

Zoning Ordinance Workshop

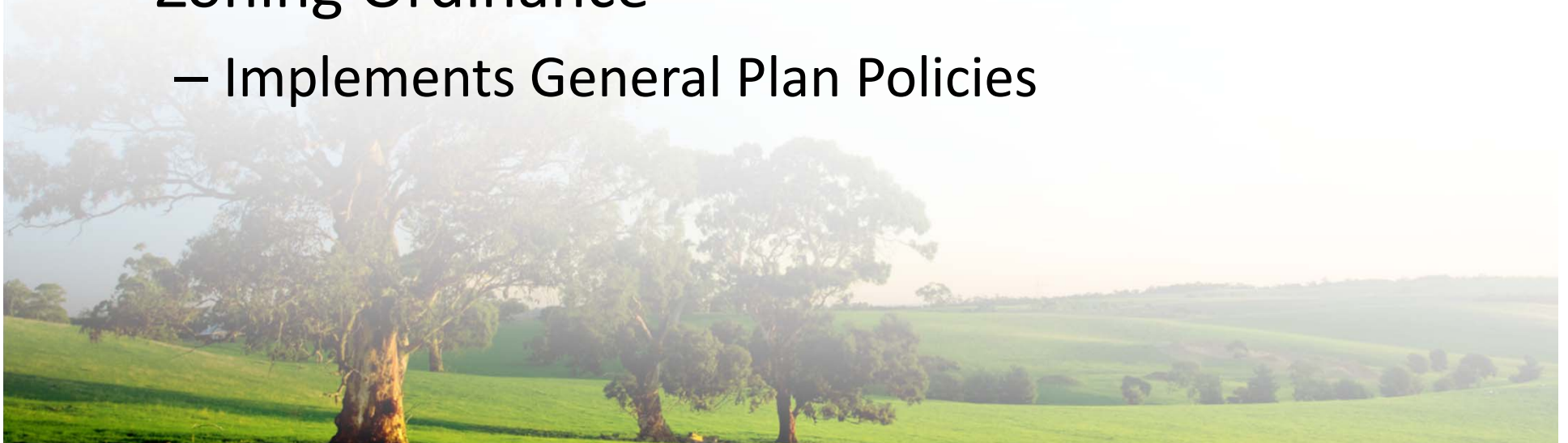
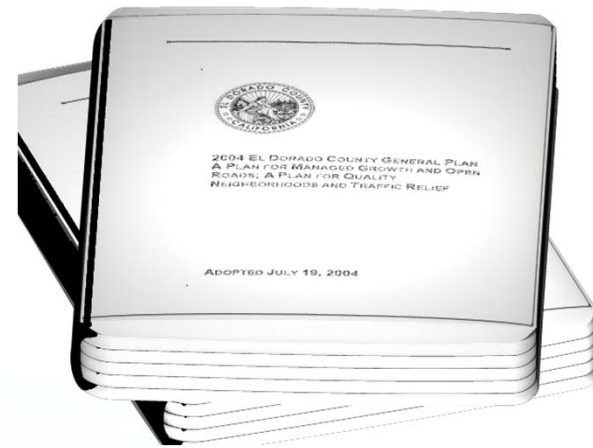
Board of Supervisors
&
Planning Commission

July 16, 2012



Background

- General Plan
 - Policies
 - Land Use Designations
- Zoning Ordinance
 - Implements General Plan Policies



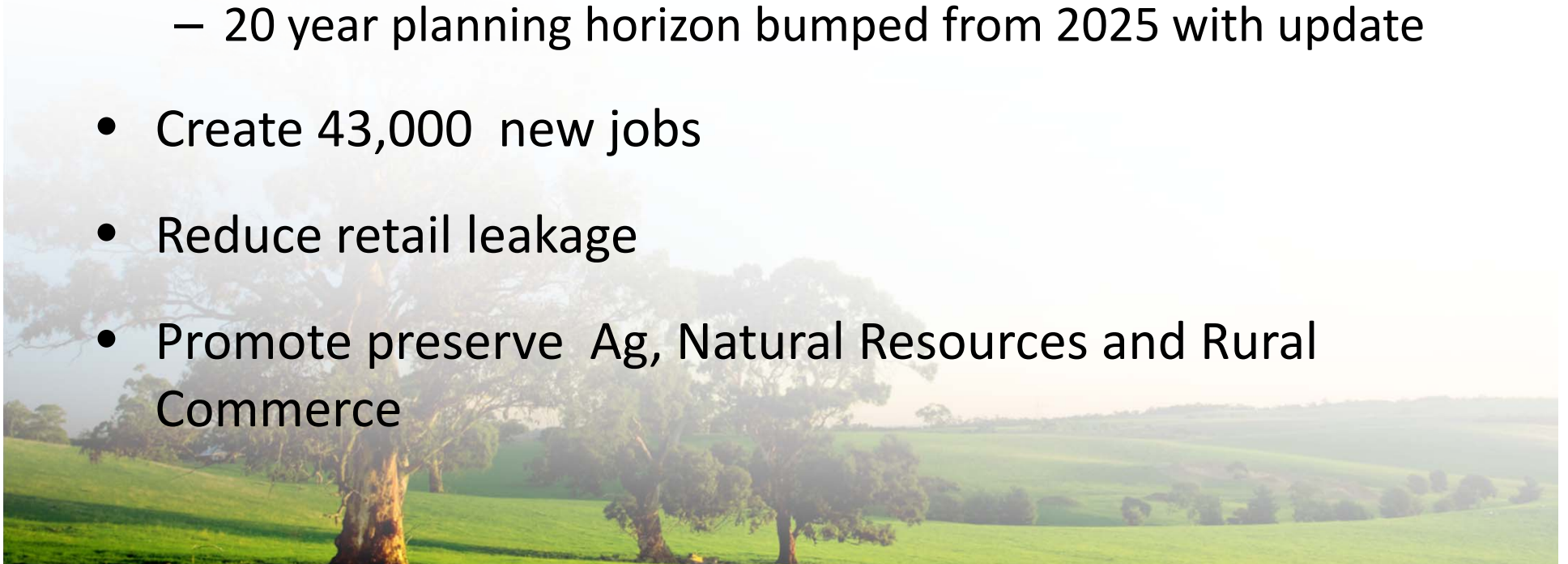
General Plan

- Mandated by State of California
 - Adequate and proper General Plan
- Current General Plan Adopted 2004
- Five Year Review Required
 - Completed 2011
 - Population & Housing on target with forecast
 - Jobs, Sales Tax, Commercial & Moderate housing are trending slower



General Plan – Primary Objectives

- Direct densities to Community Regions
- Accommodate 32,000 new dwelling units
 - GP EIR analyzed effects of 32,000 new dwelling units
 - Plan horizons when 32,000 new DU built
 - 20 year planning horizon bumped from 2025 with update
- Create 43,000 new jobs
- Reduce retail leakage
- Promote preserve Ag, Natural Resources and Rural Commerce



