

Attachment E  
Zones Proposed to be Eliminated

A, Agricultural – This is a holdover from the 1969 General Plan and zoning maps and applied primarily on national forest or other timberland. A few rural residential lots also have this zoning, such as in the Bass Lake Hills Specific Plan area. Existing A zone lots would mainly be rezoned to RL, FR, or RE-10

CN, Conservation – It is unclear what the purpose of this zone is. The uses and development standards are very similar to RE-10. Few if any lots presently have this zone.

CP, Planned Commercial – The CP zone would be merged with the C, Commercial zone. In the current code the development standards and permitted uses are identical. The only difference is that development must go through a review process with the Planning Director. This process is proposed to be eliminated as it is redundant to other review processes undertaken with all commercial building permits.

MP, Mobile Home Park – This zone is proposed to be converted to a combining zone, with a base residential zone consistent with the General Plan land use designation establishing density.

MR, Mineral Resource – This zone is also proposed to become a combining zone. See Attachment 3 for explanation.

RA, Residential-Agricultural – The RA zones are proposed to be replaced with RL, FR, or in some cases an agricultural zone. In most cases, lands zoned RA are neither residential nor agricultural, but the name causes confusion with some property owners expecting residential only uses and services, while others expect the full range of agricultural uses. The replacement zones would more clearly articulate the types of uses permitted based on location. See Attachment 3 for more detail on the RL and FR zones.

R2, Limited Multifamily Residential – Other than a density difference, this zone is identical to the RM zone. Lots zoned R2 would be changed to RM. In order to meet Housing Element allocation numbers, the RM zone, based on General Plan density, is more appropriate. Site constraints are actually more limiting factors than the density standard of the zone.

RT, Tourist Residential – The RT zone is applied to a handful of lots in Pollock Pines and the Tahoe Basin. Those lots suitable for lodging facilities would be zoned commercial. Those located in Residential areas would be multifamily residential.

SA-10, Select Agricultural – This zone is proposed to be merged with the PA zone, but lands zoned SA-10 will retain the 10-acre minimum parcel size. The permitted uses are identical to those listed in PA.

U, Unclassified - The U zone is another holdover from the 1969 zoning, and is only still applied to lands that were outside of adopted area plans.

Tahoe zones – The existing zoning ordinance duplicates many of the west slope zones for the Tahoe Basin, but places a prefix of “T” in front of each. The uses and development standards are identical and there is no need to duplicate each zone. Instead, the T zone would be a combining zone, added to the zoning of lots in the Basin which would signify that the additional processing requirements of TRPA compact, regional plan, and code of ordinances apply.