

**Proposed Zoning Text Amendments
Board of Supervisors Resolution, Exhibit A
Business Modifications**

Section of the Zoning Code	Amendment to Zoning Code Text																		
Revision to Allowed Land Uses, 26-10-030, Table 10-1	<p>Amend Section 26-10-030, Table 10-1 of the Zoning Code to revise Restaurant entry, as follows:</p> <table border="1" data-bbox="451 716 1089 835"> <thead> <tr> <th>Land Use</th> <th>CO Zone</th> <th>C1 Zone</th> <th>C2 Zone</th> <th>C3 Zone</th> <th>LC Zone</th> <th>CR Zone</th> <th>AS Zone</th> <th>K Zone</th> </tr> </thead> <tbody> <tr> <td>Restaurant</td> <td align="center">-</td> <td align="center">P/C</td> <td align="center">P/E</td> <td align="center">-</td> <td align="center">P/C</td> <td align="center">-</td> <td align="center">-</td> <td align="center">P/C</td> </tr> </tbody> </table>	Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Restaurant	-	P/C	P/E	-	P/C	-	-	P/C
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Restaurant	-	P/C	P/E	-	P/C	-	-	P/C											
Revision to Restaurant Standards, 26-26-140.	<p>Amend Section 26-26-140 of the Zoning Code to read as follows:</p> <p>A. Definition. A retail business selling ready-to-eat food for consumption on or off the premises.</p> <ol style="list-style-type: none"> 1. Includes: Full-service restaurants, fast-food restaurants, carry-out prepared foods for off-site consumption, coffee shops, cafes, and other similar eating establishments. <p>B. Standards.</p> <ol style="list-style-type: none"> 1. C1, LC, and K zones: Use permit required for restaurants serving alcohol. 2. C1, C2, and LC zones: Use permit is required for restaurants serving takeout food. 23. M1 and M2 zones: Must be appropriate to and in conjunction with a permitted industrial development. 34. MP zone: <ol style="list-style-type: none"> a. Cafeterias, cafes and restaurants are permitted by-right when accessory to a primary permitted use on the site. b. Restaurants that are not an accessory use but are appropriate to and in conjunction with an industrial development are allowed with a use permit. 																		
Revision to Home Occupation Standards, 26-24-180	<p>Amend Section 26-24-180 of the Zoning Code to read as follows:</p> <p>A. Definition. Conduct of a business within a dwelling unit or accessory structure by occupants of the dwelling, with the business activity being subordinate to the residential use of the site.</p>																		

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	<p>B. Permits. Zoning permit required.</p> <p>B€. Standards. See Section 26-88-121 (home occupations).</p>
Revision to Home Occupation, 26-88-121	<p>Amend Section 26-88-121 of the Zoning Code to delete 26-88-121(e)(3) and 26-88-121(f):</p> <p>(e) Operating Requirements:</p> <p style="padding-left: 40px;">(3) Number of Home Occupation Activities. No more than one (1) home occupation is allowed per legal dwelling unit on the property.</p> <p>...</p> <p>(f) Signed Affidavit. The property owner and applicant, if other than the property owner, shall sign affidavits agreeing to abide by and conform to the design and development standards, operating requirements and all provisions of the Sonoma County Code pertaining to the conduct of home occupations. The affidavit(s) shall acknowledge that the approval of the home occupation permit shall in no way permit any activity contrary to the Sonoma County Code, or any activity which would constitute a nuisance under state or local law. The affidavit(s) shall further acknowledge that it is the property owner's and applicant's responsibility to ensure that the home occupation is not contrary to a covenant, code or restriction governing the property.</p>