

*Working Draft*

MARCH 29, 2012  
GENERAL PLAN LAND USE DESIGNATIONS AND DESCRIPTIONS

CODE/CATEGORY/DESIGNATION		DENSITY	DESCRIPTION
<i>Natural Resource Lands</i>			
RM	Resource Management	≥ 160 acres	The purpose of this designation is to protect public and quasi-public lands that are managed for timber, watershed, water quality protection and groundwater recharge. Management of such lands also benefits the County's ecosystem functions including plant and wildlife habitat, waterways and wetlands, wildlife travel corridors, and the potential for carbon sequestration. This designation applies to public lands owned by the State or Federal government (e.g., State Parks, USFS, BLM), public agencies (e.g. EBMUD), and public utilities (e.g. PG&E). Typical uses include low intensity agriculture (e.g., grazing), forestry, open space conservation, natural resource management, recreation, public and quasi-public uses, and other similar and compatible uses.
RP	Resource Production	1 dwelling per 40-160 acres	<p>The purpose of this designation is to 1) identify those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production; 2) to maintain the land's viability and economic productivity; and 3) protect these lands from the intrusion of incompatible uses or activities. Resource Production Lands have the capability of being utilized for several resource production uses and/or compatible activities and this land use designation shall allow for combined zoning of those zones found consistent with the Resource Production Land Use designation.</p> <p>These private resource lands also provide benefits to the public beyond their resource production capabilities. Resource lands provide significant environmental benefits such as migration corridors, plant and wildlife habitat, carbon sequestration, and watershed protection. In addition, these same lands offer many diverse residential, recreation and tourism opportunities, as well as significant cultural and historical sites.</p>

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			As a means to help minimize the impact of residential development, utilization of cluster development, density transfer, transfer of development rights (TDRs) and other innovative techniques that are designed to focus on the location and grouping of residences on parcels to minimize development impacts on resource production lands shall be encouraged.
WL	Working Lands	1 dwelling per 5-40 acres	<p>The purpose of this designation is to protect the viability of rural agricultural and forestry practices on smaller parcels located in or adjacent to existing communities.</p> <p>Generally these lands have limited access to services and infrastructure and are envisioned to remain in large acreages to allow the continuation of small scale resource production operations that are compatible with rural residential development. Typical uses include small-scale agriculture, forestry, timber production/harvesting, mineral extraction, animal husbandry, orchard, gardens, public or quasi-public uses, and other similar or compatible uses. Residential uses include one principal dwelling, one secondary dwelling unit per legal lot and accessory buildings. Further subdivision of these parcels may be subject to health, safety, access, and clustering requirements.</p>
RRA	Rural Ranchettes A	1 dwelling per 10-20 acres	This purpose of this designation is to recognize areas where rural neighborhoods are established. Rural ranchettes are residential as a primary use, but may include small agriculture/forest operations for personal or small scale economic use with minimal potential for conflicts with more intensely developed areas. Typical activities include small farming, berry farms, vineyards, vegetable farms, chicken/egg operations, orchards, tree farms, and small animal raising for personal or small scale economic use (e.g. sheep, goats, lamas/alpacas, horses).
RRB	Rural Ranchettes B	1 dwelling per 5 -10 acres	This category has the same intent as Rural Ranchette A but on an even smaller scale. Again this category recognizes historical residential subdivisions that developed in the County over time.
<i>Residential Lands</i>			
RR	Rural Residential	1 dwelling per 1-5 acres	The purpose of this designation is to provide for rural residential uses in areas that previously subdivided into one acre + lots where public water and/or public sewer are not available. Further subdivision in these areas will be limited by the availability of adequate infrastructure (sewer, water, roads). Typical uses