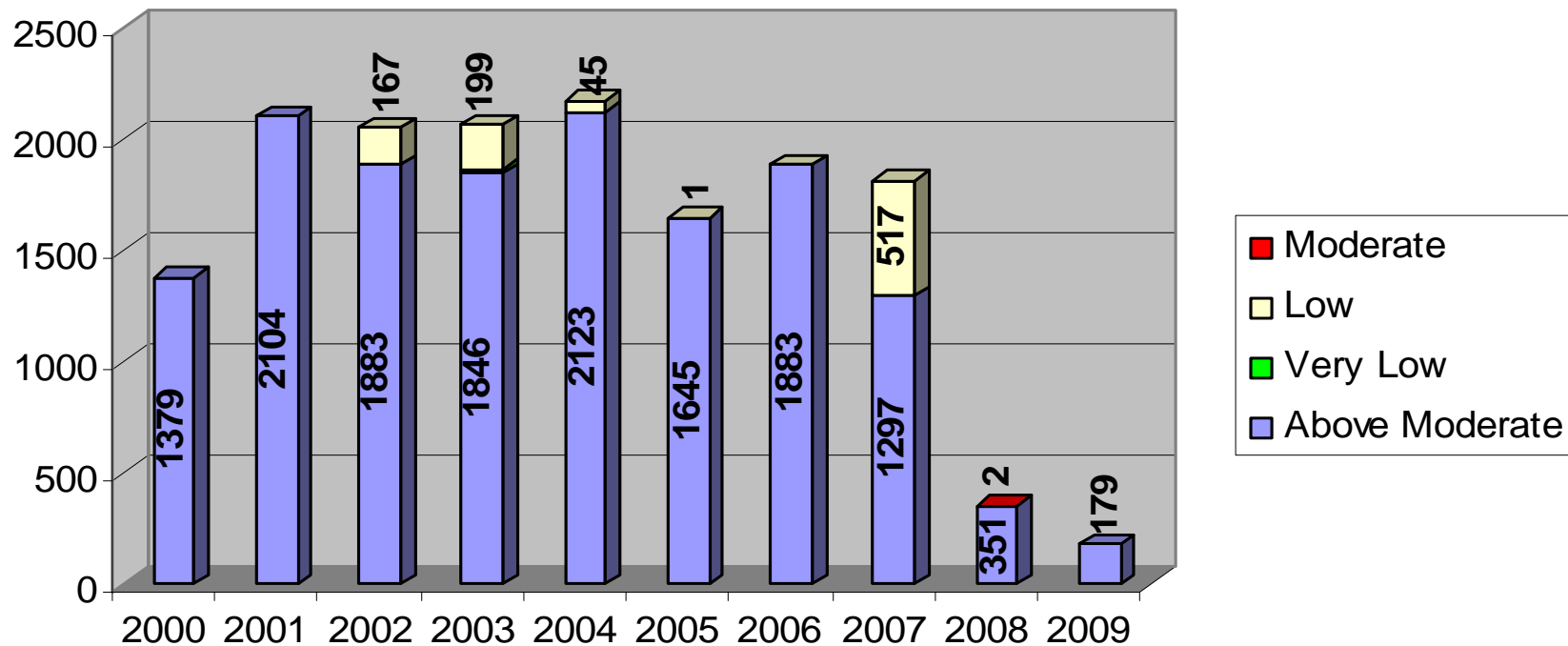
General Plan - Housing

- Accommodates 32,491 new dwelling units for projected population of 200,000 around 2025. Horizons when the additional 32,491 dwelling units are built.
- Approximately 12,470 of the 32,491 dwelling units are built
- Approximately 20,000 more dwelling units to built
- General Plan (to meet RHNA) requires the new 20,000 to accommodate:
 - About 30% for above moderate income (\$85,000 yr.)
 - About 20% for moderate income (\$55,000 or family of 4 to \$85,000)
 - About 50% for below moderate income (less than \$55,000)
- Questions is “Where and for whom will the new 20,000 residential units be built?”

Development of Moderate Housing

Over 90% of New DUs built were for the Highest 30% of Family Income Households

Above Moderate Wins!



2007 includes 517 2nd Dwelling Units allowed for the first time to be included as part of the Affordable Housing Annual Report (517 = total 2nd DU's 2003-2007).

WHICH REGIONS ARE THE 12,470* NEW DWELLING UNITS ACTUALLY BUILT?

(GP Policy 2.9.1.2)

REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
	EL DORADO HILLS	13,006	1,139	5,344			
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991	118	551	1	552	50%	4%
DIAMOND / ED	1,564	1,359	251	125	376	13%	3%
SHINGLE SPRINGS	287	46	203	23	226	68%	2%
RURAL			2,211		2,211		20%

* October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region Boundaries).

75% OF THE NEW DWELLING UNITS ARE IN
COMMUNITY REGIONS WITH SEWER

Land Use Forecast - Estimate

Jan 2011 KEEP IT RURAL - 75% of new DUs to CRs w/s
COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75% OF THE NEW 20,000 DU'S
FOR ALL HOUSEHOLDS. RURAL CENTERS AND RURAL REGIONS MAY PLAN FOR 25% OF
THE NEW 20,000 DU'S.

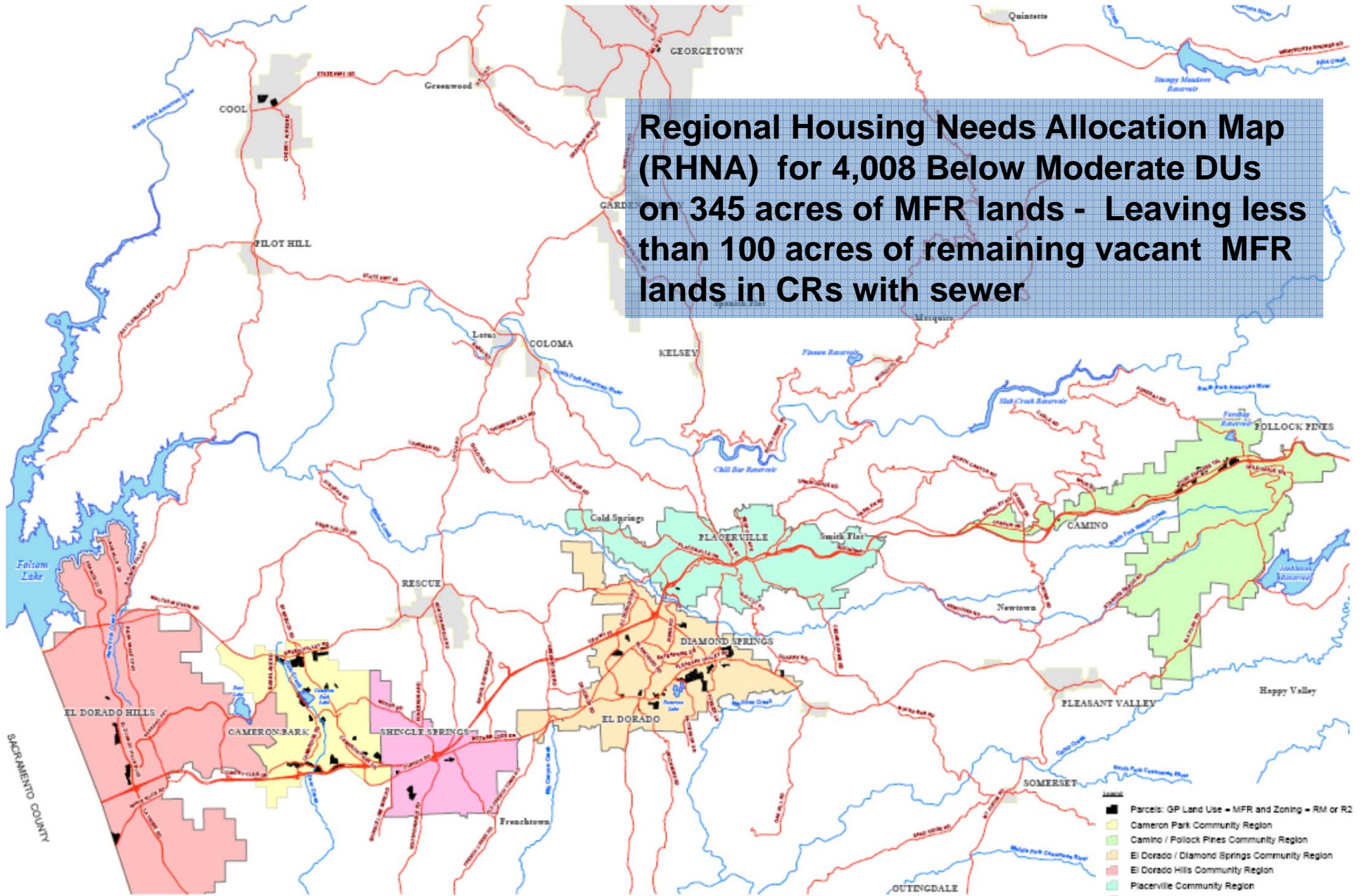
ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER

EL DORADO COUNTY REGIONS	ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)	ACTUAL BELOW MODERATE (MFR)	MODERATE HOUSING (C/MUD & MFR)	TOTAL
EL DORADO HILLS	7,000	436	436	7,872
CAMERON PARK	2,000	1,231	1,231	4,462
DIAMOND / ED	2,500	1,230	1,230	4,960
SHINGLE SPRINGS	1,000	509	509	2,018
TOTAL	12,500	3,406	3,406	19,312

* "Achievable" assumes sewer/water/fire roads

Assumes Moderate Housing accommodated in same number as Below Moderate. The allocation to CRs for Moderate is an illustration, actual allocation will be set by BOS based upon available C / MUD and MFR lands.

