

## Attachment D Proposed New Zones

### Primary or “Base” Zones

Rural Lands, RL (Ch. 17.21) – The RL zone (which would have minimum parcel sizes of 20, 40, 80 or 160 acres similar to the RA zones) was created to recognize that these lands are out in the rural regions of the county. Resource-based activities such as farming, mining, and timber harvesting would be expected to occur in the area, and a wide range of uses would be permitted in the zone, including agriculture and residential use. This is not proposed to be an Agricultural zone for which agricultural setbacks and buffers would be applied, but it is also not intended to be primarily a residential zone, although residential use of the property is permitted.

Forest Resource, FR (Ch. 17.21) – The FR zone would be similar to the RL zone, but it recognizes that the land is primarily timberland, located above 3000 feet in elevation. This would be applied to National Forest land, as well as private timberland not in TPZ. It would allow residential use, but those building homes in the area would expect harvesting operations to occur in the vicinity.

Neighborhood Service, NS (Ch. 17.24) – This is a new zone described in Policy 2.2.5.8, but would only be applied to new projects created after adoption of the updated zoning ordinance. As described in the policy, it would allow limited commercial and service uses to support the residential area in which it would be located.

Agriculture Grazing, AG (Ch. 17.21) – The AG zone is intended to identify agricultural land devoted to grazing activities. It would have limited ranch marketing and similar uses permitted. This zone would be implemented in coordination with the Agriculture Department’s development of grazing protection programs consistent with Policies 8.1.2.1 and 8.1.2.2 and Implementation Measures AF-D and AF-E. This is expected to occur after adoption of the ordinance update, so it is primarily a place-holder pending future action by the Board.

### Combining/Overlay Zones

Avalanche Hazard, -AV (17.27.030) – This is a requirement of the General Plan. The AV zone would identify areas of high avalanche risk, prescribe development standards for construction within those zones, and require notice of the potential hazard.

Dam Failure Inundation, -DFI (17.27.050) – Another requirement of the General Plan, this zone would provide similar standards as above for areas subject to inundation in the event of a dam failure.

Ecological Preserve, -EP (17.27.060) – The purpose of the EP zone would be to implement the rare plant fee program and potential future programs which may develop out of the INRMP. In this latter function it serves as a place-holder.

Historic Design Review, -DH (17.27.070) – Another zone established by the General Plan, this overlay is created for future use after historic design guides can be developed, and areas identified in the County for historic protection.

Mobile/Manufactured Home Park, -MP (17.27.080) – The MP combining zone is proposed to replace MP as a base zone. Combining it with a base residential zone that establishes densities will more accurately reflect the density that is prescribed in the General Plan, and should be more flexible in providing opportunities for mobile home parks as a housing alternative in the County. Development standards for mobile home parks are included, as well as provisions for coordinating with the California Department of Housing and Community Development, who also regulate mobile home parks.

Platted Lands, -PL (17.27.100) – The PL zone is intended to implement the PL overlay designation of the General Plan.

Scenic Corridor Design Review, -DS (17.27.110) – This is also a placeholder for the implementation of General Plan policies related to scenic highways.

Tahoe Basin, -T (17.27.120) – The Tahoe Basin combining zone is intended to replace the separate Tahoe zones in the current code. Although there are a number of separate zones, such as TR1, Tahoe One-Family Residential and TC, Tahoe Commercial, they are identical to the corresponding zone on the west slope. The T combining zone would recognize the additional requirements of development in the Tahoe Basin, but the base zone would have the same permitted uses and development standards as elsewhere in the County.

Mineral Resources, -MR (Ch. 17.29) – Like the MP zone, staff proposes to convert the MR base zone to a combining zone. The purpose of this is to identify appropriate mineral resources and operating mines in the county and to utilize the base zone for other uses for mineral resource lands that do not have operating mines and for future reclamation requirements.