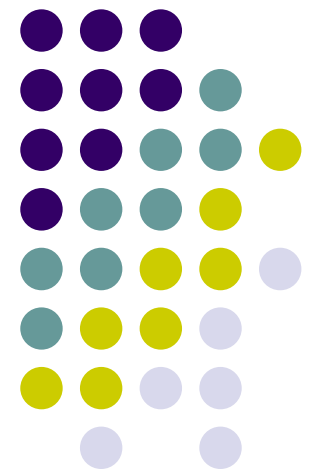


Zoning Ordinance

Public Review Draft
Board of Supervisors Direction
October 18, 2010





Goals of Workshop

- Board confirmation of work program
- Policy direction
 - Zoning maps
 - New zones
 - Deleted zones
 - Format of ordinance
- Prepare to release public review draft for CEQA and public comment



Reasons for Update

- General Plan Consistency
 - Requirement of state law (CGC §65680)
 - Implement policies and measures
 - Zoning and Land Use Designation consistency
- Implement state and federal laws
- Improve effectiveness
 - Ease of use by staff, public & decision makers
 - Fix identified problems and inconsistencies

Public Input



- Planning Commission workshops
 - 2006-2007
- Posted on County web site
 - 2008-2010
- EDAC Regulatory Reform Subcommittee
 - 2009-2010

Zoning Maps



- Consistency with General Plan
 - Rules for inconsistencies
 - Find zone closest to existing zone consistent with GP designation
 - Downzone only where necessary
 - Fix clear inconsistencies with existing use of property (GPA required in some instances)
 - Amend Table 2-4 in Land Use Element

Reasons for General Plan Amendment



- New Zones
- Deleted Zones
- “Compatible” or Holding Zones
 - Policy 2.2.5.6
 - Retain existing zone until development is feasible
 - Land owner desires
 - Infrastructure availability

Proposed Revision to Table 2-4

TABLE 2-4 GENERAL PLAN LAND USE DESIGNATION AND ZONE CONSISTENCY MATRIX													
Zones	Land Use Designations												
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR	PF
RM	●							● ¹					●
R1		●											●
R20K		●											●
R1A	◇	◇	●					◇		◇			●
R2A	◇	◇	●					◇		◇			●
R3A	◇	◇	●					◇		◇			●
RE (5-10)	◇	◇	◇	●	● ²			◇		◇			●
NS	●	●	●										●
C								●					●
CPO								●		◇			●
CG								●		◇			●
I										●			●
R&D									●	◇			●
AE				◇	●	●	●						
AP				◇	●	●	●						
PA (10-160)				◇	●	●	●				● ³		
RL (10-160)	◇	◇	◇	◇	●	●	●	◇	◇	◇	● ³	◇	●
AG (40-160)					●	●	●				● ³		
FR				◇	●	●	●					◇	●
TPZ				◇	●	●	●						
RFL	●	●	●	●	●		●				●	●	●
RFH	●	●						●				●	●
TC	●	●	●	●	●	●	●	●	●	●	●	●	
OS	●	●	●	●	●	●	●	◇	◇	◇	●	●	●

NOTES:

- – Consistent with General Plan Policy.
- ◇ – Compatible as a holding zone until infrastructure is available in compliance with Policy 2.2.5.6.

¹ As part of a mixed use project.
² RE-10, only.
³ With a conservation easement.



Proposed New Zones

- Rural Lands (RL)
 - Intended to replace some RA
 - Would not be an Agricultural Zone but would allow some agricultural uses
 - Allows residential use, but is more resource based
- Forest Resource (FR)
 - Intended to identify timberland not zoned TPZ
 - Allows residential use, but recognizes forestry and other resource extraction industries as primary use
 - Above 3000'



Proposed New Zones

- Neighborhood Service (NS)
 - Identified in General Plan
 - Permitted in Residential land use designated areas
 - Intended to serve the neighborhood
- Agricultural Grazing
 - Intended to replace RA where grazing activity is present
 - Not proposed to be implemented until after GP Implementation Measure AF-D and AF-E are completed



Other Suggested Zones

- Broader Range of Commercial Zones
 - Big box/Auto oriented
 - Pedestrian oriented/Walkable
 - Agricultural commercial
- Non-Williamson Act, Limited Ag Zone
 - Replacement for RA
 - Ag protections (setbacks, right-to-farm)
 - No winery/ranch Marketing



Combining (Overlay) Zones

- Retain
 - Planned Development
 - Community Design (Design Review)
 - Airport Safety
- Eliminate
 - Sierra Design (Another Design Review)

New Combining Zones



- Avalanche Hazard
- Dam Failure Inundation
- Ecological Preserve
- Historic Design Review
- Mobile/Manufactured Home Park
- Platted Lands
- Scenic Corridor
- Tahoe Basin
- Mineral Resources

Mapping Rules



- Identified inconsistencies through GIS
- Prepared set of rules for inconsistencies with each zone
- Re-zoned parcels based on rule-sets

Rule Sets for Zoning Map Update

U - Unclassified



If land use designation is:	Proposed zone would be:
MDR	R1A, R2A or R3A based on predominant lot size
LDR	RE-5
RR	RE-10 or FR or RL-160 if above 3000'
NR	RL-40 if below 3000' FR if above 3000' or adjacent to TPZ of Nat'l Forest

Rule Sets for Zoning Map Update Medium and Low Density Residential R1A, R2A, R3A and RE-5



If land use designation is:	Proposed zone would be:
C/I/MFR/HDR	Keep existing zone as a holding zone until infrastructure is available to support a higher intensity zone
MDR	Keep existing zone if consistent or as holding zone (RE-5)

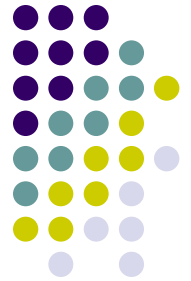
Ordinance Text Organizational Structure



- Matrices and Tables
- Separate Articles
 - Development Standards
 - Specific Use Requirements
 - Rules of Interpretation
 - Permit Processing
- Comprehensive Glossary

Policy Issues

Attachment G



- Non-conforming uses
- Non-conforming parcel setbacks
- Residential use of TPZ
- Rezoning of rolled-out Williamson Act land
- Texas Hill Reservoir take area zoning



Deferred Issues

- Mixed Use Development (MUD 2)
- Comprehensive Sign Ordinance Update
- Scenic Highway
- Animal Keeping
- Historic Design Review
- Vacation Home Rental

Adoption Schedule

Next Steps



- Board confirmation of work program
- Release Public Review Draft (text and maps)
- Begin CEQA
- Public outreach & information
- Planning Commission hearings
- Revisions to draft
- Re-circulate CEQA if necessary
- Board adoption hearings

Summary and Board Action



- Confirm:
 - Amendment to Table 2-4
 - New and deleted zones
 - Basic structure of ordinance
 - Deferred items
 - Process and schedule