Regional Housing Needs Allocation Map (RHNA) for 4,008 Below Moderate DUs on 345 acres of MFR lands - Leaving less than 100 acres of remaining vacant MFR lands in CRs with sewer



SELECTED PARCELS
 (Parcels: GP Land Use = MFR and Zoning = RM or R2)
 County of El Dorado

- Legend
- Parcels: GP Land Use = MFR and Zoning = RM or R2
 - Cameron Park Community Region
 - Camino / Pollock Pines Community Region
 - El Dorado / Diamond Springs Community Region
 - El Dorado Hills Community Region
 - Placerville Community Region
 - Shingle Springs Community Region
 - Rural Center
 - County Boundary
 - Major Roads
 - Rivers & Creeks

4/11
 INFORMATION COMPILED FROM VARIOUS SOURCES AND PROVIDED AS IS. THE COUNTY OF EL DORADO DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. THE COUNTY OF EL DORADO IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION.



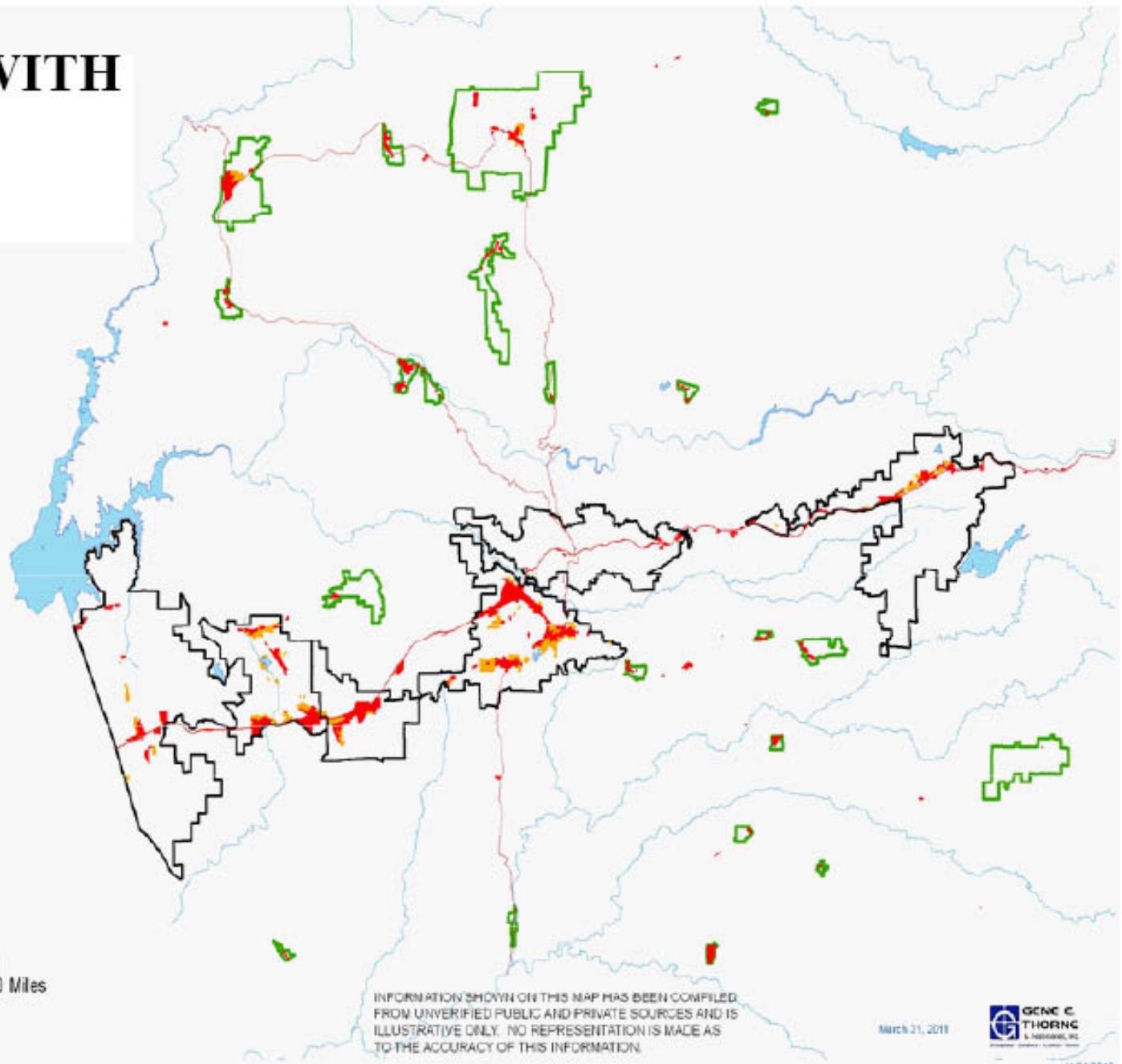
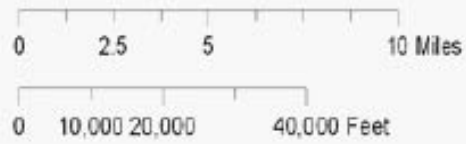
Residential Density Comparison

- El Dorado County High Density Residential (HDR)
 - Historical density approximately 2.5 dwelling units per acre
 - Constrained by topography
 - Amendments to remove constrains from policies and ordinances, including Planned Development, 30% Open Space, 30% slopes and others, do not necessitate increase density.
- Typical residential density models:

– Very Low Density	1 - 4	DU/AC
– Low Density	4.1 - 8	DU/AC
– Medium Density	8.1-12	DU/AC
– High Density	21-50	DU/AC
– Urban	50-100+	DU/AC
- All El Dorado County residential densities are considered low density under typical density models.
 - Exception for Multi Family and Residential component of Mixed Use