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			include detached single family homes, secondary dwelling units, accessory structures, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RE	Rural Estate	1 dwelling per 0.5 – 1 acre	The purpose of this designation is to provide for rural residential uses in areas that previously subdivided into half-acre lots where public water and/or public sewer is available. Further subdivision in these areas will be limited by the availability of adequate public infrastructure (sewer, water, roads). Typical uses include detached single family homes, secondary dwelling units, accessory structures, public and quasi-public uses (e.g., school, library, park), raising livestock and crops for home or youth projects, and other similar and compatible uses.
RL	Residential Low Density	1-6 dwelling units per acre	The purpose of this designation is to provide for single family residential development in areas with public water and sewer service. Typical uses include detached single family homes, secondary dwelling units, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RM	Residential Medium Density	7-12 dwelling units per acre	The purpose of this designation is to provide for a mix of residential uses in areas with public water and sewer service. Typical uses include multi-family units (e.g. duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RH	Residential High Density	8-20 dwelling units per acre	The purpose of this designation is to provide for higher density residential uses in areas with public water and sewer service. Typical uses include multi-family units (e.g. duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
<i>Mixed Use Lands</i>			
CCH	Community Center Historic	Up to 12 du/acre See Community Plans 1.0 FAR	The purpose of this designation is to preserve and protect the historic core of existing communities. Typical uses include single-use or mixed-use developments with single-family and multi-family residential, retail, commercial, service, recreational, religious, institutional, agricultural, public and quasi-public uses (e.g., school, library, park, post office, fire station), and other similar and compatible uses. Where historic districts coincide with this

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			designation, community-specific historic design guidelines may apply. Refer to community plans for more specific information regarding intensity, density, aesthetic standards, and where applicable, design guidelines. Development of CCH areas is contingent on availability of adequate public infrastructure (water, sewer, roads).
CCL	Community Center Local	Up to 12 du/acre See Community Plans 2.0 FAR	The purpose of this designation is to provide for local-serving single-use or mixed-use with a balance of residential and commercial uses, primarily within a community or town center. Typical uses include: non-residential uses such as eating and drinking establishments, food and beverage sales, specialty grocery stores, professional offices, repair services, retail sales, gasoline service stations, and other small businesses; residential uses such as live-work units, second floor residential, multi-family units (e.g. duplexes, condominiums, townhouses, apartments); public and quasi-public uses (e.g., school, library, park); and other similar and compatible uses. Refer to community plans for additional policies regarding intensity, density, and aesthetic standards, and where applicable, design guidelines. Development of CCL areas is contingent on availability of adequate public infrastructure (water, sewer, roads).
CCR	Community Center Regional	Up to 20 du/acre See Community Plans 2.0 FAR	The purpose of this designation is to provide for regional community centers that provide mainly for commercial, office, and institutional uses with residential as a secondary use. Typical uses include: non-residential such as eating and drinking establishments, food and beverage sales, major grocery stores, general merchandise stores, professional offices, gasoline service stations, and entertainment services; residential such as live-work units, second floor residential, multi-family units (e.g. duplexes, condominiums, townhouses, apartments); public and quasi-public uses (e.g., school, library, park); and other similar and compatible uses. Development of CCR areas is contingent on availability of adequate public infrastructure (water, sewer, roads).
<i>Commercial and Industrial Lands</i>			
CO	Commercial and Office	1.0 FAR	The purpose of this designation is to provide for general and heavy commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services), professional business offices, employment centers, heavy commercial (e.g. automotive-related, heavy equipment sales, building maintenance

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			services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. Compatibility with adjacent uses is ensured through adherence to landscaping, buffering, and design standards.
CR	Commercial Recreation	0.25 FAR	The purpose of this designation is to provide for a mix of commercial uses serving residents, tourists, and other visitors. Typical uses include regional recreational activities (e.g., golf courses, snow play and ski areas) and services (e.g., dining and entertainment), destination resorts, lodging facilities (e.g., hotels, motels, retreats), wineries, spas, private campgrounds, outdoor sports and athletics complexes, public and quasi-public, and other similar and compatible uses.
I	Industrial	0.5 FAR	The purpose of this designation is to provide for industrial areas that currently have or will have in the foreseeable future sufficient public infrastructure (water, sewer, roads). Buffering from sensitive uses will be required. Typical uses include light and heavy industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, public and quasi public, and other similar and compatible uses.
PI	Public/Institutional	tbd	The purpose of this designation is to provide for public, quasi-public, or public utility facilities and services. Typical uses include schools, community centers, libraries, airports, cemeteries, fire stations, sewer and water treatment facilities, power substations, and other similar and compatible uses.
<i>Other</i>			
PR	Parks and Recreation	n/a	The purpose of this designation is to provide for active or passive outdoor recreation uses on public or private owned land. Typical uses include parks and playgrounds, sports fields, subdivision common areas, recreation facilities, and outdoor activity areas such as trails.
ROW	Right of Way	n/a	This designation acknowledges parcels and corridors in the county that are specifically dedicated for roadway right of way. These lands may be publically or privately owned.