

CHAPTER 22.24

ECD ENVIRONMENTAL CONSERVATION DISTRICTS

22.24.010 - General Provisions and Exceptions.

All uses shall be subject to the general provisions prescribed in Chapter 22.34 of this Title.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,109.5.)

22.24.020 - Purposes.

The Environmental Conservation Districts are established as companion districts, to be used in conjunction with residential, industrial or undesignated use districts. The combined ECD District shall be subject to the regulations of this chapter and the regulations prescribed in this Title for the companion (residential or industrial or undesignated) district. In addition to the objectives prescribed in Section 22.02.010 of this Title, the ECD Environmental Conservation Districts are included in the zoning regulations to accomplish the following objectives:

- A. To implement the provisions of the open space, conservation, seismic safety and scenic roadway elements of the General Plan;
- B. To provide for the accommodation of a level of development consonant with the protection of environmental values in those portions of the City with high natural environmental qualities;
- C. To protect the health, safety and welfare of residents of the City through the protections and preservation of the community environment.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,109.0.)

22.24.030 - Permitted Uses.

The following uses shall be permitted:

- A. Agricultural, including, horticulture, viticulture and the raising of crops and fruit or nut-bearing trees;
- B. One single family dwelling on sites up to 20 acres in area; two single family dwellings on sites larger than 20 acres;
- C. Parks and recreational facilities; trails; picnic areas.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,109.1.)

22.24.040 - Conditional Uses.

Conditional use permits in the environmental conservation districts shall be granted only after preparation of an environmental impact report in accord with the provisions of Section 22.34.020 of this Title and Title 20, and only after the City Planning Commission and/or City Council has made a finding that "no significant adverse impact" will occur as a result of granting the conditional use permit; the following conditional uses may be permitted in the Environmental Conservation District, subject to the environmental impact report findings:

CONDITIONAL USES TABLE

District	Uses Permitted Upon the Granting of a Conditional Use Permit	
ECD-R-20) ECD-RR-20)	Uses permitted conditionally permitted in comparable R Residential or RR Rural Residential Zone in accord with the provisions of Sections 22.12.080 and 22.12.090	
ECD-R-40) ECD-RR-40)		
ECD-R-65) ECD-RR-65)		
ECD-R-80) ECD-RR-80)		
ECD-R-100) ECD-RR-100)		
ECD-LI) ECD-HI) ECD-CI)		Uses permitted and conditionally permitted in comparable industrial zone in accord, with the provisions of Sections 22.18.030 through 22.18.060
ECD-U)		No conditional uses

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,109.2.)

22.24.050 - Environmental Impact Reports.

Environmental Conservation Districts are established only in areas of the community with significant environmental values, where change poses a threat of environmental damage. Environmental impact reports for proposed projects within an Environmental Conservation District shall be prepared in the context of comparing potential impacts of the project to the impacts of a "no project" alternative; i.e., to the existing conditions.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,109.3.)

22.24.060 - Other Regulations.

Regulations pertaining to density, coverage, height of buildings and distance between buildings, yard spaces, open spaces, parking and loading, and any other aspect regulated in the zoning regulations shall be the same as those regulations prescribed for the companion residential, industrial or undesignated zone.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,109.4.)