DO A LOT WITH A LITTLE

- Legend
- COMMUNITY REGIONS
 - RURAL CENTERS
 - LAND USE BASE
 - MFR
 - C



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March 31, 2010

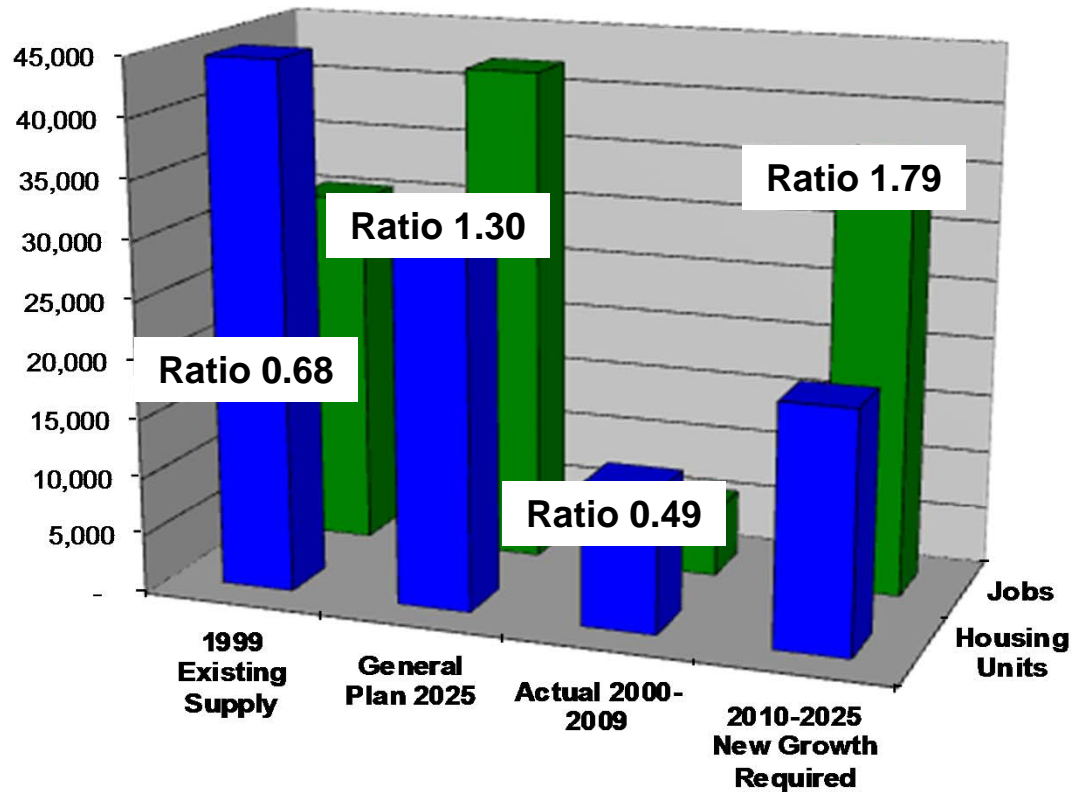


11/23/2010

Creation of Jobs

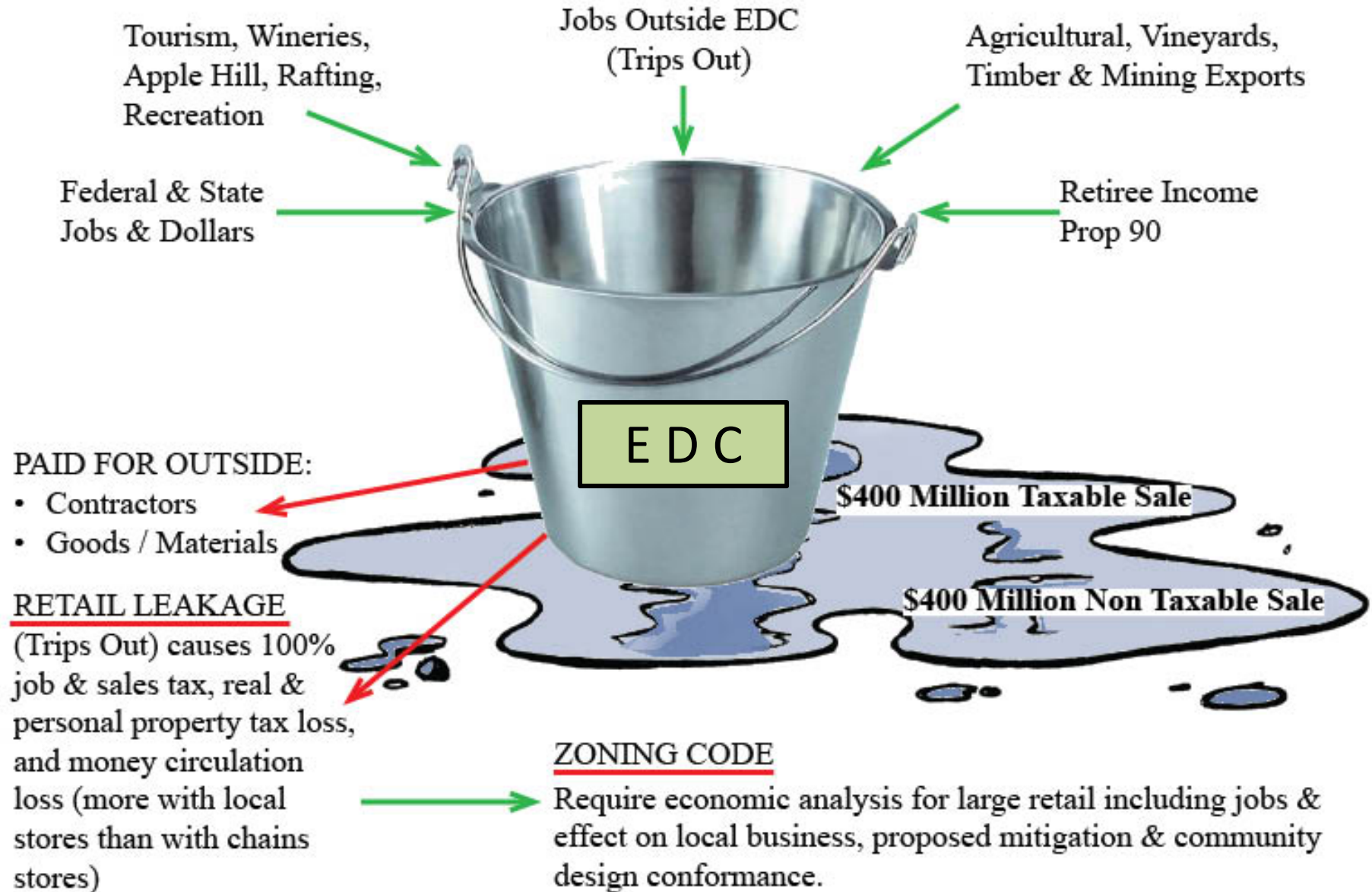
GP 43,000 Jobs / On Track for 18,000

Jobs/Housing Ratio Growing in the Wrong Direction



El Dorado County Economic Growth

\$800 Million in Economic Leakage Drains from the EDC Bucket



Promote & Protect Agriculture

RURAL COMMERCE

- Legend**
- STREET CLASSIFICATION**
- HWY
 - MAJOR
- PLATTED LANDS**
- Orange
- LAND USE DESIGNATION**
- OS
 - AL
 - NR
 - RR
 - LDR



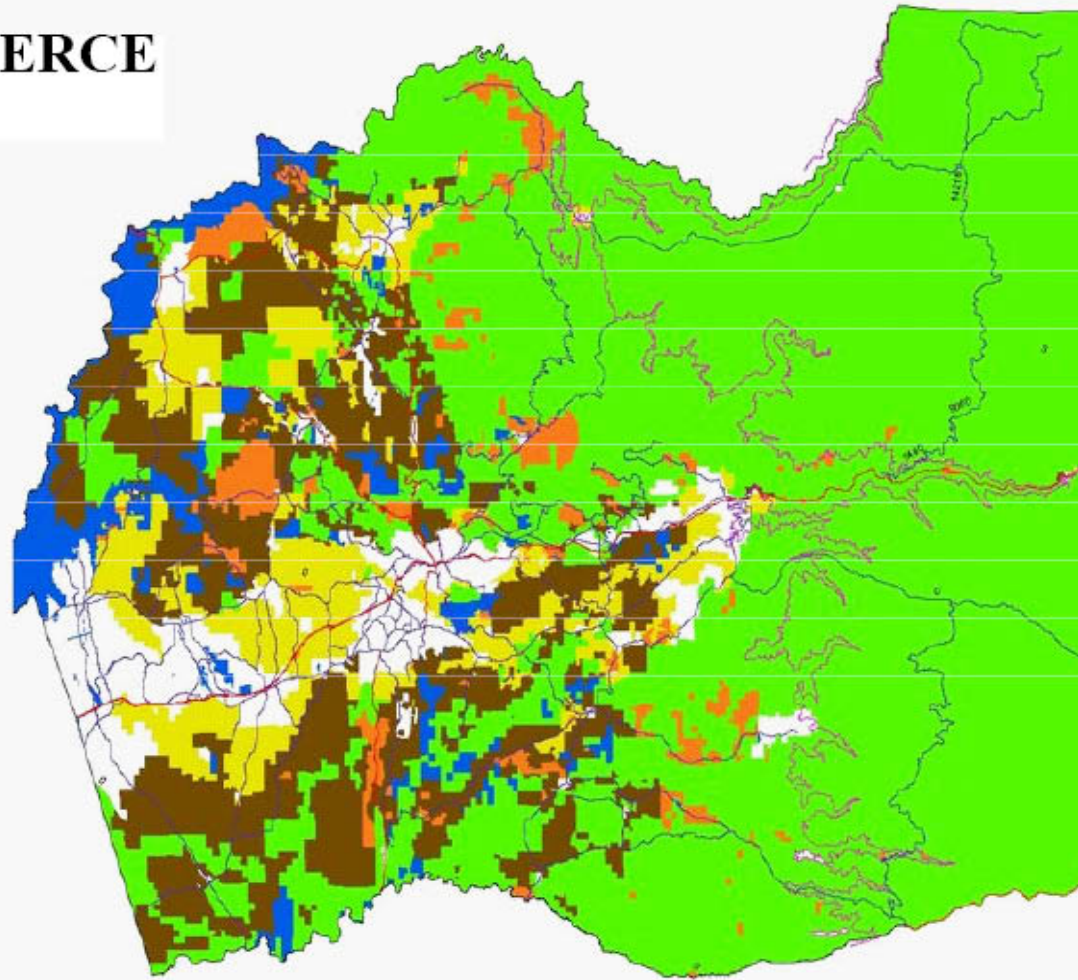
0 2.5 5 10 Miles

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MAP PREPARED BY



Exhibit B (Mod)



Conform with State Law

CA .GOV The Governor's Office of **Planning & Research**

HOME STATE CLEARINGHOUSE CEQA LAND USE CLIMATE CHANGE LOCAL GOVT.

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Welcome to OPR

The Office of Planning and Research (OPR), created by statute in 1970, is part of the Office of the Governor. OPR serves the Governor and his Cabinet as staff for long-range planning and research, and constitutes the comprehensive state planning agency.

