




Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: **November 12, 2024**

AGENDA ITEM: **#3**

PRJ		AMENDMENTS TO CHAPTER 18.11 OF THE MADERA COUNTY CODE
APN	Countywide	Applicant: Madera County
CEQA	Exempt	Section 15061(b)(3)

REQUEST:

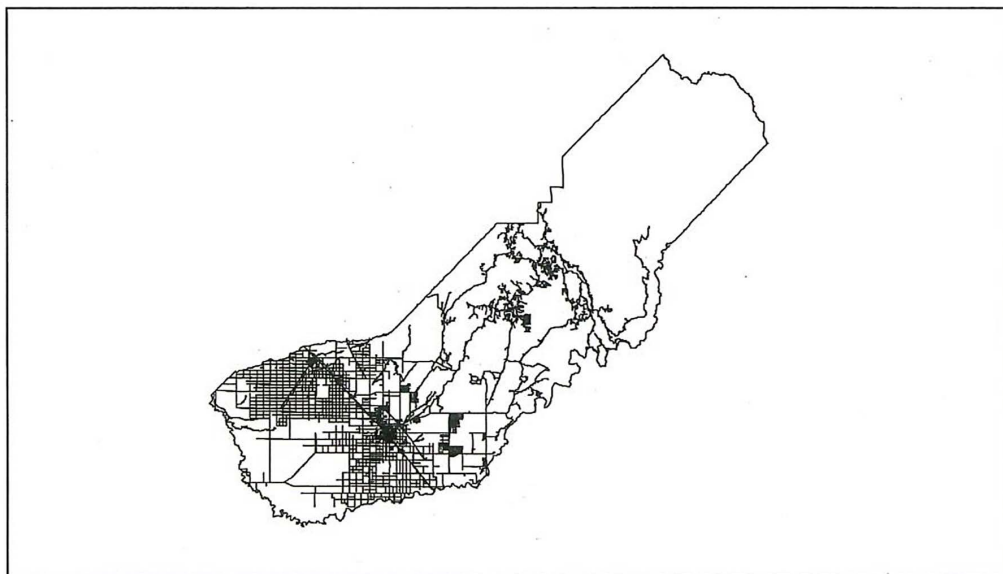
This is a proposal by the County of Madera to amend sections 18.11.070 and 18.11.120 of Chapter 18.11 of the Madera County Code relating to the RUM (residential urban multiple family) zone.

ENVIRONMENTAL ASSESSMENT:

Under the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3), and the Madera County Environmental Guidelines, the County has determined that this amendment will not have a significant effect on the environment and is exempt from CEQA.

LOCATION:

Countywide



RECOMMENDATION: Adoption of a resolution recommending approval of the proposed amendments to sections 18.11.070 and 18.11.120 of Chapter 18.11 of the Madera County Code relating to the RUM (residential urban multiple family) zone.

PROJECT DESCRIPTION:

This is a proposal to amend sections 18.11.070 and 18.11.120 of Chapter 18.11, of the Madera County Code relating to RUM (residential urban multiple family) zone to clarify the maximum allowable density in the Residential Urban Multi-Family (RUM) zone district from its current 6,000 and 2,000/Family to 6,000 and 25 dwelling units per acre. This clarification is intended to align with Madera County's growth objectives, address housing shortages, and support creating vibrant, sustainable communities.

ORDINANCES/POLICIES:

Chapter 18.11 – Residential Zone Districts

ANALYSIS:

Section 18.11.070 of Chapter 18.11 of Title 18 of the Madera County Code states the purpose of the RUM (residential urban single family) zone is to provide for multiple family dwelling unit development. Lots of one acre or less, require urban services such as community sewer and water. Minimum lot size with urban services is six thousand square feet. Multiple family dwellings require two thousand two hundred square feet per family.

Section 18.11.070 is amended to read as follows:

“The purpose of the Residential, Urban, Multi-Unit Dwelling Zone (RUM) is to provide for areas in the urbanized County that accommodate multi-unit dwellings. The maximum residential density for this zone is 25 dwelling units per acre. The maximum FAR for nonresidential uses in this zone is 0.40. This zone implements the Medium Density Residential (MDR) and High Density Residential (HDR) land use designations in the General Plan.”

The Medium Density Residential (MDR) designation allows for various housing types, including single-family detached homes, attached homes, duplexes, triplexes, fourplexes, garden apartments, mobile home parks, group quarters, and bed-and-breakfast establishments. It also permits public and quasi-public uses and other similar and compatible activities. Residential densities in this designation range from 5.0 to 12.0 units per gross acre, with a floor area ratio (FAR) for nonresidential uses not exceeding 0.30. This designation is based on an average of 2.9 persons per dwelling unit.

The High Density Residential (HDR) designation allows for multiple-family residential units, group quarters, mobile home parks, bed-and-breakfast establishments, professional offices, public- or quasi-public uses, and other similar and compatible uses. Offices may be permitted with discretionary approval. Residential densities are expected to range from 12 to 25 units per gross acre, assuming an average of 2.75 persons per dwelling unit. The Floor Area Ratio (FAR) for nonresidential uses must not exceed 0.40.

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Section 18.11.120 of Chapter 18.11 of Title 18 of the Madera County Code states the RUM Min. lot area is 6000 and 2000/family.

