

## ORDINANCE NO. ( )

### AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING SONOMA COUNTY CODE CHAPTER 26 (ZONING REGULATIONS) TO RESTORE USES INADVERTENTLY ELIMINATED DUE TO CODIFICATION ERROR AND TO REPEAL PROVISIONS DIRECTLY IN CONFLICT WITH STATE HOUSING LAW

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The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Sonoma County Code Section 26-02-040 is amended as shown in underline and strikeout below:

**Sec. 26-02-040. - Zoning permits relative to the general, specific, and area plans.**

No ministerial or discretionary permit, such as, but not limited to, rezonings, use permits, variances, building or zoning permits for any use in any district, shall be issued if such rezoning or permit is inconsistent with the Sonoma County general plan or any duly adopted specific or area plans, except that:

(a) Issuance of a permit for an accessory unit ~~second dwelling unit pursuant to Section 26-84-060~~ is exempt from general plan density restrictions; and

(b) ~~Issuance of a building permit for a dwelling unit in Area No. 9 is subject to the provisions of Section 26-02-050, the Sonoma Valley "Residential Growth Management Plan"; and~~

(c) ~~Issuance of building permits and creation of new lots in Area No. 6 are subject to the provisions of Section 26-02-060, the "Sonoma County Area No. 6 Residential Growth Management Plan."~~

Section II. Sonoma County Code Section 26-02-050 (Sonoma Valley residential growth management plan) is repealed.

Section III. Sonoma County Code Section 26-02-060 (Sonoma County Area No. 6 residential growth management plan) is repealed.

Section IV. Sonoma County Code Section 26-08-040.F.1 is amended only to repeal subsection (b) only, as shown in strikeout below:

**F. Density Standards.**

**1. Reduced Density in Residential Zones.**

- a. All residential projects shall be designed to meet the minimum density requirements shown in the general plan land use element or on the sectional district maps, whichever is more restrictive.

EXHIBIT 3b  
Text Amendments to Zoning Regulations

- b. ~~The review authority may approve a lesser density upon finding that the reduction is necessary to mitigate a particular significant effect on the environment and that no other specific mitigation measure or alternative would provide a comparable lessening of the significant impact.~~
- c. Nothing set forth in this section shall be construed to prohibit the construction of a single-family dwelling on a single lot of record.

Section V. Sonoma County Code Section 26-14-030, Table 14-1 is amended only to add Homeless Shelter: Emergency as a permitted use in the PF Zone, as shown in underline below:

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
<u>Homeless Shelter: Emergency</u>	-	-	-	<u>P</u>	<a href="#">26-28-090</a> ; <a href="#">26-88-127</a>

Section VI. Sonoma County Code Section 26-08-030, Table 8-1, is amended only to add Mobile Home Parks as a conditionally permitted use in the R1 Zone, as shown in underline below:

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
<u>Mobile Home Parks</u>	-	-	<u>C</u>	C	C	26-24-220; 26-88-100

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

Section VIII. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this 22nd day of August, 2023, on regular roll call of the members of said Board by the following vote:

**SUPERVISORS:**

Gorin:            Rabbitt:            Gore:            Hopkins:            Coursey:

Ayes:            Noes:            Absent:            Abstain:

**WHEREUPON**, the Chair declared the above and foregoing Ordinance duly adopted and

**SO ORDERED.**

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Chair, Board of Supervisors  
County of Sonoma

ATTEST:

\_\_\_\_\_  
Christina Rivera,  
Clerk of the Board of Supervisors