Announcements

CEQA Streamlining for Infill Projects (SB 226) 06-28-2012
OPR is pleased to announce that it has transmitted its final proposal for updates to the CEQA Guidelines addressing streamlining for infill development pursuant to SB 226 (Simitian, 2011). Input submitted during OPR's outreach process contributed significantly to OPR's final Guidelines proposal. A copy of OPR Director Ken Alex's transmittal letter to John Laird, California Secretary for Natural Resources, as well as materials associated with the final proposal, are available [here](#).

New Resource: California Solar Permitting Guidebook 06-22-2012
The Governor's Office and state agencies have partnered to produce the [California Solar Permitting Guidebook](#). This guidebook was developed to help local governments improve permitting for small solar photovoltaic (PV) systems. The guidebook explains state requirements for solar PV, outlines local permitting steps, and recommends several ways that local agencies can improve permitting of solar PV systems.

Office of Governor **Edmund G. Brown Jr.**
Visit his Website

Ken Alex
OPR Director

CA @ 50M

California Strategic Growth Council

Resolutions of Intention

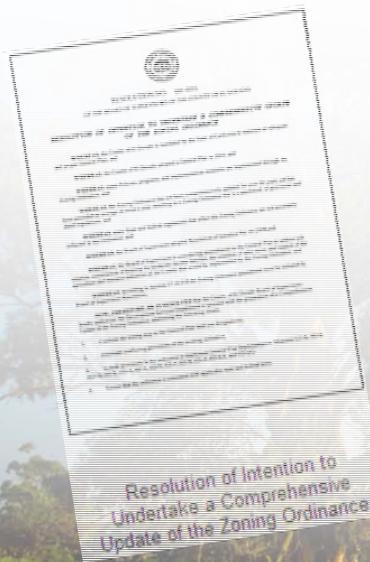
November 2011

Resolution of Intention #182-2011

Targeted General Plan Amendment to address issues identified in the five year review



Resolution of Intention to Amend the General Plan



Resolution of Intention to Undertake a Comprehensive Update of the Zoning Ordinance

Resolutions of Intention #183-2011 and #184-2011

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
 - Above the line below the line

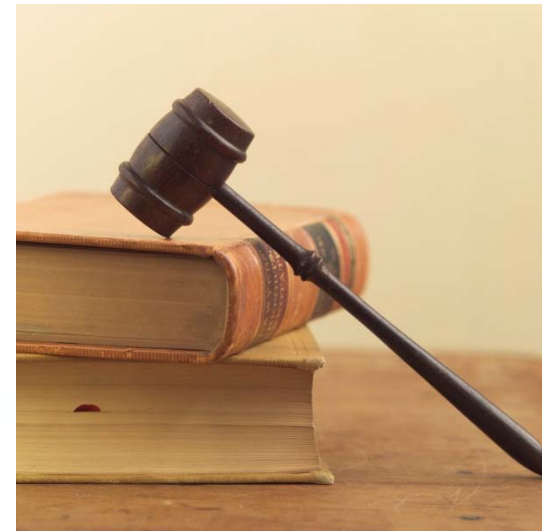
Targeted General Plan Amendment

- ✓ Creation of Jobs
- ✓ Capture of Sales Tax Revenue
- ✓ Development of Moderate Housing
- ✓ Promotion and Protection of Agriculture
- ✓ Conformance with State law



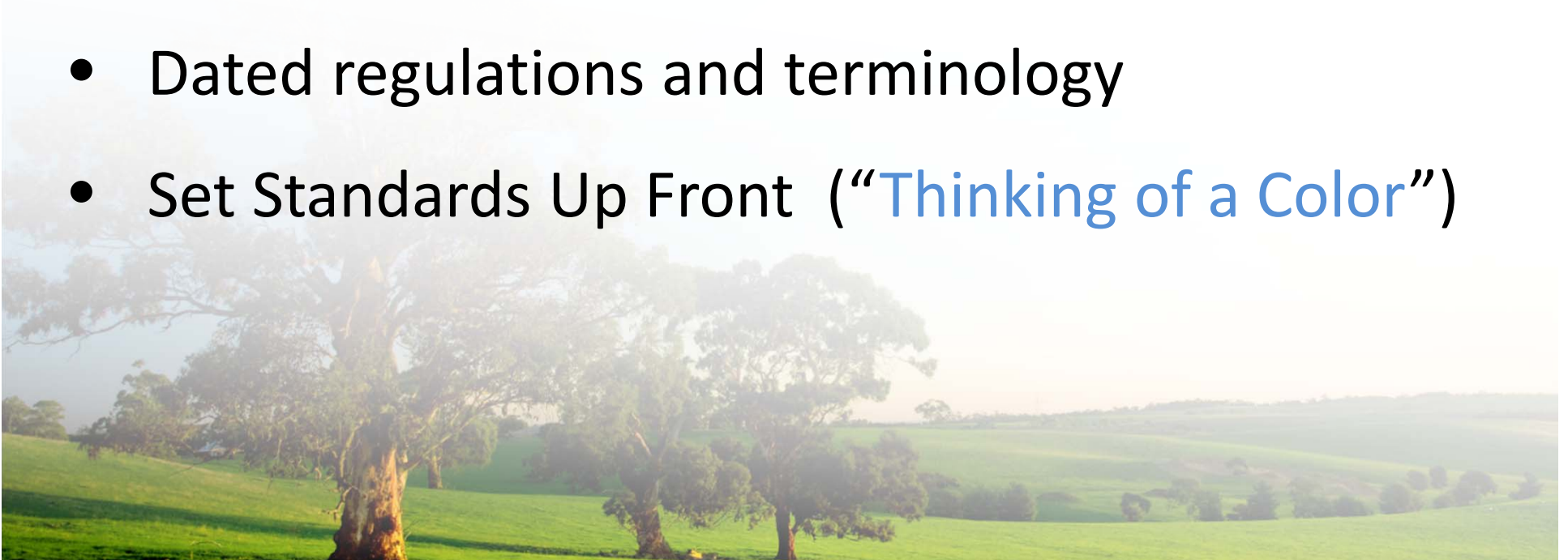
Zoning Ordinance Update

- ✓ Zoning Implements General Plan Policies
- ✓ Must conform with General Plan
- ✓ Must meet state and federal regulations



Zoning Ordinance Update

- No comprehensive update in over 30 years
- Patchwork of provisions
- Conflicting provisions
- Dated regulations and terminology
- Set Standards Up Front (“Thinking of a Color”)



Range of Options for Analysis

- Conformance with General Plan
- Eliminate conflicting provisions
- Conformance with State and Federal Laws
- Update Zone Map and conform to General Plan
- Expand Agriculture Use
- Expand Range of Commercial Zones

Above



Below



- Agriculture Use
- Timber Production Zone (TPZ)
- Rural Land uses expanded
- Home Occupation expanded
- Planned Development
- Multiple Commercial Zones and MUD II
- Zoning Mapping
- Overlay Zones
- Wetland and Riparian Setbacks

“Rural Commerce/Working Landscape”

General Plan

- Remove “Poison Pill”
No I/C in Rural Regions
(Fred's Place, Eagle Rock, Tamarack, Twin Bridges, Coles Station, Halls Market)
- Remove “Poison Pill”
that requires public sewer
for C/I except in Rural
Centers (5.3.1.1)
- Clarify “Ranch” ok in
Ranch Marketing

Zoning

- Ag Homestays (Standards)
- Ag Support (Standards)
- **Home Occupations**
(Standards v. CUP)
- Standards for Rural Lands
Permitted Uses (Standards)
- Zoning Map Issues (Tier)
 - AE ROLL OUTS
 - “OPT IN” Ag in Rural
Residential
- TPZ compatible uses
(Standards)



TPZ Issues for Analysis **ZOU ROI**

Draft Ordinance

- Residences Allowed with **CUP** if necessary for timber harvest (poison pill)
- Limited Compatible Uses
- GP Policy setting findings for TPZ discretionary projects not followed

Range for Analysis

- Residences allowed by right (like 23 N. California TPZ counties) or discretionary permit that residence allowed with GP Findings the residence will not not hinder or interfere with timber production.
- Expanded Compatible uses with standards that maintain Integrity of Timber Production
- **STANDARDS**

El Dorado County TPZ Ordinance Inconsistency with General Plan

General Plan Policy 8.4.2.1 **The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:**

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

The above GP requirements are not followed in Section 17.40.350(G) of the proposed zoning code relating to the Criteria for Residential Use in TPZ as follows:

Proposed section 17.40.350(G) **requires, among other findings, “The Property owner has either demonstrated a need for full time residency on the subject land to protect against theft or vandalism, or full time management of the stand is NECESSARY for its continued productivity.**

The requirement requiring a necessity of the residence is inconsistent with General Plan Policy 8.4.2.1.

