

**2014 UPDATED  
YOLO COUNTY CODE**

**Title 8 LAND DEVELOPMENT**

**CHAPTER 2: ZONING REGULATIONS**

**Article 8: Public and Open Space Zones**

**Sec. 8-2.801 Purpose**

The purpose of the public and open space zones is to provide for areas that support and enhance a wide range of open space, recreation, and public uses.

**Sec. 8-2.802 Public and Open Space Zones**

Public and open space areas are separated into three zoning districts, with specific Use Types, minimum lot area, and other requirements, as described below.

**(a) Parks and Recreation (P-R) Zone**

The purpose of the Parks and Recreation (P-R) zone is to identify lands that are developed as existing County parks and to designate lands for future parks, including privately owned facilities offering recreation to the greater region. Permitted uses in the P-R zone include a wide range of active recreational activities, whether located outdoors or within recreational or community buildings. Typical development in the P-R zone includes sports fields, tot lots, and public pools. Some P-R zones serve as agricultural buffer areas. Detention basins are an allowed ancillary use in the P-R zone when designed with recreation or sports features. The only retail and service activities allowed in the P-R zone are those that are operated by park personnel or under a concession arrangement (gift stores, restaurants, guides, etc.).

The P-R zone is not usually applied to undeveloped lands that support only passive recreational activities such as hiking or bicycling. These latter lands are zoned Public Open Space (see below). Note that most park uses would normally be required to locate on lands that have been zoned PQP; however, smaller uses of less than 5,000 square feet of total building space, or one acre in size for a park, may be permitted to locate in other zones, such as commercial and some industrial zones, without a rezoning to PQP. The P-R zone implements the Parks and Recreation (PR) land use designation in the 2030 Countywide General Plan.

**(b) Public Open Space (POS) Zone**

The purpose of the Public Open Space (POS) zone is to recognize major publicly-owned open space lands, major natural water bodies, agricultural buffer areas, and habitat preserves. The POS lands are characterized by passive or low management uses. Detention basins are allowed in the POS zone if they are designed with naturalized features and native landscaping. The POS zone implements the Open Space (OS) land use designation in the 2030 Countywide General Plan.

### **(c) Public and Quasi-Public (PQP) Zone**

The Public and Quasi-Public (PQP) zone is applied to lands that are occupied or used for public and governmental offices, places of worship, schools, libraries, and civic uses. Other typical uses include airports, water and wastewater treatment plants, drainage basins, and sanitary landfills. As with park facilities, smaller public/quasi-public uses involving less than 5,000 square feet of building space may be permitted in commercial and some industrial zones. The PQP zone implements the Public and Quasi-Public (PQ) land use designation in the 2030 Countywide General Plan.

## **Sec. 8-2.803 Public and Open Space Use Types Defined**

As with the other zone districts, a Use Classification System has been employed to identify public and open space Use Types, as defined in Sec. 8-2.227 of this Chapter. "Principal" uses are allowed by right. "Accessory" or "ancillary" uses are allowed by right or with the issuance of a Site Plan Review. A smaller number of uses are "conditional" uses permitted through the issuance of a Minor or Major Use Permit.

The Use Types include a wide range of passive and active recreational uses, and public-oriented activities. The descriptions of the Use Types in this chapter contain individual specific uses that are classified within the Use Type. These lists of specific typical uses are examples and are not meant to include all uses that may properly be classified within the Use Type. If a specific use is not included under a Use Type, the Planning Director has the discretion of finding that the specific use is similar or consistent with another listed use, and may be allowed as a principal, accessory, or conditional use or, conversely, may find that the use is not an allowed use within the zone.

### **(a) Passive Recreation Uses**

This Use Type includes low intensity outdoor activities enjoyed by the public such as walking, hiking, bicycling, boating and water sports, picnicking, nature education, and bird watching.

### **(b) Active Recreation Uses**

This Use Type includes all of the typical recreational activities that are offered in a developed County park, from outdoor recreation such as sports fields (baseball, football, soccer), swimming, camping/RV parks, marinas, health resorts and retreat centers to indoor activities in park buildings and community centers.

This Use Type also includes privately owned facilities, such as golf courses with country clubs, upscale campgrounds, RV Parks, and health resorts or retreat centers that draw clientele from a greater regional area.

### **(c) Public and Civic Uses**

This Use Type covers a wide range of uses including governmental offices, libraries, public schools, landfills, the County airport, treatment plants, and other official County or city functions.

#### **(d) Quasi-Public Uses**

This Use Type includes activities conducted in privately-owned facilities such as schools, museums, and fraternal organizations, and also private uses that attract large numbers of customers such as theaters and sports event venues.

