



City of Isleton

Isleton Zoning Code Update Comparison Table

Current Code Section	Proposed Code Section
Article 1 – General	Article 1 – General Provisions and Administration (Combined from Articles 1, 20, 22)
Section 101 Adoption (removed)	Section 101 - Purposes and Objectives of the Code
Section 102 Purposes and Objectives of the Code (move to Section 101)	Section 102 - Relationship to Prior Ordinances, Rights, and Violations (new section)
Section 103 Short Title (remove, replace with Relationship to Prior Ordinances, Rights, and Violations)	Section 103 - Severability (new section)
Section 104 Components of the Zoning Ordinance (remove, replace with Severability)	Section 104 - Relationship to the General Plan (new section)
Section 105 Interpretations (moved to section 108)	Section 105 - Authorities (new section)
Section 106 Application (remove, replace with Authorities)	Section 106 - Public Hearing Noticing and Procedures (new section)
Section 107 Construction and Definitions (move to Article 6 Glossary, replace with Public Hearing Procedures and Noticing)	Section 107 - Appeals (new section)
Section 108 Effects of Graphic Aids (remove, replace with Appeals)	Section 108 - Interpretations
	Section 109 -- Enforcement of This Zoning Code
Article 2 – Establishment and Designation of Zoning Districts	Section 110 - Application Form and Fees (new section)
Section 201 Districts (will remain Section 201)	Section 111 - Amendments to the General Plan, Zoning Code, and Zoning Map (new section)
Section 202 District Boundaries (moved to Section 108)	Section 112 - Changes of District Boundaries or Regulations Due to Annexation or Right-of-Way Abandonment
Section 203 Effect of District Regulations (will remain Section 203)	Section 113 - Inconsistent Ordinances Repealed
Section 204 Changes of District Boundaries or Regulations Due to Annexation or Right-of-Way Abandonment (will remain Section 204)	Section 114 - Permits, Certificates and Licenses
Section 205 Requirements for Maintaining Consistency with General Plan (moved to Section 104)	Section 115 - Duties of the Director
Article 3 – Zone Plan	Section 116 - Violations; Penalties
Section 301 Adoption of Zone Plan (moved to Section 205)	

Section 302 Division of The Zone Plan (moved to Section 206)	
Section 303 Amendments to The Zone Plan (moved to Section 111)	
Section 304 Pre-Zoning of Unincorporated Territory (moved to Section 207)	
Article 4 – RCO-Resource Conservation and Open Space District	
Section 401 RCO – Purpose And Application (moved to Section 213)	
Section 402 RCO – Permitted Uses (moved to Use Table)	Article 2 – Zoning Districts (Combined from Articles 2 – 10)
Section 403 RCO – Conditional Uses: Commission Approval (moved to Use Table)	Section 201 – Zoning Districts Established
Section 404 RCO-Property Development Standards (moved to Dev Standards Table)	Section 202 - Effect of District Regulations
Section 405 RCO – General Provisions and Exceptions (moved to Dev Standards table subscript notes)	Section 203 - Adoption of Zoning Map
Article 5 – UR-Urban Reserve District	Section 204 - Division of the Zoning Map
Section 501 UR-Purposes and Application (moved to Section 215)	Section 205 - Pre-Zoning of Unincorporated Territory
Section 502 UR-Permitted Uses (moved to Use Table)	Section 206 - R-1 Purposes and Application
Section 503 UR-Conditional Uses: Commission Approval (moved to Use Table)	Section 207 - RM Purposes and Application
Section 504 UR-Required Conditions (moved to Section 216)	Section 208 - RM Design Review
Section 505 UR-Property Development Standards (moved to Dev Standards Table)	Section 209 - RCO Purposes and Application
Section 506 UR- General Provisions and Exceptions (moved to Dev Standards table subscript notes)	Section 210 - UR Purposes and Application
Article 6 – R-One-Family Residential Districts	Section 211 - UR Required Conditions
Section 601 R – Purpose And Application (moved to Section 208)	Section 212 - CC Purposes and Application