PD / Open Space (ROI OK)

Draft Ordinance

- Retain requirement for 30% but allow requirement to be met offsite

Range of Analysis


- Improved open space at a lesser ratio (pool, tot lot, gardens, pocket parks.
- Limit HDR/C/MUD/MFR
- STANDARD PLANS as alternative to PD
- PLAN is to encourage



Home Occupation Ordinance –HOO

ROI ZO ok – Range of Analysis

Draft ZO

- **No employees**
-  **Banned Occupations (all food, no truck over 1 ton)**
- **Limited to primary residence**
- **No customers**
- **CUP**

Expanded Scope

- **Employees** based on Graduated Standards (parcel size, use, traffic)
- **Structures / standards**
- **Customers** by graduated standard RL 10 and up
- **Retail Sales - standards**
- **Standards vs. CUP**

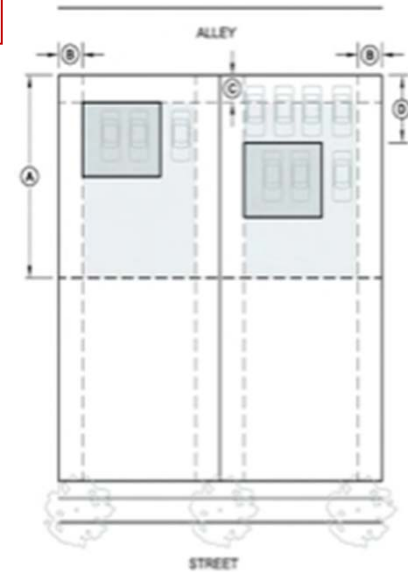
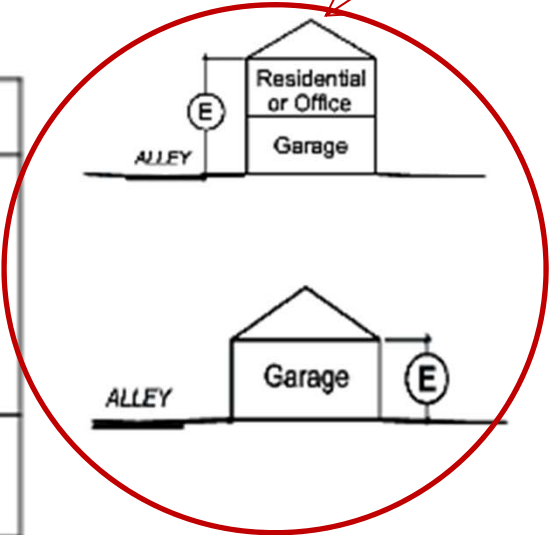


Zone Garage, Garage with Carriage House.

Form

Table 6-6

Building Placement.	
Front build-to-line. The building shall be placed at the rear of the lot within the area identified by the parking limit line for the primary building on the lot.	A
Side setbacks: 5 feet minimum on each side.	B
Rear setbacks: 5 feet from the alley. 20 feet from the alley where tandem parking spaces are to be provided between the garage façade and the alley edge.	C D
Building Size and Massing.	
Building height: A garage without a carriage house shall be one-story with a maximum height of 20 feet. A garage with carriage house shall be two-stories.	E



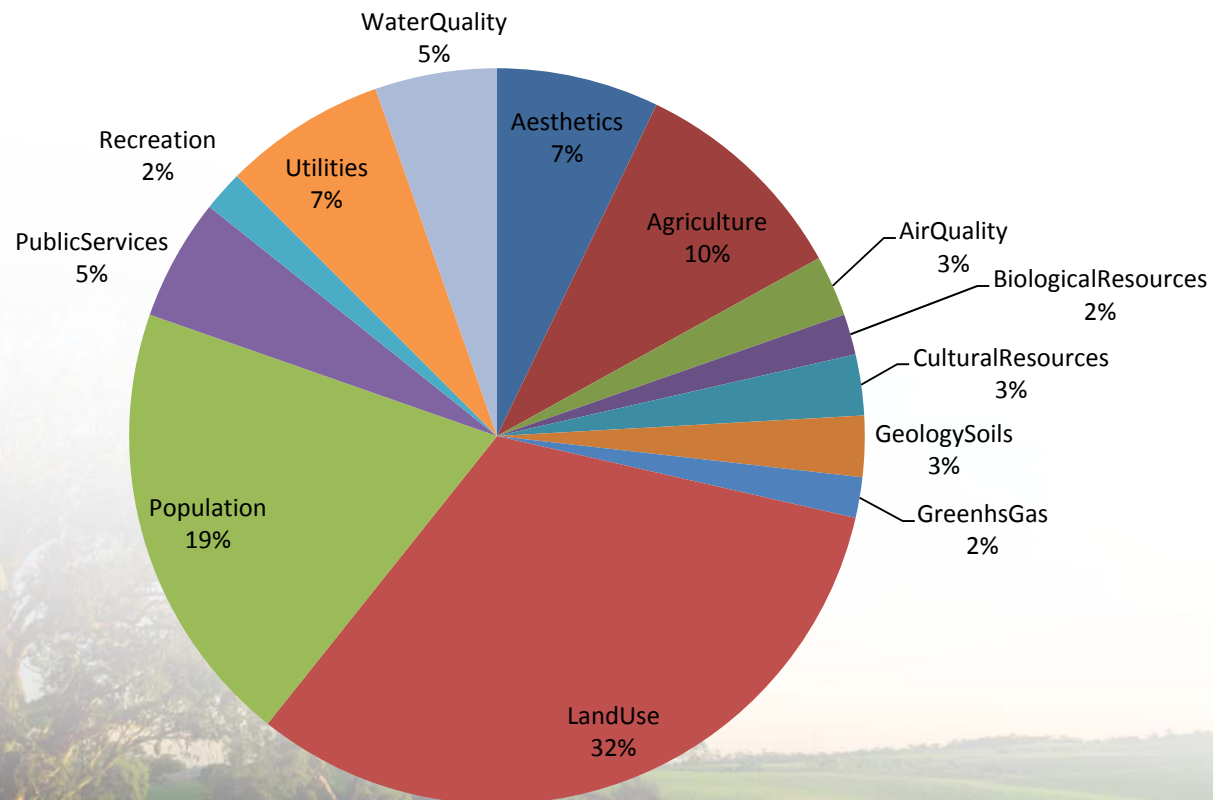
Summary

- No decisions have been made
- Purpose of workshop is review draft Ordinance and to receive Board, Planning Commission and public comments
- Staff to revise the draft Ordinance based on direction from the Board
- Revised documents to be presented to the Board once revisions are complete



Summary of Public Comments

Comments Received During the Notice Of Preparation



Public Comments and Questions Captured

- Comments are being collected
- Comments will be considered when preparing Draft EIR
- Comments will be attached to the Draft EIR
- Comments will be provided to the Board of Supervisors

TGPA-ZOU Public Comments - [TGPA-ZOU Public Comments Scanned]

File Number: 110001 **Notice of Preparation Received as Hard Copy**

First Name: Melissa Last Name: Jones

Address: [Redacted] Email Address: [Redacted]

City: Placerville Add Email Address?: yes

State: CA Zip Code: 95667 Organization or Agency: [Redacted]

Primary Interest: [Redacted] From meeting?: [Redacted]

Comment Date: 5/30/2012

Comments:

See scanned document: Received at meeting in El Dorado on 5/30/2012

PDF File Path: \\D:\dfs\0\TGPA-ZOU\ScannedDocs\NoticeOfPrepDocs\NOP_HardCopy\110001.pdf

Addressed Concerns:

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Utilities / Service Systems	<input checked="" type="checkbox"/> Staff Review Complete

Choose Form: [Redacted]

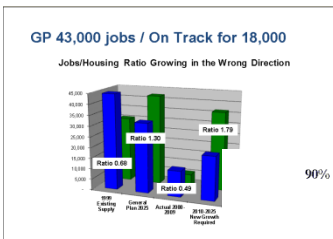
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Record: 1 of 10

Most Common Inquiries

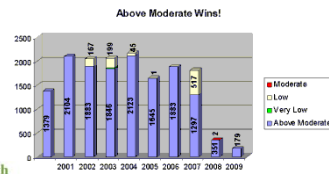
Why Amend & Update?

