

## ORDINANCE NO. 4538

### AN ORDINANCE ADOPTING THE INLAND ZONING CODE UPDATE, MAKING AMENDMENTS TO DIVISION I OF TITLE 20 OF THE MENDOCINO COUNTY CODE

The Board of Supervisors of the County of Mendocino ordains as follows:

**Section 1.** Chapter 20.004 General of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.004 General as shown on pages A-1 through A-3 in the attached Exhibit A.

**Section 2.** Chapter 20.008 Definitions of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.008 Definitions as shown on pages A-4 through A-19 in the attached Exhibit A.

**Section 3.** Chapter 20.012 Use Classifications of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.012 Use Classifications as shown on pages A-20 through A-23 in the attached Exhibit A.

**Section 4.** Chapter 20.016 Residential Use Types of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.016 Residential Use Types as shown on pages A-24 and A-25 in the attached Exhibit A.

**Section 5.** Chapter 20.020 Civic Use Types of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.020 Civic Use Types as shown on pages A-26 and A-27 in the attached Exhibit A.

**Section 6.** Chapter 20.024 Commercial Use Types of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.024 Commercial Use Types as shown on pages A-28 through A-34 in the attached Exhibit A.

**Section 7.** Chapter 20.036 Extractive Use Types of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.036 Extractive Types as shown on page A-35 in the attached Exhibit A.

**Section 8.** Chapter 20.040 Establishment of Districts of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.040 Establishment of Zoning Districts as shown on pages A-36 through A-39 in the attached Exhibit A.

**Section 9.** Chapter 20.044 "S-R" Suburban Residential District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.044 "S-R" Suburban Residential District as shown on pages A-40 through A-42 in the attached Exhibit A.

**Section 10.** Chapter 20.048 "R-R" Rural Residential District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.048 "R-R" Rural Residential District as shown on pages A-43 through A-45 in the attached Exhibit A.

**Section 11.** Chapter 20.052 "A-G" Agricultural District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.052 "A-G" Agricultural District as shown on pages A-46 through A-48 in the attached Exhibit A.

**Section 12.** Chapter 20.056 U-R Upland Residential District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.056 U-R Upland Residential District as shown on pages A-49 through A-51 in the attached Exhibit A.

**Section 13.** Chapter 20.060 R-L Rangeland District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.060 R-L Rangeland District as shown on pages A-52 through A-55 in the attached Exhibit A.

**Section 14.** Chapter 20.064 F-L Forest Land District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.065 F-L Forest Land District as shown on pages A-56 through A-58 in the attached Exhibit A.

**Section 15.** Chapter 20.068 TPZ Timberland Production Zoning District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.068 TPZ Timberland Production Zoning District as shown on pages A-59 and A-60 in the attached Exhibit A.

**Section 16.** Chapter 20.072 R-1 Single-Family Residential District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.072 R-1 Single-Family Residential District as shown on pages A-61 through A-63 in the attached Exhibit A.

**Section 17.** Chapter 20.076 R-2 Two-Family Residential District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.076 R-2 Two-Family Residential District as shown on pages A-64 through A-66 in the attached Exhibit A.

**Section 18.** Chapter 20.080 R-3 Multiple-Family Residential District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.080 R-3 Multiple-Family Residential District as shown on pages A-67 through A-69 in the attached Exhibit A.

**Section 19.** Chapter 20.084 R-C Rural Community District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.084 R-C Rural Community District as shown on pages A-70 through A-73 in the attached Exhibit A.

**Section 20.** Chapter 20.085 MU-2 General Mixed Use District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.085 General Mixed Use District as shown on pages A-74 through A-81 in the attached Exhibit A.

**Section 21.** Chapter 20.086 MUNS Mixed Use North State District is hereby added to Division I of Title 20 of the Mendocino County Code to read as shown on pages A-82 through A-89 in the attached Exhibit A.

**Section 22.** Chapter 20.086 MUBST Mixed Use Brush Street Triangle District is hereby added to Division I of Title 20 of the Mendocino County Code to read as shown on pages A-90 through A-97 in the attached Exhibit A.

