



City of Ione Municipal Code Title 17 - Zoning

Table of Contents

Article I.	Zoning Code Establishment, Administration, and Entitlements	Page
Chapter 17.04	Zoning Code Adoption and Purpose	17.04-1
	Section 17.04.010 Title	17.04-1
	Section 17.04.020 General Purpose.....	17.04-1
	Section 17.04.030 Applicability.....	17.04-1
Chapter 17.06	Zoning Code Administration	17.06-1
	Section 17.06.010 Purpose.....	17.06-1
	Section 17.06.020 Composition of the Ione Planning Agency.....	17.06-1
	Section 17.06.030 Responsibilities of the City Council	17.06-1
	Section 17.06.040 Responsibilities of the Planning Commission	17.06-2
	Section 17.06.050 Responsibilities of the City Manager	17.06-2
	Section 17.06.060 Responsibilities of the City Planner.....	17.06-2
Chapter 17.08	Application Processing Procedures.....	17.08-1
	Section 17.08.010 Application Submittal.....	17.08-1
	Section 17.08.020 Determination of Completion.....	17.08-1
	Section 17.08.030 Application Review and Report	17.08-2
	Section 17.08.040 Public Notices	17.08-2
	Section 17.08.050 Approving Authority.....	17.08-3
	Section 17.08.060 Appeals	17.08-4
	Section 17.08.070 Effective Date	17.08-5
	Section 17.08.080 Permit to Run with Land	17.08-6
	Section 17.08.090 Permit Time Limits and Extensions.....	17.08-6
	Section 17.08.100 Modification	17.08-6
	Section 17.08.110 Revocation of Previously Approved Entitlement	17.08-7

Chapter 17.10 Permits and Entitlements..... 17.10-1

 Section 17.10.010 Purpose 17.10-1

 Section 17.10.020 Plan Check 17.10-1

 Section 17.10.030 Sign Permit 17.10-2

 Section 17.10.035 Creative Sign Program 17.10-3

 Section 17.10.040 Uniform Sign Program 17.10-6

 Section 17.10.050 Temporary Use Permit 17.10-7

 Section 17.10.060 Reasonable Accommodation(s) 17.10-8

 Section 17.10.070 Variance 17.10-10

 Section 17.10.080 Conditional Use Permit 17.10-11

 Section 17.10.090 Site Plan Review 17.10-13

 Section 17.10.100 Architectural Design Review for Historic Overlay District..... 17.10-15

 Section 17.10.110 Development Agreements 17.10-18

 Section 17.10.120 Planned Development..... 17.10-21

 Section 17.10.130 Specific Plans 17.10-25

 Section 17.10.140 Rezoning 17.10-27

 Section 17.10.150 Zoning Code Amendment 17.10-27

 Section 17.10.160 General Plan Amendment 17.10-28

Chapter 17.12 Interpretation 17.12-1

 Section 17.12.010 Purpose..... 17.12-1

 Section 17.12.020 Applicability and Authority for Interpretations 17.12-1

 Section 17.12.030 Rules of Interpretation 17.12-1

 Section 17.12.040 Record of Interpretation 17.12-2

 Section 17.12.050 Appeals 17.12-2

Chapter 17.14 Enforcement..... 17.14-1

 Section 17.14.010 Purpose and Intent..... 17.14-1

 Section 17.14.020 Enforcement Authority 17.14-1

 Section 17.14.030 Violation – Deemed Nuisance..... 17.14-1

Chapter 17.16 Nonconforming Uses..... 17.16-1

 Section 17.16.010 Purpose 17.16-1

 Section 17.16.020 Regulations to Apply 17.16-1

 Section 17.16.030 Building or Structure 17.16-1

 Section 17.16.040 Uses 17.16-1

 Section 17.16.050 Change to Conforming Use..... 17.16-1

 Section 17.16.060 Abandonment or Discontinuance..... 17.16-2

 Section 17.16.070 Change to Other Nonconforming Uses 17.16-2

 Section 17.16.090 Land 17.16-2

 Section 17.16.100 Signs, Billboards, Etc. 17.16-2

 Section 17.16.110 Nonconformance Due to Change of Regulations 17.16-2

 Section 17.16.120 Public Utilities 17.16-3

 Section 17.16.130 Building Under Construction..... 17.16-3

 Section 17.16.140 Reconstruction of Damaged and Nonconforming Buildings.. 17.16-3

