

CITY OF YUBA CITY
STAFF REPORT

Date: March 2, 2010
To: Honorable Mayor & Members of the City Council
From: Community Development Department
Presentation By: Aaron Busch, Community Development Director

Summary

Subject: Zoning Code Amendment ZC 09-01 to establish procedures and standards for approving the permanent installation of commercial coaches for 1) K-12 schools and 2) offices ancillary to industrial uses in the M-1 and M-2 zoning districts. (Second reading.)

Recommendation: Adopt an ordinance for approval of Zoning Code Amendment ZC 09-01 to establish procedures and standards for approving the permanent installation of commercial coaches for 1) K-12 schools and 2) offices ancillary to industrial uses in the M-1 and M-2 zoning districts, as shown on Exhibit A, and waive the second reading.

Fiscal Impact: None.

Background:

The City Council introduced the ordinance for approval of Zoning Code Amendment ZC 09-01 and waived the first reading at its meeting on February 16, 2010. Staff recommends that the City Council waive the second reading and adopt the ordinance.

Exhibit:

A. Ordinance for ZC 09-01

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF YUBA CITY
 AMENDING TITLE 8, CHAPTER 5 OF THE YUBA CITY
 MUNICIPAL CODE - FILE #ZC 09-01

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES ORDAIN AS FOLLOWS:

Section 1: Chapter 5 of Title 8 of the Yuba City Municipal Code is amended as set forth in the following particulars:

- a. Section 8-5.2002 of the Yuba City Municipal Code entitled “Uses” is hereby amended by the addition of the following:

Uses	Permitted ⁽¹⁾	Zoning Clearance	Use Permit ⁽²⁾	Specific Standards
Commercial coach (< 10,000 sf)		X		Sec. 8-5.5102(C)
Commercial coach (> 10,000 sf)			X	Sec. 8-5.5102(C)

- b. Section 8-5.2102 of the Yuba City Municipal Code entitled “Uses” is hereby amended by the addition of the following:

Uses	Permitted ⁽¹⁾	Zoning Clearance	Use Permit ⁽²⁾	Specific Standards
Commercial coach (< 10,000 sf)		X		Sec. 8-5.5102(C)
Commercial coach (> 10,000 sf)			X	Sec. 8-5.5102(C)

- c. Section 8-5.5101(G) of the Yuba City Municipal Code is hereby amended to read as follows:

G. The maximum term of the use permit is 1 year. Prior to the expiration of the use permit, the applicant may request one 1-year extension of time. Upon conclusion of either the initial 1-year period or, if granted by the Planning Commission, the 1-year extension of time, the commercial coach shall be removed, and the site shall be returned to its natural state.

- d. Section 8-5.5102 of the Yuba City Municipal Code is hereby amended in its entirety to read as follows:

Section 8-5.5102 Permanent Use of a Commercial Coach.

A. Commercial Coach as Mobile Home Sales Office. A commercial coach may be used as a sales office for a mobile home sales facility, provided that the standards in Section 8-5.5101 of this article, above (except the time limits) are met, and all other site development standards required for primary use are met.

B. Commercial Coach as Classrooms for K-12 Schools. A commercial coach may be used as classrooms for schools that provide kindergarten through twelfth-grade educational instruction, provided that the standards in Section 8-5.5101 of this article, above (except the time limits) are met, and all other site development standards required for the use are met. The commercial coach is required to comply with all applicable building, fire, and life safety codes, including, but not limited to Title 4, Chapter 5 of the Yuba City Municipal Code.

C. Commercial Coach as an Ancillary Office for an Industrial Use. A commercial coach may be used as an office in the M-1 or M-2 District, provided that the office is clearly ancillary to a principally-permitted use in the District in which the office is proposed to be located. The commercial coach must be located on the same site as the primary industrial use that it is intended to support. The issuance of either a Zoning Clearance or a Use Permit is required prior to the installation of a commercial coach to be used as an office in the M-1 or M-2 District.

(a). A Zoning Clearance for the use of a commercial coach as an ancillary office for an industrial use may be issued, subject to the following requirements:

1. The standards in Section 8-5.5101 of this article, above (except the time limits) are met, and all other site development standards required for the primary use and ancillary office use are met.
2. The commercial coach is required to comply with all applicable building, fire, and life safety codes, including, but not limited to Title 4, Chapter 5 of the Yuba City Municipal Code.
3. The commercial coach shall be less than 10,000 square feet in area.
4. The commercial coach shall be fully screened from view of the public right-of-way either by landscaping or by other buildings.

(b). Provided that all of the standards listed in Section 8-5.5102(C)(a) are met, with the exception of Items 3 and 4, a use permit may be requested for the use of a commercial coach as an ancillary office for an industrial use, in accordance with the requirements of Article 70 of this Chapter.

Section 2: Save and except as herein amended, each and every provision of Title 8, Chapter 5, of the Yuba City Municipal Code, is hereby republished, readopted and reaffirmed.

Section 3: This ordinance shall be effective thirty (30) days after its adoption and after it is adopted, it shall be published as provided for by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the ____ day of _____, 2010, and adopted at a regular meeting thereof held on the ____ day of _____, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY