



**ORDINANCE NO. 5097**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES  
ORDAIN AS FOLLOWS:**

Section 1. The Board of Supervisors finds and determines that amendments to Title 130 are necessary to update the El Dorado County Ordinance Code to facilitate a reorganization of the Vacation Home Rental permitting process, and to make corrections to inaccurate or obsolete code references.

Section 2. Title 130 of the El Dorado County Ordinance Code is hereby amended as follows:

**ZONING ORDINANCE**

**Table 130.21.020 – Agricultural, Rural, and Resource Zone Districts Use Matrix.**

<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	P Allowed use A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional use permit required (130.52.020) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone						
USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
<b>Commercial</b>							
Lodging Facilities: Agricultural Lodging	See Table 130.40.170.1 (Agricultural Lodging)						130.40.170
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	—	
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	CUP	
<del>Vacation Home Rental</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>—</del>	<del>130.40.370</del>

**Table 130.22.020 – Allowed Uses and Permit Requirements for the Commercial Zones**

<div>CPO: Commercial, Professional Office</div> <div>CL: Commercial, Limited</div> <div>CM: Commercial, Main Street</div> <div>CC: Commercial, Community</div> <div>CR: Commercial, Regional</div> <div>CG: Commercial, General</div> <div>CRU: Commercial, Rural</div>	<div>P Allowed use (Article 4: Special Use Regulations)</div> <div>A Administrative permit required (130.52.010)</div> <div>TUP Temporary use permit required (130.52.060)</div> <div>CUP Conditional Use Permit required(130.52.020)</div> <div>MUP Minor use permit required (130.52.020)</div> <div>TMA Temporary mobile home permit (130.52.050)</div> <div>— Use not allowed in zone</div>							
Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
<div>Lodging:</div> <div>Vacation Home Rental<sup>5,6</sup></div>	—	A	A	A	—	—	—	130.40.370

**Table 130.24.020 – Residential Zone Use Matrix**

<b>RM: Multi-unit Residential</b> <b>R1, R20K: Single-unit Residential</b> <b>R1A: One-acre Residential</b> <b>R2A: Two-acre Residential</b> <b>R3A: Three-acre Residential</b> <b>RE: Residential Estate</b> <b>NS: Neighborhood Service</b>	<b>P</b> Allowed use <b>PD</b> Planned Development Permit required (130.52.040) <b>A</b> Administrative Permit required (130.52.010) <b>CUP</b> Conditional Use Permit (130.52.020) <b>MUP</b> Minor use Permit required (130.52.020) <b>TMA</b> Temporary Mobile Home Permit required (130.52.050) <b>TUP</b> Temporary use permit required (130.52.060) <b>—</b> Use not allowed in zone						
2. USE TYPE							Specific Use Regulation
	RM	R1, R20K	R1A	R2A	R3A	RE	
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170
<del>Vacation Home Rental</del>	A	A	A	A	A	A	<del>130.40.370</del>

### 130.40.170 Lodging Facilities

- A. Applicability.** This Section applies to lodging facilities, as defined in Article 8 (Glossary), that are located outside of commercial zones where allowed under the use matrices for the zones. This Section does not apply to Vacation Home Rentals (see Section ~~130.40.370~~Chapter 5.56: Vacation Home Rentals in Title 5 – Business Taxes, Licenses and Regulations).

**130.40.370** ~~Vacation Home Rental~~ *Reserved*

**130.80.020 Definitions of Specialized Terms and Phrases**

**Vacation Home Rental.** Lodging provided to the general public in a private dwelling unit, where the unit is rented as a whole on a transient basis (30 days or less). (See ~~Section 130.40.370~~ Chapter 5.56: Vacation Home Rentals in Title 5 – Business Taxes, Licenses and Regulations).

Section 8. This ordinance shall become effective thirty (30) days following adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 8th day of January, 2019 by the following vote of said Board:

Ayes: Hidahl, Frentzen, Veerkamp, Parlin, Novasel

ATTEST  
JAMES S. MITRISIN  
Clerk of the Board of Supervisors

By

  
Deputy Clerk

Noes: None

Absent: ~~None~~

  
Sue Novasel, Chair, Board of Supervisors

APPROVED AS TO FORM  
MICHAEL J. CICCOTZI, County Counsel

By

  
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