

One issue that has been brought up and deserves further consideration is an ability to create a zone district that allows duplexes, attached single-family homes, or other clustering devices on a small scale at a density of less than 5 dwelling units per acre without requiring a planned development. Many jurisdictions utilize a “Two-family Residential” zone, or something similar, in addition to the more standard Multi-Family Zone. It may be appropriate to consider such a zone in this County.

A new zone district required by Policy 2.2.5.8 is the Neighborhood Services (NS) zone. The uses permitted in this district must be clearly defined so as to provide those needed neighborhood services anticipated by the plan but which will not adversely affect the residential character of that neighborhood.

Agricultural

Similar to the residential districts, it appears that consolidation and simplification of the agricultural districts would be beneficial. We propose that lands zoned A, SA-10, PA, and the identified agricultural lands zoned RA be consolidated to a single zone classification with a numeric additive identifying the minimum parcel size. Thus, SA-10 would become PA-10, PA would be PA-20, and so forth. Most of the uses and standards in the A, SA-10, PA, and to some extent the RA zones, are similar, if not exactly the same. Again, this would reduce duplications and simplify the implementation of the General Plan. The “A” Agricultural Zone would be retained and redefined as a strictly agricultural zone and would not be eligible for any ranch marketing or processing activities. Such a zone does not exist today.

The Williamson Act lands would still be identified as AE or AP, and TPZ would still represent timber production zones. An additional zone identifying lands in timber production but not encumbered by TPZ zoning, and other lands that are neither agricultural nor residential, should be created, perhaps RL (Rural Lands) or FR (Forest Resources).

Commercial

Creating and defining the commercial districts will be a challenging aspect of looking at the zone districts. We believe that everyone agrees the existing hierarchy of commercial zones needs to be updated and improved. While leaving the Office Commercial (CPO) zone basically alone, the CP, C, and CG zones should be looked at closely. We suggest that the uses be combined, then redistributed along the lines of light, or neighborhood commercial (C-1), retail and service commercial (C-2), and general commercial (C-3), with the latter being similar to the current CG zone, with more outdoor uses, warehousing, etc.

We are still evaluating adequate means describe the type of use intended for each district, rather than a lengthy list of uses. This may be problematic; however, we believe it will make for a more dynamic zoning ordinance and one that can accommodate new and changing uses easier. Additionally, the mixed use provisions of the General Plan also need to be incorporated either by reference to another section of the code or directly into the provisions of these sections.

Industrial

A similar expansion of industrial uses appears necessary. We propose two basic industrial zones, I-1 for the typical start-up industrial uses we see in Barnett Business Park and Park West such as cabinet shops, small machine shops, etc. (light industrial), and I-2 for the more traditional manufacturing uses and other uses such as wrecking yards, the MRF, etc. The R&D district would remain the same.

A new zone under consideration is the Resource Industrial (IR) Zone for resource based industrial uses supportive of extractives industries that should be located close to the resource base, outside of the Community Regions.

Other Zone Districts

Recreation

In addition to the existing RF (Recreational Facilities) Zone, General Plan Policy 10.1.6.5 requires the creation of a new, low-intensity recreation district (RF-1). The purpose appears to be to differentiate between high-impact uses which would be allowed under the new High-Intensity Recreational Facilities Zone (RF-2) and those that may be somewhat benign.

Open Space

The Open Space Zone would be expanded into five distinct zones emphasizing agriculture, natural habitat, recreation, visual protection, and important watershed. Single-family residential uses would be prohibited. The purpose of these zone districts would then be to clearly identify those areas that have been set aside specifically as open space, either as public lands or as part of a planned development/density transfer, or for the specific purposes described. There may be some lands that are presently zoned OS inappropriately which will require analysis of the maps.

Transportation Corridor

The TC Zone is a unique, special purpose zone district that applies primarily to lands acquired by Caltrans for the development of freeway off-ramps. We are proposing the creation of two distinct zones: Airport Transportation Corridor (TCA) and Highway Transportation Corridor (TCH) zones for the protection of these facilities.

Meyers Community Plan

The MCP zones were created to implement the Community Plan. Except for renumbering, if necessary, this section of the code would remain as is.

Zone Districts to be Eliminated

We propose to eliminate six zone districts. The Mobile Home Park Zone (MP), as it is now unnecessary since they are permitted in all residential zones by special use permit; the Planned Development base zone (PD); the Conservation (CN); and the Unclassified (U) Zone which was

applied to lands following the adoption of the 1969 General Plan as a holding zone; the Airport Safety (AA); and the Tourist Residential (RT).

The elimination of the PD base zone (meaning that it has no underlying base zone district) is still being evaluated. It may be determined that the PD Zone would be appropriate for implementation of the mixed use land use concepts being considered.

The CN Zone was created to be applied to lands deemed essential for conservation and/or managed utilization of natural resources including water resources, wildlife habitats, and areas determined to be suitable for economic production of food, fiber, and mineral products. This zone is no longer necessary since other specific zones and proposed combining zones are available to meet these requirements.

The AA Zone would be eliminated through the creation of the Airport Transportation Corridor zone.

The RT Zone is not longer deemed necessary with the redefinition of the commercial zone districts unless further evaluation proves benefits for its retention as a distinct zone.