**Section 23.** Chapter 20.088 C-1 Limited Commercial District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.088 C-1 Limited Commercial District as shown on pages A-98 through A-100 in the attached Exhibit A.

**Section 24.** Chapter 20.092 C-2 General Commercial District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.092 C-2 General Commercial District as shown on pages A-101 through A-104 in the attached Exhibit A.

**Section 25.** Chapter 20.096 I-1 Limited Industrial District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.096 I-1 Limited Industrial District as shown on pages A-105 through A-107 in the attached Exhibit A.

**Section 26.** Chapter 20.100 I-2 General Industrial District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.100 I-2 General Industrial District as shown on pages A-108 through A-110 in the attached Exhibit A.

**Section 27.** Chapter 20.102 P-I Pinoleville Industrial District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.102 P-I Pinoleville Industrial District as shown on pages A-111 through A-114 in the attached Exhibit A.

**Section 28.** Chapter 20.104 O-S Open Space District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.104 O-S Open Space District as shown on pages A-115 and A-116 in the attached Exhibit A.

**Section 29.** Chapter 20.108 P-F Public Facilities District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.108 P-F Public Facilities District as shown on pages A-117 and A-118 in the attached Exhibit A.

**Section 30.** Chapter 20.112 “A-H” Airport Height Combining Districts of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 31.** Chapter 20.114 “AZ” Airport Zone Combining District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.114 “AZ” Airport Zone Combining District as shown on page A-119 in the attached Exhibit A.

**Section 32.** Chapter 20.116 “C” Cluster Combining District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.116 “C” Cluster Combining District as shown on pages A-120 and A-121 in the attached Exhibit A.

**Section 33.** Chapter 20.124 “IS” Isolated Service Combining District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.124 “IS” Isolated Service Combining District as shown on page A-122 in the attached Exhibit A.

**Section 34.** Chapter 20.128 “AV” Airport Districts of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 35.** Chapter 20.134 “MP” Mineral Processing Combining District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.134 “MP” Mineral Processing Combining District as shown on page A-123 in the attached Exhibit A.

**Section 36.** Chapter 20.136 P-D Planned Development Combining District of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.136 PD Planned Development Combining District as shown on page A-124 in the attached Exhibit A.

**Section 37.** Chapter 20.140 “SH” Special Hazards Combining District of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 38.** Chapter 20.148 Supplemental Limitations of Uses of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 39.** Chapter 20.152 General Provisions and Exceptions Districts of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.152 General Provisions and Exceptions Districts as shown on pages A-125 through A-135 in the attached Exhibit A.

**Section 40.** Chapter 20.160 Cottage Industries of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.160 Cottage Industries as shown on pages A-136 through A-138 in the attached Exhibit A.

**Section 41.** Chapter 20.164 Accessory Use Regulations of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.164 Accessory Use Regulations as shown on pages A-139 through A-141 in the attached Exhibit A.

**Section 42.** Chapter 20.166 Accessory Dwelling Units and Junior Accessory Dwelling Units is hereby added to Division I of Title 20 of the Mendocino County Code to read as shown on pages A-142 through A-147 in the attached Exhibit A.

**Section 43.** Chapter 20.168 Temporary Use Regulations of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.168 Temporary Use Regulations as shown on pages A-148 through A-152 in the attached Exhibit A.

**Section 44.** Chapter 20.170 Movable Tiny Homes is hereby added to Division I of Title 20 of the Mendocino County Code to read as shown on pages A-153 and A-154 in the attached Exhibit A.

**Section 45.** Chapter 20.172 Mobile Homes and Mobile Home Parks of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.172 Mobile Homes and Mobile Home Parks as shown on pages A-155 through A-157 in the attached Exhibit A.

**Section 46.** Chapter 20.176 Recreational Vehicle Parks and Campgrounds of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.176 Recreational Vehicle Parks and Campgrounds as shown on pages A-158 and A-159 in the attached Exhibit A.

**Section 47.** Chapter 20.180 Off-Street Parking of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.180 Off-Street Parking as shown on pages A-160 through A-166 in the attached Exhibit A.