Section 18.11.120 is amended to read as follows:

“RUM Min. lot area – 6000 and 25 dwelling units per acre”

GENERAL PLAN CONSISTENCY:

The proposed amendments align with the objectives of the General Plan. This clarification of the RUM District ensures consistency between the zoning ordinance and the General Plan.

RECOMMENDATION:

Recommendation to approve a resolution recommending approval of the proposed amendments to sections 18.11.070 and 18.11.120 of Chapter 18.11.

ATTACHMENTS:

1. Resolution/Ordinance

BEFORE
THE PLANNING COMMISSION
OF THE COUNTY OF MADERA
STATE OF CALIFORNIA

In the Matter of)	Resolution No.: <u>PCR 2024-</u>
)	
THE APPLICATION OF MADERA)	RESOLUTION APPROVING THE
COUNTY FOR AN AMENDMENT TO)	APPLICATION OF THE COUNTY OF
CHAPTER 18.11 OF THE MADERA)	MADERA AMENDING SECTIONS
COUNTY CODE)	18.11.070 AND 18.11.120 OF CHAPTER
)	18.11 OF TITLE 18 OF THE MADERA
)	COUNTY CODE RELATING TO THE RUM
)	(RESIDENTIAL URBAN MULTIPLE
_____)	FAMILY) ZONE DISTRICT

WHEREAS, the Planning Commission at a regular meeting in the Madera County Government Center, 200 West 4th Street, Madera, California, on Tuesday, November 12, 2024, held a duly noticed public hearing to consider the application of Madera County for an Amendment to Chapter 18.11, of the Madera County Code; and

WHEREAS, County staff has presented substantial factual information regarding the Ordinance change; and

WHEREAS, the hearing was to consider the application of Madera County to amend sections 18.11.070 and 18.11.120 of Chapter 18.11 of the Madera County Code relating to the RUM (residential urban multiple family) zone district; and

WHEREAS, the proposed Ordinance amendment to the Madera County Code would be effective County-wide and is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the Planning Commission has considered all public testimony and information presented during the public hearing regarding this item.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds as follows:

1. The proposed use is consistent with the General Plan and Zoning Ordinance, and any applicable Area Plan or Specific Plan. Further, the proposed amendments are consistent with the goals and policies of the General Plan.

2. The proposed project does not violate the spirit or intent of the zoning ordinance.

3. The proposed project is not contrary to public health, safety, or general welfare. No activities from the proposed project will significantly impact the public's health, safety, or general welfare.

4. The proposed project will not, for any reason, substantially adversely affect the property values and general desirability of the neighborhood.

BE IT FURTHER RESOLVED, that this Commission adopts Resolution No. 2024-____ and directs the Secretary of the Planning Commission to present this Resolution and Ordinance Amendment as approved by this Commission, to the Madera County Board of Supervisors for their consideration and adoption.

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The foregoing Resolution was adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting held before the Madera County Planning Commission on this _____ day of _____, 2024 by the following vote:

COMMISSIONER MILES-MATTINGLY VOTED: _____

COMMISSIONER DAL CERRO VOTED: _____

COMMISSIONER BURDETTE VOTED: _____

COMMISSIONER PALMER VOTED _____

COMMISSIONER ESTRADA VOTED: _____

Tom Burdette, Chairperson

ATTEST:

Secretary of the Planning Commission

Approved as to Legal Form:
COUNTY COUNSEL

By: _____

EXHIBIT A

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MADERA AMENDING SECTIONS 18.11.070 AND 18.11.120 OF CHAPTER 18.11 OF TITLE 18 OF THE MADERA COUNTY CODE RELATING TO THE RUM (RESIDENTIAL URBAN MULTIPLE FAMILY) ZONE DISTRICT

NOW THEREFORE, the Board of Supervisors of the County of Madera, State of California, does hereby ordain as follows:

SECTION 1

Section 18.11.070 of Chapter 18.11 of Title 18 of the Madera County Code is amended to read as follows:

“18.11.070 – Purpose of the RUM (residential urban multiple family) zone.

The purpose of the RUM (Residential, Urban, Multi-Unit Dwelling) zone is to provide for areas in the urbanized County that accommodate multi-unit dwellings. The maximum residential density for this zone is 25 dwelling units per acre. The maximum floor area ratio for nonresidential uses in this zone is 0.40. This zone implements the Medium Density Residential (MDR) and High Density Residential (HDR) land use designations in the General Plan.”

SECTION 2

The Use Categories/Subcategories Table in Section 18.11.120 of Chapter 18.11 of Title 18 of the Madera County Code is amended in part to update the minimum lot area for the RUM zone district from “6000, 2000/family” to the language noted as follows:

“6000, 25 dwelling units per acre”.

SECTION 3

If any article, section, sub-section, sentence, clause, or phrase of this Ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each article, section, subsection, sentence,

* * * * *

The foregoing Ordinance was adopted this _____, day of _____, 2024

by the following vote:

Supervisor Wamhoff voted: _____

Supervisor Rogers voted: _____

Supervisor Poythress voted: _____

Supervisor Gonzalez voted: _____

Supervisor Macaulay voted: _____

Chairman, Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

Approved as to Legal Form:
COUNTY COUNSEL

By: _____