002

WHEREAS, California Government Code Section 50022.2 authorizes local governments to adopt or amend code; and

WHEREAS, on Wednesday, March 20, 2024, and Tuesday, April 23, 2024, pursuant to the Glenn County Code 15.29, a public hearing was held to amend Title 15 of the Glenn County Code as described herein, as well as, revise the zoning for certain parcels in order to correspond the adopted Glenn County General Plan as shown in Exhibit "A", Exhibit "B", and Exhibit "C", attached hereto and incorporated herein; and

WHEREAS, the Glenn County Planning Commission reviewed Zone Change 2024-002 for the County of Glenn on Wednesday, March 20, 2024, and recommend the item for presentation to and approval by the Glenn County Board of Supervisors; and

WHEREAS, pursuant to Section 65901 of the California Government Code, notice was given of said public hearings by publication in a newspaper of general circulation in the County of Glenn; and,

WHEREAS, the Board of Supervisors after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision.

WHEREAS, the changes to the Glenn County Code are required to be in compliance with California Housing and Community Development (HCD) regulations, as well as to conform with the General Plan.

WHEREAS, Glenn County desires consistency in the permitting process while protecting the public safety, health, and welfare of the citizens of Glenn County.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF GLENN ORDAINS AS FOLLOWS:

SECTION 1: The Board of Supervisors finds that all of the facts, findings, and conclusions set forth above in this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2: Title 15, Chapters 15.38, 15.381 and 15.801 are hereby added, revised, or deleted to read entirely as set forth below:

Proposed Amendments:

The following sections are the proposed amendments to Title 15 of the Glenn County Code.

**TITLE 15
UNIFIED DEVELOPMENT CODE**

**Division 15-3 Development Districts
Division 15-3 Part 1 Standard Land Use Districts**

15.38 R-M - Multiple Residential Zone

15.38.010 Purpose

15.38.020 Placement

15.38.030 Permitted Uses

15.38.040 Uses Permitted With A Conditional Use Permit

15.38.050 Site Area And Configuration

15.38.060 Minimum Building Site Area

15.38.070 Minimum and Maximum Densities

15.38.080 Minimum Yard Requirements

15.38.090 Maximum Building Height

15.38.100 Minimum Distance Between Structures

15.38.110 Walls And Fences

15.38.120 Maximum Lot Coverage

15.38.130 Site Plan Review

15.38.010 Purpose

This zoning classification is established for the following purposes:

A. To provide areas where all utilities are available for multiple residential development;

B. To ensure adequate light, air, privacy and open space for each dwelling unit;

C. To promote the most desirable use of land and direction of building development in accord with the general plan. (Ord. 1183 § 2, 2006)

15.38.020 Placement

The placement of the R-M zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services.

15.38.030 Permitted Uses

The following uses and structures shall be permitted in the R-M zone:

A. Single-family detached dwellings; limited to;

1. Single family dwelling that replaces an existing single-family unit on a one for one basis,
2. Single family dwelling on an existing lot of 6,000 square feet or less, or
3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low-income household; or
4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.

B. Multifamily dwellings and apartments; including owner- and renter-occupied units;

C. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;

D. Home occupation if a permit is secured pursuant to Chapter 15.78;

E. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;

F. One second dwelling subject to Chapter 15.175.

15.38.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

A. Boardinghouses and rooming-houses;

B. Planned mobilehome parks;

C. Convalescent hospitals;

D. Rest homes;

E. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

F. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;

G. Government buildings and properties;

H. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots.

15.38.050 Site Area And Configuration

A. The minimum area of any lot or parcel of land shall be five thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.

B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility except in a planned unit development project.

C. The minimum area of any lot or parcel of land shall be forty thousand square feet net if served with a septic tank and a well except in a planned unit development project.

D. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.

E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.

15.38.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

A. Two thousand square feet if served by public sewer and water facilities or as specified by the county health department;

B. One thousand five hundred square feet within a planned unit development project.

15.38.070 Minimum and Maximum Densities

1. Minimum density. A minimum density of 10 units per acre is required.

2. Maximum density. A maximum density of up to 22 units per acre is allowed.

15.38.080 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be twenty feet.

B. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.

C. Side Yard, Interior. The minimum side yard shall be five feet.

D. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.

E. Rear Yard. The minimum rear yard shall be twenty feet.

F. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.