### **Sec. 8-2.804 Tables of Public and Open Space Permit Requirements**

The following Table 8-2.804 lists the permit requirements for examples of Use Types in each public or open space zoning district. Examples of Use Types are defined as “principal,” “ancillary,” or “accessory” uses which are allowed “by right” (with issuance of a building permit after zoning clearance), or are allowed through issuance of a non-discretionary (no public hearing) Site Plan Review. Additional examples of Use Types are defined as “conditional uses” that are permitted through the issuance of a discretionary Minor or Major Use Permit, after a public hearing.

**Table 8-2.804  
Allowed Land Uses and Permit Requirements  
for Public and Open Space Uses**

<b>A = Allowed use, subject to zoning clearance*</b> <b>SP = Site Plan Review</b> <b>UP (m) = Minor Use Permit</b> <b>UP (M) = Major Use Permit</b> <b>N = Use Not Allowed</b>	Land Use Permit Required by Zone			Specific Use Requirements or Performance Standards
	P-R	POS	PQP <sup>(1)</sup>	

<b>Passive Recreation</b>				
Walking, hiking, bicycling, kayaking	A	A	A	
Nature center, museum	UP(m)	UP(m)	UP(m)	
Other rural recreation	UP(m)	UP(m)	N	See Sec. 8-2.806(a), 8-2.807
<b>Active Recreation</b>				
Sports fields (baseball, soccer, etc.)	UP(m)	UP(m)	UP(m)	
Swimming pool, aquatic center, boating	UP(m)	UP(m)	UP(m)	
Campground or primitive campground	UP(m)	UP(m)	UP(m)	See Sec. 8-2.806(a), 8-2.307
Recreational vehicle parks	UP(M)	N	N	
Rural recreation	UP(m)	UP(m)	UP(m)	See Sec. 8-2.806(a), 8-2.307
Commercial riding stables, rodeos	UP(m)	N	UP(M)	See Sec. 8-2.306(i), 8-2.307
Golf courses, country clubs	UP(m)	N	UP(m)	
<b>Public and Quasi-public Uses</b>				
Government, civic building, library	SP	SP	SP	
Public landfill, treatment plant, airport	SP	SP	SP	
School, public	SP	SP	SP	Not subject to County zoning
Fraternal organization, non-profit club	N	N	UP(m)	
Church, religious assembly, priv. school	N	N	UP(m)	
Utilities and services	N	SP	UP(m)	
Entertainment and spectator sports	N	N	UP(m)	
Private aviation uses in airport	N	N	SP	See Sec. 8-2.806(b)
<b>Other Uses</b>				
Agricultural production	A	A	A	
Covered habitat mitigation project	UP(m) or UP(M)			See Sec. 8-2.306(a), 8-2.307 and Title 10, Chapter 10
Agricultural processing	SP	SP	N	See definition in Sec. 8-2.307
Retail or service uses	SP	SP	SP	See Sec. 8-2.806(c)
Restaurant, fast food or sit down	SP	SP	SP	
Outdoor eating and drinking	SP	SP	SP	
Professional offices	SP	N	SP	
Residential uses, except caretaker	N	N	N	
Caretaker residence	SP	SP	SP	See Sec. 8-2.806(d)
Cemeteries, mausoleums	N	N	UP(m)	
Industrial and storage uses, except corp	N	N	UP(m)	
Corporation yard	SP	N	SP	
Solar, wind, cell tower facility	See Article 11, Sec. 8-2.1102 (cell), 8-2.1103 (wind), and 8-2.1104 (solar)			
Gas well explor., drilling, extraction	N	SP	N	See Sec. 8-2.306(s)

\* An "allowed use" does not require a zoning or land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) [to be inserted following review by the Airport Land Use Commission.]

## Sec. 8-2.805 Table of Development Requirements

The following Table 8-2.805 identifies the development requirements, including minimum parcel sizes, setbacks, and other standards that allowed and permitted uses in the commercial zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

**Table 8-2.805**

### Development Requirements in Public and Open Space Zones

ZONE	Minimum Lot Area (acres or square ft)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Limits <sup>(4)</sup> (feet)	Maximum Floor Area Ratio
P-R	None <sup>(1)</sup>	None	None, except 15 feet if abutting residential zone		35 feet	0.025
POS					35 feet	0.001
PQP <sup>(2)</sup>		5 feet or match the prevailing setback on the adjacent properties <sup>(3)</sup>	10 feet, except 20 feet if abutting residential <sup>(3)</sup>	None, except 10 feet if abutting residential <sup>(3)</sup>	Maximum of 50 feet or four stories	0.5

- Notes: (1) Parcels in rural areas with no access to public water and/or wastewater services are subject to minimum parcel sizes for new building permits that are established by the Special Building ("B") overlay zone, see Section 8-2.906(b).  
 (2) Small uses of less than 5,000 square feet of total building space, or one acre in size for a park, may be permitted in other zones, such as commercial and some industrial zones, without a rezoning to PQP.  
**(3) [Setbacks for the County Airport property to be inserted following review by the Airport Land Use Commission.]**  
 (4) Appropriate findings for discretionary projects, and ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae). Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.  
 (5) Development near the toe of any levee is restricted, see Section 8-2.306(ad).