 Section 17.16.150 Nonconformance Resulting from Amendments..... 17.16-3

Article II. Zoning Districts, Allowed Uses, and Development Standards Page

Chapter 17.20 Establishment of Zoning Districts and Land Use Classification System 17.20-1

 Section 17.20.010 Chapter Purpose 17.20-1

 Section 17.20.020 Zoning Districts..... 17.20-1

 Section 17.20.030 Conformance with Zoning District Regulations 17.20-2

 Section 17.20.040 Zoning Map 17.20-3

 Section 17.20.050 Classification of Land Uses 17.20-4

 Section 17.20.060 Allowed Land Uses and Permit Requirements 17.20-5

 Section 17.20.070 Similar Use Determination 17.20-6

Chapter 17.22 Residential and Agricultural Districts..... 17.22-1

 Section 17.22.010 Chapter Purpose 17.22-1

 Section 17.22.020 Characteristics of Agricultural and Residential Districts..... 17.22-1

 Section 17.22.030 Allowed Land Uses and Permit Requirements 17.22-2

 Section 17.22.040 Development Standards 17.22-5

Chapter 17.24 Commercial and Industrial Districts 17.24-1

 Section 17.24.010 Chapter Purpose 17.24-1

 Section 17.24.020 Characteristics of Commercial and Industrial Districts 17.24-1

 Section 17.24.030 Allowed Land Uses and Permit Requirements 17.24-2

 Section 17.24.040 Development Standards..... 17.24-7

Chapter 17.25 Public/Quasi-Public Districts 17.25-1

 Section 17.25.010 Chapter Purpose 17.25-1

 Section 17.25.020 Characteristics of Public/Quasi Public Districts 17.25-1

 Section 17.25.030 Allowed Land Uses and Permit Requirements 17.25-1

 Section 17.25.040 Development Standards 17.25-3

Chapter 17.26 Special Purpose Districts..... 17.26-1

 Section 17.26.010 Chapter Purpose 17.26-1

 Section 17.26.020 Specific Plan Zoning Districts 17.26-1

 Section 17.26.030 Planned Development Zoning Districts 17.26-2

Chapter 17.28 Overlay Districts 17.28-1

 Section 17.28.010 Chapter Purpose 17.28-1

 Section 17.28.010 Historic Overlay (H) District 17.28-1

Article III Site Planning Standards Page

Chapter 17.30 Building Height Measurement and Projections 17.30-1

 Section 17.30.010 Purpose 17.30-1

 Section 17.30.020 Definitions 17.30-1

 Section 17.30.030 Height Regulations 17.30-1

 Section 17.30.040 Height Measurement 17.30-1

Section 17.30.050 Height Exceptions..... 17.30-2

Chapter 17.32 Yard Measurement and Projections..... 17.32-1

Section 17.32.010 Purpose 17.32-1

Section 17.32.020 Definitions..... 17.32-1

Section 17.32.030 Yard and Setback Regulations 17.32-1

Section 17.32.040 Allowed Encroachments/Projections into Required Yards 17.32-2

Chapter 17.34 Property and Utility Improvement 17.34-1

Section 17.34.010 Purpose 17.34-1

Section 17.34.020 Curbs, Gutters, and Sidewalks 17.34-1

Section 17.34.030 Underground Utilities..... 17.34-1

Chapter 17.36 Fences and Walls 17.36-1

Section 17.36.010 Purpose 17.36-1

Section 17.36.020 Permit Requirements and Exceptions 17.36-1

Section 17.36.030 Location and Height Restrictions 17.36-1

Section 17.36.040 Fence and Wall Design Standards..... 17.36-3

Section 17.36.050 Special Fence and Wall Requirements..... 17.36-3

Chapter 17.38 Accessory Structures 17.38-1

Section 17.38.010 Purpose 17.38-1

Section 17.38.020 Definitions..... 17.38-1

Section 17.38.030 Permit Requirements and Exceptions 17.38-1

Section 17.38.040 Development Standards..... 17.38-2

Chapter 17.40 Parking..... 17.40-1

Section 17.40.010 Purpose 17.40-1

Section 17.40.020 Applicability 17.40-1

Section 17.40.030 Permit Requirements 17.40-1

Section 17.40.040 General Parking Requirements 17.40-2

Section 17.40.050 Number of Parking Spaces Required 17.40-3

Section 17.40.060 Parking Requirements for the Disabled..... 17.40-4

Section 17.40.070 Compact Car Requirements 17.40-4

Section 17.40.080 Parking and Driveway Design and Development Standards.. 17.40-5

