

### Implementation of the General Plan through Zoning Ordinance Update

Policy Number	Subject	Summary
<b>Land Use Element</b>		
2.1.1.3	Mixed Use	Accomplished Phase I with MUD ordinance adopted in 2009
2.2.1.2	Land Use/Zoning Consistency	Amendment to Table 2-4 part of Zoning Ordinance update process
2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, and 2.2.5.4	Planned Development policies	PD provisions of update implements these provisions. Separate GPA in process to provide greater flexibility.
2.2.4.1	Density Bonus	Density bonus program included in update
2.2.5.8	Neighborhood Services zone	NS zone included in update
2.2.5.9	Family support services in residential areas	Provisions contained in update to provide for support services
2.2.5.10 and 2.2.5.11	Agricultural support services in Rural Regions	Use matrices (Article 2), specific use regulations (Art. 4) contain provisions to accommodate support services such as agricultural processing, employee housing, and sales of agriculture and timber products
2.2.5.12	Flexibility for BLAs	Update contains exemptions for minimum lot size for BLAs
2.2.5.14 and 2.2.5.18	Buffering of incompatible uses	Refined use matrices separate incompatible uses; buffering provided in development standards (Art. 3)
2.2.5.17	Standards for churches and schools	Provisions contained in Art. 4 to address compatibility of schools and churches in residential zones
2.3.1.2	Parking lot shading	Shading standards included in draft parking provisions
2.5.2.1, 2.5.2.2, and 2.2.5.3	Commercial development enhancements	Provisions contained in commercial zone standards and other provisions to improve shopping opportunities & experience
2.6.1.6	Scenic Corridor	Provisions for scenic corridor deferred until Phase 2 of update
2.7.1.1 and 2.7.1.2	Sign Ordinance	Revisions to sign standards deferred until Phase 2
2.8.1.1	Light and glare	Outdoor lighting provisions updated
<b>Housing Element</b>		
HO-1.3	Balance standards with housing costs	Development standards intended to be minimum necessary to protect public health, safety and welfare
HO-1.8	Mixed use housing	MUD 1 adopted. MUD 2 deferred. Mixed use and mixed density provisions proposed in update
HO-1.18	Affordable housing density bonus	Density bonus provisions included in update
HO-5.2 IMHO-26	Energy efficiency	Wind and solar energy provisions contained in update
IM HO-6	Reduction in lot size, setbacks for affordable housing	Flexibility provided in planned development provisions and density bonus provisions of update
IM HO-28 and 8.2.3.1	Ag employee housing	Employee housing provisions updated in draft to conform to state regulations
<b>Public Services and Utilities Element</b>		
5.1.1.2 and 5.1.2.1	Findings relating to adequacy of services	Findings included in update and to be included in future subdivision ordinance update
5.5.2.2	Buffer solid waste facilities	Review process ensures adequate buffering
5.9.2.2	Outdoor art	Landscaping section includes provisions for public art

	incentives	
Public Health, Safety and Noise Element		
6.2.1.1, 6.2.4.2 and 6.2.5.1	Fire hazard	Development standards include provisions consistent with fire safety requirements
6.3.2.3	Avalanche safety	Avalanche hazard safety overlay zone created with update
6.4.2.1 and 6.4.2.2	Dam failure inundation	Dam Failure Inundation combining zone created with update
6.5.2.2 and 6.8.1.2	Airport Safety	Update contains provisions strengthening tie between CLUPs and AA combining zone; addresses noise issues
Conservation and Open Space Element		
7.2.2.3	Mining buffer	Buffering to protect existing mineral resources included in update
7.4.2.5	Riparian setbacks	Setback standards developed in Art. 3
7.4.5.2	Native plants in landscaping	Native plant provisions contained in update
7.5.2.1, 7.5.2.2 and 7.5.2.4	Historic Design Review Districts	Design Review – Historic combining zone provided in update; separate process for establishing new districts
7.6.1.1 and 7.6.1.3	Open space protection measures	Open space provisions enhanced in Art. 2; provisions for conservation easements to protect open space included in update
Agriculture and Forestry Element		
8.1.1.5, 8.1.3.2 and 8.4.1.1	Ag and timber setbacks	Setback standards updated in Art. 3
8.1.3.1, 8.3.2.1, 8.3.2.2, 8.3.2.3 and 8.4.1.1	Minimum parcel sizes for ag and timber	Setback standards established in update
8.1.5.1	Clustering of development to avoid ag land	Clustering provisions included in planned development section of update
8.2.2.1, 8.2.4.2, 8.2.4.3 and 10.1.5.4	Agriculture support services	Permitted uses and use regulations address agricultural support services
8.2.4.4 and 10.1.5.4	Encourage locally grown and produced crops and products	Provisions in Art. 2 and Art. 4 (Ranch Marketing revisions) provide for locally produced goods to be marketed
Parks and Recreation Element		
9.3.9.1	Tourist lodging	Update includes provisions for B&Bs, farmstays, vacation rentals, and other lodging facilities
Economic Development Element		
10.1.2.2	Inconsistent and redundant requirements	Update will bring into conformance ordinance and General Plan; creates new, simpler development review process for some uses
10.1.7.3 and 10.7.1.4	Alternative work sites	Home occupations and satellite work centers provided in update