(General Plan 5 Year Review)



Jobs

90% of NEW HOUSING FOR 20% of HOUSEHOLDS

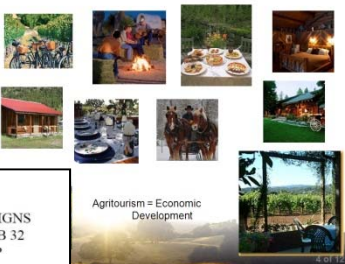


Housing



Sales Tax

Agriculture



State



SB 375 ALIGNS RHNA, AB 32 & RTP

For a county transportation project to be eligible for funding, it must be consistent with the MPO sustainable communities strategy

Institute for Local Government, A Local Official's Guide (Date: 9/7/2010)

What is Being Considered?

Resolutions



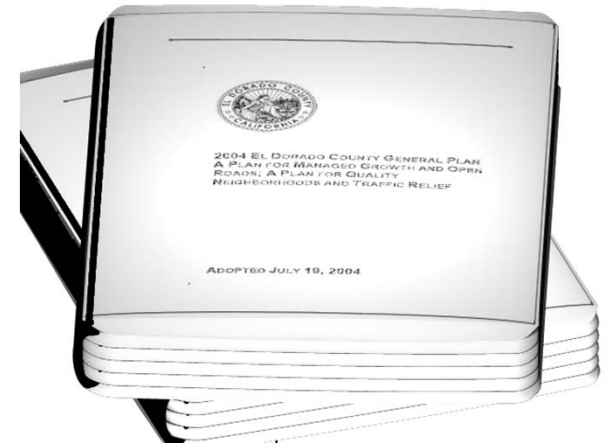
Resolution of Intention to Amend the General Plan

Resolution of Intention to Undertake a Comprehensive Update of the Zoning Ordinance

Notice Of Preparation of an EIR

How does it Impact me?

Environmental Checklist & Draft EIR



Identifies and Measures Impact

Major Public Comments Received

Aesthetics

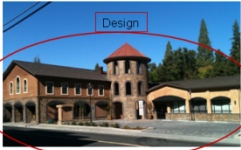
Form Based Coding 101
Large Mixed-Use Building

Standards


Table 6-25

Building Placement:	A
Front build-to-line: The front facade of the building shall be placed at the back of the sidewalk.	
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 10 feet minimum if provided.	C
Rear setbacks: 5 feet from the alley.	D
Building Size and Massing:	E
Building height: Two, three or four stories.	
Parking:	F
On-site covered or uncovered parking spaces shall be located a minimum of 20 feet behind the back of the sidewalk.	

Design



Form



Missouri Flat Adopted Commercial Design Guidelines (i.e. what we wanted)



What we got!



What we could have had!



11 of 12

Traffic & Circulation

LAND DEVELOPMENT MANUAL ("LDM") PROCESS

Land Development Regulations

- US Constitution
- Federal Law
- State Law
- General Plan
- EDC Ordinances
- EDC Guidelines

Staff Summaries + Staff Guidelines = LDM

ISSUES IDENTIFIED BY EDAC



Trails



Land Use Planning

Infill, Density and Mixed Use

Before



After



“Analysis of the Range of Options”



Project Information @ Parcel Level

Property Information Inquiry

Targeted General Plan Amendment and Zoning Ordinance Update

Assessor's Parcel Number (ie. #####):

Owner Name:

Site Address:

Current General Plan Land Use Designation:

General Plan Land Use Amendment?

Current Zoning Designation:

Proposed Zoning Designation:

Agriculture Opt-in:

Parcel Acreage:

Current Zoning Ordinance:

Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU)

Property Information Inquiry

Owner Name:

Site Address:

Assessor's Parcel Number:

6369 MARSHALL RD
066-010-53

Under the 2004 Adopted General Plan, the land-use designation for this parcel is: **RURAL RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation? **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is: **Residential Agricultural 20 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is: **Rural Lands 20 Acre**

Is this parcel eligible for the Agriculture "Opt-in"? **YES**

Parcel Acreage: **21.14 acres**

Draft Public Review of the Zoning Ordinance Update Zone Definition:

Rural Lands 20 Acre

The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: *, 20, 40, 80, and 160.

Zoning Ordinance Review

Today's Review:

- Ordinance structure / format
- Table of Contents
- Glossary
- Article 1
- Article 2



- Difference between current and proposed
- Discussion of issues identified

Structure of the Zoning Ordinance

- Comprehensive revision
- Organized to be more user friendly
- Format similar to other jurisdictions
- Structured to accommodate future revisions



Ordinance Structure

Outline format

Title 17 – Zoning Ordinance

Article 1, 2, 3, 4, 5, 6, 7, and 8

Chapter 17.xx

Section 17.xx.xxx

A. Subsection

1. Paragraph

a. Subparagraph

(1) Subparagraph

(a) Subparagraph



Table of Contents

- Article 1 – Zoning Ordinance Applicability
- Article 2 – Zones, Allowed Uses, and Zone Standards
- Article 3 – Site Planning and Project Design Standards
- Article 4 – Specific Use Regulations
- Article 5 – Planning Permit Processing
- Article 6 – Zoning Ordinance Administration
- Article 7 – Fees
- Article 8 – Glossary



Table of Contents & Glossary

- Discussion items identified:
 - Purpose and Intent in each section
 - Article 8 – Glossary does not include definitions specific to individual articles, chapters, sections
 - Allowance of crops and livestock on smaller lots
 - Definition of “commercial” crops
 - Allowance for residential unit on TPZ



Article 1

Zoning Ordinance Applicability

- How current projects will be processed with adoption of new ordinance
- Delineates administrative responsibilities
- Application of Rules
- Anomalies and unique situations
- Appeal process
- Mapping rules
(scheduled for discussion July 19th)



Article 1

Zoning Ordinance Applicability

- Discussion items identified:
 - Objective identified to reduce regulations, permitting time and fees



Article 2

Zones, Permitted Uses and Development Standards

- Identifies land uses permitted in a specific zone
- What type of permit is required
- Special use regulations
- Matrix format



Article 2

Agricultural and Resource Zones

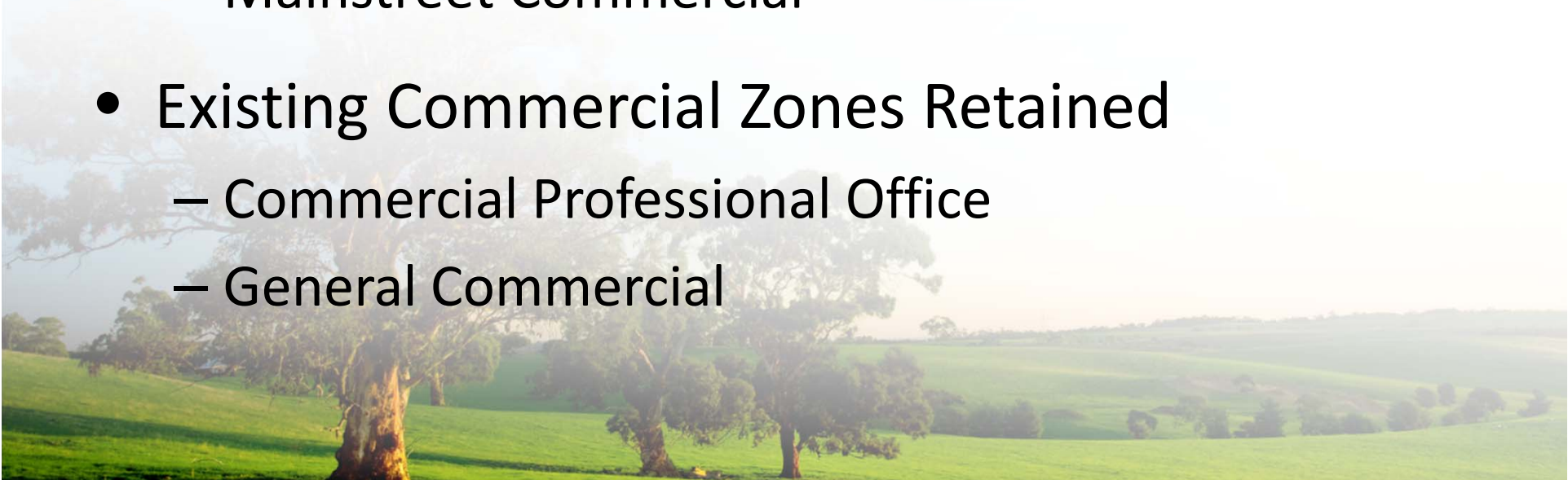
- Select Agricultural zone (SA-10) merged with the Planned Agricultural zone (PA)
- Residential Agricultural zone replaced with new Rural Lands zone (RL)
- Forest Resources zone (FR)
- New Agricultural Grazing zone (AG)