Chapter 17.42 Signs on Private Property 17.42-1

Section 17.42.010 Purpose 17.42-1

Section 17.42.020 Policies for Sign Regulations 17.42-1

Section 17.42.030 Definitions..... 17.42-2

Section 17.42.040 Permits and Review Procedures..... 17.42-2

Section 17.42.050 Exempt Signs 17.42-4

Section 17.42.060 Prohibited Signs..... 17.42-7

Section 17.42.070 General Development, Maintenance, and Removal Provisions..... 17.42-8

Section 17.42.080 Design Standards 17.42-12

Section 17.42.090 Allowed Permanent On-Site Sign Standards 17.42-17
 Section 17.42.100 Allowed Temporary On-Site Sign Standards 17.42-19
 Section 17.42.110 Allowed Off-Site Signage..... 17.42-20
 Section 17.42.120 Nonconforming Signs and Abandoned Signs 17.42-21

Chapter 17.44 Signs on City Property 17.44-1

Section 17.44.010 Purpose and Proprietary Capacity..... 17.44-1
 Section 17.44.020 Intent as to Public Forum 17.44-1
 Section 17.44.030 Definitions..... 17.44-1
 Section 17.44.040 General Prohibition 17.44-1
 Section 17.44.050 Certain Government Signs 17.44-1
 Section 17.44.060 Temporary Signs Displaying Non-Commercial Messages 17.44-2
 Section 17.44.070 Street Banner Program 17.44-2
 Section 17.44.080 Special Event Signage 17.44-3
 Section 17.44.090 Long Term Leased Signage 17.44-3

Chapter 17.46 Density Bonus and Other Incentives..... 17.46-1

Section 17.46.010 Purpose 17.46-1
 Section 17.46.020 Definitions..... 17.46-1
 Section 17.46.030 Eligibility for Incentives and Concessions and Density Bonuses..... 17.46-1
 Section 17.46.040 General Provisions for Incentives and Concessions and Density Bonuses..... 17.46-1
 Section 17.46.050 Number and Types of Incentives and Concessions and Density Bonuses Allowed..... 17.46-2
 Section 17.46.060 Location of Density Bonus Units 17.46-6
 Section 17.46.070 Continued Availability 17.46-6
 Section 17.46.080 Process for Approval or Denial 17.46-7

Article IV. Standards for Specific Land Uses Page

Chapter 17.60 Home Occupations 17.60-1

Section 17.60.010 Purpose 17.60-1
 Section 17.60.020 Definitions..... 17.60-1
 Section 17.60.030 Home Occupations Allowed 17.60-1
 Section 17.60.040 Business License 17.60-1
 Section 17.60.050 Plan Check Required 17.60-1
 Section 17.60.060 Limitations of Use 17.60-2
 Section 17.60.070 Performance Standards..... 17.60-3
 Section 17.60.080 Conditions..... 17.60-4
 Section 17.60.090 Home Owners Association 17.60-4

Chapter 17.62 Second Dwelling Units 17.62-1

Section 17.62.010 Purpose 17.62-1
 Section 17.62.020 Definitions..... 17.62-1
 Section 17.62.030 Allowed Use Provisions..... 17.62-1
 Section 17.62.040 Development Standards..... 17.62-1

Chapter 17.64 Wireless Communication Facilities 17.64-1

 Section 17.64.010 Purpose and Applicability 17.64-1

 Section 17.64.020 Definitions..... 17.64-1

 Section 17.64.030 Permit Requirements..... 17.64-1

 Section 17.64.040 Application Requirements..... 17.64-1

 Section 17.64.050 Exemptions..... 17.64-2

 Section 17.64.060 Development Standards..... 17.64-3

 Section 17.64.070 Operation and Maintenance Standards 17.64-6

 Section 17.64.080 Removal Provisions..... 17.64-6

Chapter 17.66 Temporary Uses..... 17.66-1

 Section 17.66.010 Purpose..... 17.66-1

 Section 17.66.020 Permit Required 17.66-1

 Section 17.66.030 Temporary Use Regulations..... 17.66-1

 Section 17.66.040 Similar Uses..... 17.66-3

Article V. Glossary

Page

Chapter 17.80 Glossary of Terms 17.80-1

 Section 17.80.010 Purpose 17.80-1

 Section 17.80.020 General Definitions..... 17.80-1

Chapter 17.82 Allowed Use Definitions 17.82-1

 Section 17.82.010 Purpose 17.82-1

 Section 17.82.020 Definitions..... 17.82-1