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Section 602 R – Permitted Uses (moved to Use Table)	Section 213 - CC Required Conditions
Section 603 R – Conditional Uses: Commission Approval (moved to Use Table)	Section 214 - CC Design Review
Section 604 R-Property Development Standards (moved to Dev Standards Table)	Section 215 - PDI Purposes and Application
Section 605 R – General Provisions and Exceptions (moved to Dev Standards table subscript notes)	Section 216 - PDI Required Conditions
Article 7 – RM-Multi-Family Residential Districts	Section 217 - PDI Design Review
Section 701 RM-Purposes and Application (moved to Section 210)	Section 218 - MXU Purposes and Application
Section 702 RM-Permitted Uses (moved to Use Table)	Section 219 - MXU Applicable Regulations and Procedures
Section 703 RM-Conditional Uses: Commission Approval (moved to Use Table)	Section 220 - PD Purposes and Application
Section 704 RM-Required Conditions (moved to Section 211)	Section 221 PD Districts
Section 705 RM-Property Development Standards (moved to Dev Standards Table)	Section 222 Uses Allowed by Zone and Development Standards (new section)
Section 706 RM-General Provisions and Exceptions (moved to Dev Standards table subscript notes)	
Article 8 – C-Commercial Districts	
Section 801 C-Purposes and Application (moved to Section 218)	
Section 802 CC-Central Commercial District/Residential District (moved to Section 219)	
Section 803 C-Required Conditions (moved to Section 220)	
Section 804 C-Property Development Standards (moved to Dev Standards Table)	Article 3 – General Provisions, Development and Operational Standards (Combined from Article 11, part of Article 12 & Article 13)
Section 805 C-Site Plan and Architectural Review (moved to Section 221)	Section 301 – Coverage-Measurements

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Section 806 C-General Provisions and Exceptions (removed)	Section 302 – Yard Space
Article 9 – PDI-Planned Industrial Districts	Section 303 – General Rules of Measurement
Section 901 PDI – Purposes and Application (moved to Section 223)	Section 304 – Yard Requirements-Exceptions
Section 902 PDI – Permitted Uses (moved to Use Table)	Section 305 – Through Lots
Section 903 PDI – Conditional Uses: Commission Approval (moved to Use Table)	Section 306 – Maintenance of Landscaped Areas
Section 904 PDI – Required Conditions (moved to Section 224)	Section 307 – Maintenance and Elimination of Non-Conforming Sites, Uses, and Structures
Section 905 PDI – Property Development Standards (moved to Dev Standards Table)	
Section 906 I – Site Plan and Architectural Design Review (moved to Section 225)	Section 308 – Height Limitations-Measurement and Exceptions
Section 907 I – General Provisions and Exceptions (moved to Dev Standards table subscript notes)	Section 309 – Off-Street Parking and Off-Street Loading Facilities Purposes and Application
Article 10 – Combining Districts	Section 310– Off-Street Parking Facilities Required
Section 1001 – PUD-Planned Unit Development Combining District (moved to Section 507)	Section 311 – Standards for Off-Street Parking Facilities
Section 1002 – MXU-Mixed Use Combining District (removed)	Section 312 – Off-Street Loading Facilities Required
Article 11 – Off-Street Parking and Off-Street Loading Facilities	Section 313– Standards for Off-Street Loading Facilities
Section 1101 – Purposes and Application (moved to Section 309)	Section 314 – Location of Off-Street Parking and Off-Street Loading Facilities
Section 1102 – Off-Street Parking Facilities Required (moved to Section 310)	Section 315 – Screening, Fencing and Landscaping
Section 1103 – Standards for Off-Street Parking Facilities (moved to Section 311)	Section 316 – Existing Uses
Section 1104 – Off-Street Loading Facilities Required (moved to Section 312)	Section 317 – Reduction of Off-Street Parking and Off-Street Loading Facilities

Section 1105 – Standards for Off-Street Loading Facilities (moved to Section 313)	Section 318 – Exceptions to Off-Street Parking and Off-Street Loading Requirements
Section 1106 – Location of Off-Street Parking and Off-Street Loading Facilities (moved to Section 314)	Section 319 – Regulation of Signs and Outdoor Advertising
Section 1107 – Screening, Fencing and Landscaping (moved to Section 315)	Section 320 – Temporary Subdivision Signs and Sales Offices
Section 1108 – Existing Uses (moved to Section 316)	Article 4 – Specific Uses, Development and Operational Standards (Combined from part of Articles 12, 13, 15 & Article 23)
Section 1109 – Reduction of Off-Street Parking and Off-Street Loading Facilities (moved to Section 317)	Section 401 – Yard Sales and Garage Sales Within Residential Areas
Section 1110 – Exceptions to Off-Street Parking and Off-Street Loading Requirements (moved to Section 318)	Section 402 – Home Occupations
Article 12 – Home Occupations; Temporary Subdivision Signs and Sales Offices; Mobilehome Parks; Signs and Outdoor Advertising Structures; Manufactured and Second Housing Units	Section 403 – Mobile Home/Manufactured Housing Parks
Section 1201 – Home Occupations (moved to Section 402)	Section 404 – Manufactured Housing
Section 1202 – Temporary Subdivision Signs and Sales Offices (moved to Section 320)	Section 405 – Accessory Dwelling Units (new section)
Section 1203 – Mobile Home Parks (moved to Section 403)	Section 406 - Multi-Family Development Policies and Standards (new section)
Section 1204 – Regulation of Signs and Outdoor Advertising (moved to Section 319, removed outdoor advertising as there were no standards listed)	Section 407 – Cannabis Land Use Definitions (moved to Article 6, and referenced here)
Section 1205 – Regulations of Manufactured Housing Within Residential Districts (moved to Section 404)	Section 408 – Transitional Housing, Supportive Housing, and Low Barrier Navigation Centers (new section)
Section 1206 – Second Unit Housing (replaced with new State compliant ADU regulations in Section 405)	Section 409 – Emergency Shelter Regulations (new section)
Article 13 – General Provisions and Exceptions	Section 410 – Farmworker Housing (new section)