15.38.090 Maximum Building Height

The maximum building height in the R-M zone shall be:

A. Fifty-five feet for any structures;

B. Fifteen feet for any accessory structures.

15.38.100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

15.38.110 Walls And Fences

A. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.

B. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a low-density residential zone, commercial zone or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.

C. Within a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one-foot height is not of a solid material.

15.38.120 Maximum Lot Coverage

The maximum lot coverage shall be 40% of the total lot area for a single-story structure, 35% for a two-story structure, and 30% for a three-story structure.

15.38.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

**TITLE 15
UNIFIED DEVELOPMENT CODE**

**Division 15-3 Development Districts
Division 15-3 Part 1 Standard Land Use Districts**

- Division 15-3 Part 1 Standard Land Use Districts**
- 15.31 RZ - Recreation Zone**
- 15.32 FA - Foothill Agricultural/Forestry Zone**
- 15.33 AE - Exclusive Agricultural Zone**
- 15.34 AT - Agricultural Transitional Zone**
- 15.35 RE - Rural Residential Estate Zone**

- 15.38 R-M - Multiple Residential Zone**
- 15.381 MU-R – Mixed Use Residential Zone**
- 15.39 LC - Local Commercial District**
- 15.40 CC - Community Commercial District**
- 15.41 C - Commercial Zone**
- 15.42 SC - Service Commercial District**
- 15.43 HVC - Highway And Visitor Commercial District**
- 15.44 M - Industrial Zone**

15.381 MU-R – Mixed Use Residential Zone

- 15.381.010 Purpose
- 15.381.020 Placement
- 15.381.030 Permitted Uses
- 15.381.040 Uses Permitted With A Conditional Use Permit
- 15.381.050 Site Area And Configuration
- 15.381.060 Minimum Building Site Area
- 15.381.070 Minimum Yard Requirements
- 15.381.080 Minimum Density
- 15.381.090 Maximum Building Height
- 15.381.100 Minimum Distance Between Structures
- 15.381.110 Walls And Fences
- 15.381.120 Maximum Lot Coverage
- 15.381.130 Site Plan Review

15.381.010 Purpose

This zoning classification is established for the following purposes:

1. To provide areas where all utilities are available for multiple family residential development, commercial, and service uses;
2. To promote the most desirable use of land and direction of building development in accord with the general plan.
3. To accommodate the County's housing allocation on opportunity sites identified in the Housing Element.

15.381.020 Placement

The placement of the MU-R zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services. (Ord. 1183 § 2, 2006)

15.381.030 Permitted Uses

The following uses and structures shall be permitted in the MU-R zone:

- A. Single-family detached dwellings limited to;
 - 1. Single family dwelling that replaces an existing single-family unit on a one for one basis,
 - 2. Single family dwelling on an existing lot of 4,000 square feet or less, or
 - 3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low-income household; or
 - 4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.
- B. Multifamily dwellings and apartments, including owner- and renter-occupied units;
- C. Emergency shelters, including low barrier navigation centers;
- D. Residential care facilities;
- E. Accessory buildings and uses such as garages, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;
- F. Home occupation if a permit is secured pursuant to Chapter 15.78;
- G. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;
- H. One second dwelling subject to Chapter 15.175. and
- I. Commercial and services uses on up to 50 percent of the site, provided that such uses are in conjunction with a multifamily residential use or multi-unit residential use on at least 50 percent of the site at the minimum permitted density. Commercial and service uses include:
 - 1. Retail sales of food, dry good, pharmaceuticals, flowers, bait and tackle, art and craft supplies and studios, books and magazines;
 - 2. Personal services such as barber and beauty shops, laundromats and cleaners, health clubs or dance studios;
 - 3. Minor repair services such as jewelry, shoe and small appliance repair shops;
 - 4. Food services such as cafes, coffee shops, and delicatessens, including outdoor dining areas subject to Chapter 15.745;
 - 5. Professional services such as tax consultants, real estate sales and law offices;

6. Medical services such as nurse practitioner, general practitioner and dentist offices;
7. Other local commercial uses when of similar character to those uses listed above;
8. Commercial and residential accessory uses and accessory structures; and
9. Public buildings, public service, and public utility uses, except reservoirs, pumping stations, power stations, service yards, and transformer stations.