**Section 48.** Chapter 20.184 Sign Regulations of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.184 Sign Regulations as shown on pages A-167 through A-174 in the attached Exhibit A.

**Section 49.** Chapter 20.190 Administration is hereby added to Division I of Title 20 of the Mendocino County Code to read as shown on pages A-175 through A-179 in the attached Exhibit A.

**Section 50.** Chapter 20.192 Administrative Permits of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.192 Administrative Permits as shown on pages A-180 through A-183 in the attached Exhibit A.

**Section 51.** Chapter 20.196 Use Permits of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.196 Use Permits as shown on pages A-184 through A-187 in the attached Exhibit A.

**Section 52.** Chapter 20.200 Variances of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.200 Variances as shown on pages A-188 through A-191 in the attached Exhibit A.

**Section 53.** Chapter 20.204 Nonconforming Uses and Structures of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.204 Nonconforming Uses and Structures as shown on pages A-192 through A-194 in the attached Exhibit A.

**Section 54.** Chapter 20.206 Extension of Time for Qualifying Clean Slate/BLUR II Applicants of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 55.** Chapter 20.208 Appeals of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.208 Appeals as shown on page A-195 in the attached Exhibit A.

**Section 56.** Chapter 20.212 Amendments, Alterations, and Changes in Districts of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.212 Amendments to the General Plan, Specific Plan, Zoning Code and Zoning Map as shown on pages A-196 through A-198 in the attached Exhibit A.

**Section 57.** Chapter 20.216 Enforcement, Legal Procedure and Penalties of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.216 Enforcement, Legal Procedure and Penalties as shown on pages A-199 and A-200 in the attached Exhibit A.

**Section 58.** Chapter 20.220 General Plan-Zoning Ordinance Compatibility of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 59.** Chapter 20.224 Interim Urgency Ordinance Prohibiting New or Expanded Industrial Uses on Pinoleville Rancheria of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 60.** Chapter 20.228 Interim Urgency Ordinance Prohibiting Subdivision of Land Within the North Fort Bragg/Pudding Creek Planned Development Area of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 61.** Chapter 20.234 Affordable Housing and Density Bonuses is hereby added to Division I of Title 20 of the Mendocino County Code to read as shown on pages A-201 and A-202 in the attached Exhibit A.

**Section 62.** Chapter 20.236 Towers and Antennas of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.236 Towers and Antennas as shown on pages A-203 through A-207 in the attached Exhibit A.

**Section 63.** Chapter 20.238 Inclusionary Housing of Division I of Title 20 of the Mendocino County Code is hereby repealed.

**Section 64.** Chapter 20.242 Cannabis Cultivation Sites of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.242 Cannabis Cultivation Sites as shown on pages A-208 through A-213 in the attached Exhibit A.

**Section 65.** Chapter 20.243 Cannabis Facilities of Division I of Title 20 of the Mendocino County Code is repealed and replaced with Chapter 20.243 Cannabis Facilities as shown on pages A-214 through A-222 in the attached Exhibit A.

**Section 66. General Plan Consistency.** Based on the evidence in the record, the Board of Supervisors finds that the amendments and rezonings being made by this ordinance are consistent with the goals and policies of the Mendocino County General Plan and the Ukiah Valley Area Plan.

**Section 67: Severability.** If any section, subsection, sentence, clause phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Mendocino, State of California, on this 10<sup>th</sup> day of September, 2024, by the following roll call vote:

AYES:	Supervisors McGourty, Mulheren, Haschak, Gjerde and Williams
NOES:	None
ABSENT:	None

**WHEREUPON**, the Chair declared the Ordinance passed and adopted and **SO ORDERED**.

ATTEST: DARCIE ANTLE  
Clerk of the Board

\_\_\_\_\_  
MAUREEN MULHEREN, Chair  
Mendocino County Board of Supervisors

\_\_\_\_\_  
Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:  
CHARLOTTE E. SCOTT  
County Counsel

BY: DARCIE ANTLE  
Clerk of the Board

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Deputy