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Section 1301 – Addition of Permitted Uses (removed)	Section 411 – Day Care-Small Family (8 or Fewer Children) (new section)
Section 1302 – Coverage-Measurements (moved to Section 301)	Section 412 – Day Care-Large Family (Up to 14) (new section)
Section 1303 – Yard Spaces (moved to Section 302)	Section 413 – Residential Density Bonus (new section)
Section 1304 – Yard Requirements-Measurement (moved to Section 303, and renamed General Rules of Measurement)	Section 414 – Single Room Occupancy (new section)
Section 1305 – Yard Requirements-Exceptions (moved to Section 304)	
Section 1306 – Through Lots (moved to Section 305)	
Section 1307 – Maintenance of Landscaped Areas (moved to Section 306)	
Section 1308 – Maintenance and Elimination of Non-Conforming Sites, Uses, and Structures (moved to Section 307)	Article 5 – Permits and Other Planning Actions (Combined from Articles 14 – 19, with new section for Administrative Permits)
Section 1309 – Clarification of Ambiguity; Interpretation (removed, covered under Article 1)	Section 501 – Administrative Permits (new section)
Section 1310 – Height Limitations-Measurement and Exceptions (moved to Section 308)	Section 502 – Conditional Use Permits
Section 1311 – Yard Sales and Garage Sales Within Residential Areas (moved to Section 401)	Section 503 – Design Review (new section combined from Site Plan Review and Architectural Review)
Article 14 – Permits for Conditional Uses	Section 504 – Variances
Section 1401 – Purposes (moved to Section 502)	Section 505 – Minor Exceptions and Modifications (new section)
Section 1402 – Powers of the Planning Commission (removed, covered under Section 105)	Section 506 – Reasonable Accommodations (new section)
Section 1403 – Application and Fee (removed, covered under Section 110)	Section 507 – Planned Development
Section 1404 – Public Hearing-Notice (removed, covered under Section 106)	Section 508 – Development Agreements (new section)
Section 1405 – Public Hearing-Procedure (removed, covered under Section 106)	Section 509 – Effective Date
Section 1406 – Investigation, Report and Notice (removed)	Section 510 – Run with the Land Approvals

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Section 1407 – Action by the Planning Commission (removed, covered under Section 105)	Section 511 – Expirations
Section 1408 – Conditions of Approval (moved to Section 502)	Section 512 – Revocations
Section 1409 – Review of the City Council (removed)	Section 513 – New Application
Section 1410 – Building Permit (moved to Section 514)	Section 514 – Building Permit
Section 1411 – Lapse of Use Permit (moved to Section 511)	
Section 1412 – Time Limit for Development; Extension (moved to Section 511)	Article 6 – Glossary
Section 1413 – Pre-existing Conditional Use and Use Permits (moved to Section 502)	Section 601 - Construction
Section 1414 – Revocation (moved to Section 512)	Section 602 – General Terminology
Section 1415 – Notation on Conditional Use Map (moved to Section 502 but suggest removing)	Section 603 - Definitions
Section 1416 – New Application (moved to Section 513)	
Section 1417 – Use Permit to Run with the Land (moved to Section 510)	
Section 1418 – Minor Revisions to a Previously Approved Conditional Use Permit (moved to Section 502)	
Article 15 – Site Plan Review (combined with Architectural Review)	
Section 1501 – Purpose and Application (moved to Section 503)	
Section 1502 – Drawings to be submitted (removed)	
Section 1503 – Referral and Action (removed, covered under Section 105)	
Section 1504 – Conditions of Approval (moved to Section 503)	
Section 1505 – Required Findings (moved to Section 503)	
Section 1506 – Street Dedications and Improvements (removed, suggest moving to Title VIII of Municipal Code)	
Section 1507 – Appeal to the City Council (removed, covered under Section 107)	