## **Sec. 8-2.806 Specific Use Requirements or Performance Standards**

The following specific use requirements may be applicable to some of the specific uses or zones identified in the previous Table 8-2.804, and shall be applied to any issued building permits, Site Plan Review, or Use Permit for uses in the public and open space zones.

### **(a) Rural recreational facilities**

- (1) Activities on land in the P-R and POS zones shall require issuance of a Major Use Permit for any rural recreational uses requiring new construction and/or generating in excess of 100 vehicle trips per use or per day. Such uses shall be found to meet the following standards:
  - (i) The use will not substantially modify the land's natural characteristics or change them beyond those modifications already related to current or previous open space or agricultural uses;
  - (ii) The use will not be detrimental to surrounding open space and agricultural uses in the area.
- (2) In addition to the above findings, proposed uses such as health resorts, spas, and retreat centers must be found to benefit from locating in a quiet, sparsely-populated, natural environment. In addition, any proposed uses such as health resorts, spas, and retreat centers must operate under a concession arrangement with a public or non-profit organization.

### **(b) Aviation uses**

#### **[new text to be inserted in place of the following after review by the Airport Land Use Commission.]**

The purpose, allowed uses, and other regulations for the AV Zone shall be as follows:

- (1) Purpose. The Airport Zone (AV) classification is intended to be applied on properties used, or planned to be used, as airports and where special regulations are necessary for the protection of life and property.
- (2) Principal permitted uses (AV). The following principal uses shall be permitted in the AV Zone, subject to conformity with Federal Aviation Agency safety standards applicable to the particular airport property:
  - (i) Accessory structures and facilities, including aircraft and aviation accessory sales;
  - (ii) Aircraft fueling facilities;
  - (iii) Aircraft storage, service, and repair hangars;
  - (iv) Lighting, radio, and radar facilities;
  - (v) Runways, taxiways, landing strips, and aprons, grassed or paved; and
  - (vi) Terminal facilities for passengers and freight.
- (3) Conditional uses (AV). The following conditional uses shall be permitted in the AV Zone:
  - (i) Agricultural uses;
  - (ii) Dwellings which are incidental or accessory to other permitted uses;

- (iii) Industrial, manufacturing, and processing uses;
  - (iv) Recreational uses;
  - (v) Sales and service, commercial; and
  - (vi) Public and quasi-public uses subject to a finding the proposed use is consistent with the Yolo County Airport Master Plan and/or grant deed from the United States government, if applicable.
- (4) Height regulations (AV). Federal Aviation Agency height safety standards shall apply in the AV Zone; provided, however, heights in excess of thirty (30') feet may be permitted only upon the securing of a use permit.

**(c) Retail, service, or office uses**

Any retail, service or office uses (gift stores, restaurants, guide services, horseback riding, etc.) must be operated by park personnel or operate under a concession arrangement with a public or non-profit organization.

**(d) Caretaker residence**

Regional parks and campgrounds are allowed one caretaker unit. No allowed residential uses for community and neighborhood parks and similar facilities. Public open space is allowed one caretaker unit.

**(e) Approval of discretionary projects and permits within the floodplain**

Approvals of all discretionary projects and permits within the 100-year and 200-year floodplain must meet FEMA, State and local flood requirements. Appropriate findings for discretionary projects, or ministerial residential projects, located within the floodplain are required, see Section 8-2.306(ae).

**Sec. 8-2.807 Definitions**

**Rural recreation**

Outdoor sporting or leisure activities that require large open space areas and do not have any significant detrimental impact on agricultural use of lands that are in the general vicinity of the rural recreation activity. Rural recreation activities shall include, but are not limited to: the shooting of skeet, trap, and sporting clays; archery; gun, hunting, or fishing, clubs; sport parachuting; riding; picnicking; nature study; viewing or enjoying historical, archaeological, scenic, natural or scientific sites; health resorts, rafting, hiking, backpacking, bicycling, or touring excursions; or camping.