15.381.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

- A. Planned mobilehome parks;
- B. Commercial and services uses on up to 50 percent of the site, provided that such uses are in conjunction with a multifamily residential use or multi-unit residential use on at least 50 percent of the site at the minimum permitted density. Commercial and service uses include:
 1. Convalescent hospitals;
 2. Boardinghouses and rooming-houses;
 3. Uses permitted in Section 15.381.030 when operating other than between the hours of six a.m. to ten p.m., or with outdoor storage, sales or display;
 4. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;
 5. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;
 6. Government buildings and properties;
 7. Public utility buildings and public service or utility uses, including but not limited to reservoirs, storage tanks, pumping stations, power stations, transformer stations, and service yards. (Ord. 1183 § 2, 2006)

15.381.050 Site Area And Configuration

1. The minimum area of any lot or parcel of land shall be four thousand square feet net and shall be served by public sewer and public water facilities except in a planned unit development project.

2. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.

15.381.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

1. One thousand seven hundred forty square feet if served by public sewer and water facilities or as specified by the county health department;
2. One thousand five hundred square feet within a planned unit development project.

15.381.070 Required Minimum Densities, Maximum Densities, and Minimum Residential Uses

1. Minimum density. A minimum density of 14 units per acre is required.
2. Maximum density. Maximum density shall not exceed 25 units per acre.
3. Minimum residential uses. Residential uses shall occupy at least fifty percent of the total floor area of a mixed use project.

15.381.080 Minimum Yard Requirements

1. Front Yard. The minimum front yard shall be fifteen feet.
2. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.
3. Side Yard, Interior. The minimum side yard shall be five feet.
4. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.
5. Rear Yard. The minimum rear yard shall be twenty feet.
6. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.

15.381.090 Maximum Building Height

The maximum building height in the M-U zone shall be:

1. Fifty-five feet for any structures;
2. Fifteen feet for any accessory structures.

15.381.100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

15.381.110 Walls And Fences

1. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.
2. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a residential zone, commercial zone, or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.
3. Within a required front yard, or side yard on a corner lot, a fence, wall, or hedge shall not exceed three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one-foot height is not of a solid material.

15.381.120 Maximum Lot Coverage

The maximum lot coverage shall be 60% of the total lot area.

15.381.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

TITLE 15

UNIFIED DEVELOPMENT CODE

Division 15-5 Special Use Standards

15.73 Adult Entertainment Business

15.74 Agricultural Processing Facility

15.745 Alcoholic Beverage Sales

15.75 Automobile Wrecking Yards And Junkyards

15.76 Bed And Breakfast Establishment

15.77 Collector

15.78 Home Occupation

15.79 Livestock Operations

15.795 Major Electrical Transmission And Distribution Projects

15.797 Cannabis

15.798 Industrial Hemp

15.80 Seasonal Farmworker Housing
15.801 Emergency Shelters and Low Barrier Navigation Centers
15.81 Surface Mining And Reclamation
15.82 Vendor Permits
15.83 Well, Class II Injection
15.84 Wells, Natural Gas
15.85 Wireless Communication Facilities, Collocation Of
15.86 Power Generation Facilities

15.801 Emergency Shelters and Low Barrier Navigation Centers

15.801.010 Purpose
15.801.020 Definitions
15.801.030 Allowed Use
15.801.040 Standards
15.801.050 Process

15.801.0100 Purpose

This section is intended to accommodate emergency shelters and low barrier navigation centers consistent with the Housing Element of the General Plan and as required by State law.

15.801.020 Definitions

“Emergency shelter” has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code, as may be amended from time to time. Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

“Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private room

15.801.030 Emergency shelter and low barrier navigation center – allowed use.

1. Emergency shelters are a permitted use in the MU zone.
2. Emergency shelters are allowed as an accessory use ancillary to churches.
3. Low barrier navigation centers are a permitted use (i.e., a use by right) in areas zoned for mixed use and in nonresidential zones permitting multifamily uses, if the low barrier navigation center meets the requirements of this chapter.