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Section 1508 – Relationship to Environmental Assessment and Environmental Reporting Procedures (removed)	
Section 1509 – Building Permit (moved to Section 514)	
Section 1510 – Lapse of Site Plan Approval (moved to Section 511)	
Section 1511 – Revocation (moved to Section 512)	
Section 1512 – Site Plan Approval to Run with the Land (moved to Section 510)	
Section 1513 – Minor Revisions to a Previously Approved Site Plan (moved to Section 503)	
Section 1514 – Multi-Family Development Policies and Standards (move to Section 406)	
Article 16 – Planned Unit Development	
Section 1601 – Purposes (moved to Section 223)	
Section 1602 – Districts (moved to Section 224)	
Section 1603 – Permitted Uses (moved to land use Table 2.2-A)	
Section 1604 – Site Area (moved to Dev Standards Table 2.2-B)	
Section 1605 – Standards (moved to Dev Standards Table 2.2-B)	
Section 1605 – Required Conditions (moved to Section 507)	
Section 1607 – Use Permit Procedure (moved to Section 507)	
Section 1608 – Review by City Council (removed, covered under Section 105)	
Article 17 – Architectural Design Review (combined with Site Plan Review)	
Section 1701 – Purposes and Application (moved to section 503)	
Section 1702 – Architectural Design Review Committee (removed)	
Section 1703 – Drawings to be Submitted (removed)	
Section 1704 – Referral and Action (removed, covered under Section 105)	

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Article 18 – Variances	
Section 1801 – Purposes (moved to Section 504)	
Section 1802 – Authority of the Planning Commission (removed, covered under to Section 105)	
Section 1803 – Application and fee (removed, covered under Section 110)	
Section 1804 – Hearing and Notice (removed, cover under Section 106)	
Section 1805 – Public Hearing – Procedure (removed, cover under Section 106)	
Section 1806 – Granting of Variances (moved to Section 504)	
Section 1807 – Appeal to City Council (removed, covered under Section 105)	
Section 1808 – Action by City Council (removed, covered under Section 105)	
Section 1809 – Building Permit (moved to Section 514)	
Section 1810 – Lapse of Variance (moved to Section 511)	
Section 1811 – Revocation (moved to Section 512)	
Section 1812 – New Application (moved to Section 513)	
Article 19 – Amendments	
Section 1901 – Purpose (moved to Section 111)	
Section 1902 – Initiation (moved to Section 111)	
Section 1903 – Application and fee (removed, covered under Section 110)	
Section 1904 – Public Hearing – Notice (removed, covered under Section 106)	
Section 1905 – Hearing (removed, covered under Section 106)	
Section 1906 – Investigation and Report (removed)	
Section 1907 – Action of the Planning Commission (removed, covered under Section 105)	
Section 1908 – Action by City Council (removed, covered under Section 105)	

Section 1909 – Relationship to Environmental Assessment (removed, covered under Section 508)	
Section 1910 – Special Zoning Exceptions – Alternate Procedure for Action of the Planning Commission and City Council (removed)	
Section 1911 – Change of Zone Plan (moved to Section 111)	
Section 1912 – New Application (removed, covered under Section 513)	
Article 20 - Enforcement	
Section 2001 – Permits, Certificates and Licenses (moved to Section 114)	
Section 2002 – Duties of the Building Official (moved to Section 115 and renamed Duties of the Director)	
Section 2003 - Violations; Penalties (moved to Section 116)	
Section 2004 – Property Maintenance (removed)	▲
Article 21 – Construction and Definitions	▲
Section 2101 – Construction (moved to Section 601)	▲
Section 2102 – General Terminology (moved to Section 602)	
Section 2103 – Definitions (moved to Section 603)	
Article 22 – Repeals and Constitutionality	
Section 2201 – Inconsistent Ordinances Repealed (moved to Section 113)	
Section 2202 – Constitutionality (moved to Section 103)	
Article 23 – Cannabis Land Use Regulations	
Section 2301 – Definitions (moved to Section 407-A)	
Section 2302 – Indoor Cultivation for Personal Use (moved to Section 407-B)	
Section 2303 – Outdoor Cannabis Cultivation Prohibited (moved to Section 407-C)	
Section 2304 – Cultivation Permits	

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(moved to Section 407-D)	
Section 2305 – Commercial Cannabis Activity Near Schools and Day Care Centers (moved to Section 407-E)	
Section 2306 – Commercial Cannabis Facilities (moved to Section 407-F)	
Section 2307 – Commercial Cannabis Facilities Conditional Use Permits (moved to Section 407-G)	
Section 2308, 2309 – Reserved (removed)	
Section 2310 – Cannabis Use on Public Property (moved to Section 407-H)	
Section 2311 – 2319 – Reserved (removed)	
Section 2320 – Public Nuisance (moved to Section 407-I)	