Article 2

Commercial Zones

- Four new commercial zones added
 - Regional Commercial
 - Community Commercial
 - Limited Commercial
 - Mainstreet Commercial
- Existing Commercial Zones Retained
 - Commercial Professional Office
 - General Commercial



Article 2

Industrial Zones

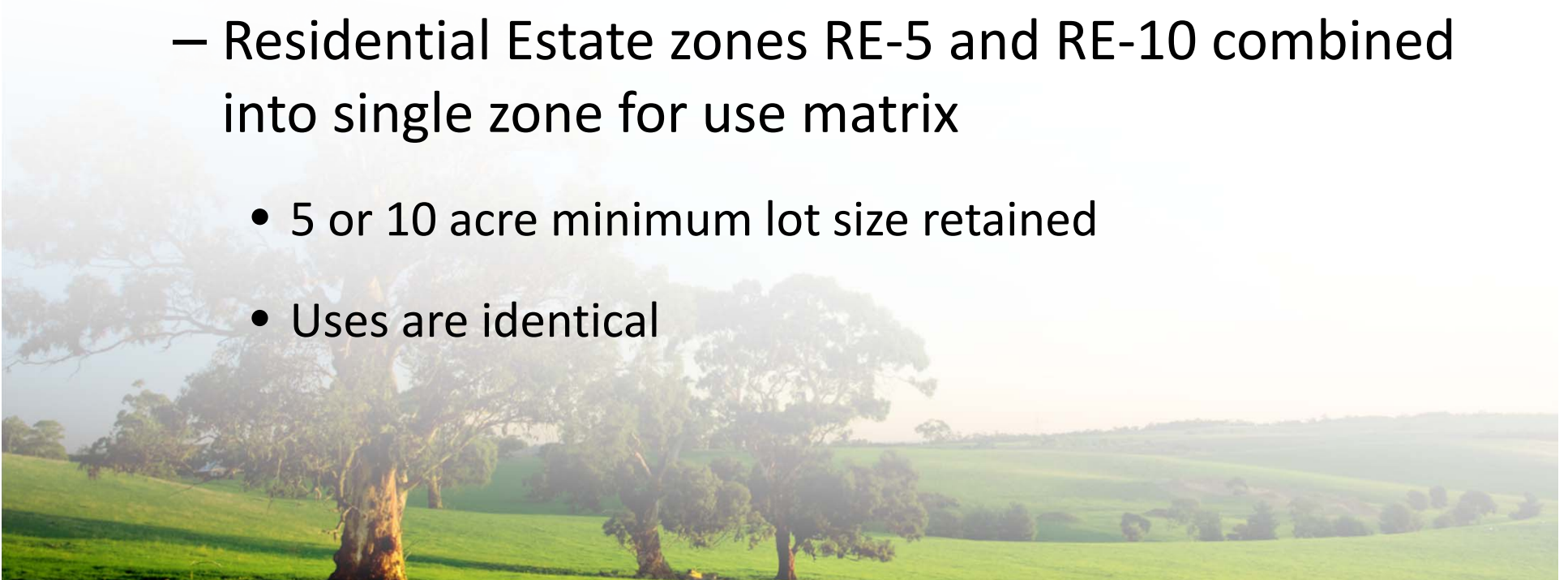
- Industrial-Platted Lands zone (I-PL)
 - Identifies Industrial designated lands in Rural Regions
 - Limits uses to resource-based activities
 - Agriculture, timber or mining uses



Article 2

Residential Zones

- Multi-unit Residential zone (RM)
 - Combines Limited Multi-family (R2) and Multi-family (RM) zones
 - Residential Estate zones RE-5 and RE-10 combined into single zone for use matrix
 - 5 or 10 acre minimum lot size retained
 - Uses are identical



Article 2

Special Purpose Zones

- Consolidates Zones
 - Transportation Corridor (TC)
 - Open Space (OS)
 - Recreational Facilities (RF-H and RF-L)
- Mobile Home Park District (MP) and Mineral Resource District (MR) converted to combining zone
- Tourist Residential changed to Multi-unit Residential or Commercial zone depending on land use designation



Article 2

Combining Zones - Existing

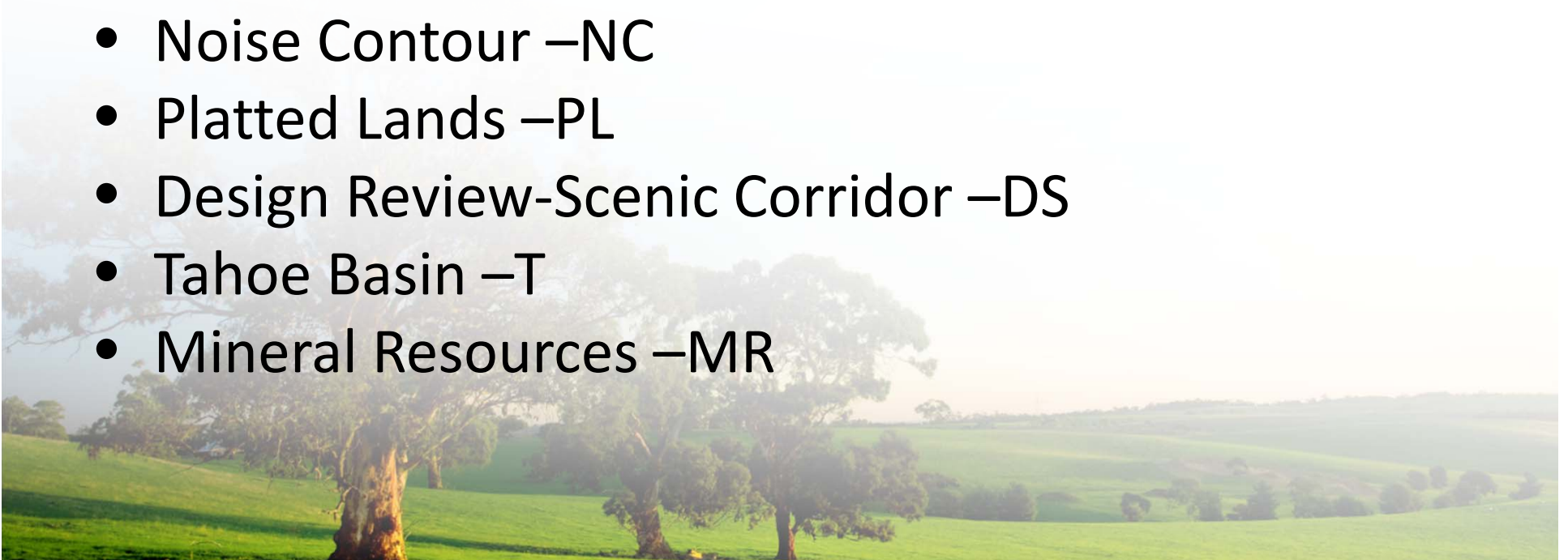
- Planned Development -PD
 - New provisions for condominium conversions
 - Density bonus for open space dedication
 - Affordable housing bonus
 - Common vs. public benefits
 - Revised 30% open space provisions
- Design Review-Community –DC
- Design Review-Historic -DH



Article 2

Combining Zones - New

- Avalanche Hazard –AV
- Dam Failure Inundation –DFI
- Ecological Preserve –EP
- Mobile/Manufacture Home Park –MP
- Noise Contour –NC
- Platted Lands –PL
- Design Review-Scenic Corridor –DS
- Tahoe Basin –T
- Mineral Resources –MR



Article 2

Discussion Items



- Discussion items identified:
 - Planned Development and 30% Open Space
 - Platted lands
 - Limited commercial lands in availability especially in Rural Centers and Rural Regions
 - Support for Individuality of Communities, Community Design, Historical Overlay and Community ID
 - Promote Rural Commerce (expanded Rural and Ag uses) as alternative to lot splits
 - Lot splits in Dam Failure Inundation Zones

Zoning Ordinance Workshop

End of Presentation for July 16, 2012

✓ Daily Wrap Up