15.801.040 Emergency shelter standards

Where allowed, emergency shelters are subject to the standards that apply to residential or mixed use development in the same zone and are also subject to the following requirements:

1. Capacity. The facility shall not exceed a maximum of 40 persons served nightly.
2. Parking. Parking shall be provided on-site to accommodate all staff working in the emergency shelter, provided that the parking requirement does not exceed the parking requirement for other residential or commercial uses within the same zone. Bike rack parking shall also be provided on-site.
3. Size and Location of Exterior and Interior Onsite Waiting Areas. The facility shall provide exterior client waiting areas at a ratio of not less than twenty-five (25) square feet per client and shall provide interior client waiting areas at a ratio of not less than twenty-five (25) square feet per client. The exterior waiting area shall not be located adjacent to the public right-of-way, shall be located behind a minimum six-foot-tall mature landscaping or a minimum six-foot-tall decorative masonry wall that separates the waiting area from public view, and shall be located in an area with provisions for shade protection and rain protection.
4. Size of Intake Areas. The facility shall provide an intake area of a minimum of 250 square feet.
5. Onsite management and security. The facility shall provide on-site management 24 hours a day and shall provide on-site security for all hours that the emergency shelter is in operation, including all times that staff is present. A management plan shall be submitted detailing how the shelter will provide onsite management and security and the hours of shelter operation.
6. Proximity. The emergency shelter shall be at least 300 feet from any other emergency shelter.
7. Length of stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.

8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/downlit away from adjacent properties and public rights-of-way.
9. Security. On-site security by a security guard licensed by the State of California shall be provided during the hours that the emergency shelter is in operation and at all times that the emergency shelter is in use by staff, clients, guests, volunteers, or any combination of staff, clients, guests, and volunteers.

15.801.050 Emergency Shelters, Low Barrier Navigation Centers Process

1. Within 30 days of receipt of an application for a Low Barrier Navigation Center development, the County shall notify the applicant whether the application is complete pursuant to California Government Code Section 65943. Within 60 days of receipt of a completed application for a Low Barrier Navigation Center development, the County shall approve or deny the application.
2. The County shall approve a Low Barrier Navigation Center development that meets the requirements of California Government Code Section 65662:
 - A. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - B. It is linked to a coordinated entry system, which means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.
 - C. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the California Welfare and Institutions Code.
 - D. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

SECTION 3: The adoption of the proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15061(b)(3) (the "general rule" exemption). The proposed project is a change to the zoning ordinance and map, Title 15 of the Glenn County Code, and all potentially significant effects have been analyzed adequately in an earlier Environmental Impact Report (General Plan EIR). The Board of Supervisors also finds and determines that the rezoning of the land described herein is consistent with the Elements of the Glenn County General Plan.

SECTION 4: Pursuant to Section 15.29.020 of the Glenn County Code, the Zoning Maps are hereby amended by changing the zones and zone boundaries as shown in Exhibit "A", Exhibit "B", and Exhibit "C" attached hereto and incorporated herein; with the following Findings:

Finding 1.

That the proposed zone change promotes and protects public health, safety, peace, morals, comfort, convenience and general welfare of Glenn County by providing amendments to the Glenn County zoning ordinance and map consistent with the purposes of Title 15.

Finding 2.

That the proposed zone change will implement the Glenn County General Plan, facilitate, and guide growth in accordance with the General Plan by clarifying the development process to meet objectives contained in the Glenn County General Plan and meet State statutes.

Finding 3.

That the proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County by clarifying requirements to sections addressing multi-family housing and development and will assist in meeting HCD regulations.

SECTION 5: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is held by court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have adopted this Ordinance and each section, sentence, clause, or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 6: Conflict. All ordinances or parts of an ordinance or resolutions or parts of a resolution in conflict herewith are hereby repealed to the extent of such conflict and no further.

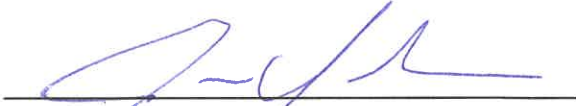
SECTION 7: Effective. This ordinance shall take effect thirty (30) days after the date of its adoption and before the expiration of fifteen (15) days from the date of

THIS ORDINANCE WAS PASSED AND ADOPTED by the Glenn County Board of Supervisors, State of California, at the meeting of said Board held on **April 23, 2024**, by the following vote:

AYES: Supervisors Arnold, Carmon, Rossman, and Yoder (Chairman)

NOES: None

ABSENT OR ABSTAIN: None



JIM YODER, Chairman
Glenn County Board of Supervisors

ATTEST:



SCOTT H. DE MOSS, Clerk of the Board
County of Glenn, California

APPROVED AS TO FORM:



WILLIAM J. VANASEK, County Counsel
County of Glenn, California