

TABLE II-4

POPULATION DENSITY ♦ BUILDING INTENSITY  
CONSISTENT ZONES

\* (For explanation, see notes following the charts)

NATURAL RESOURCE LANDS

Land Use Classifications	Consistent Zones <sub>1</sub>	Maximum Density <sub>2</sub>
Levels of Service <sub>3</sub> A, B, or C are required for parcels under 40 acres		
Wildlife, Botanical	A1-40, GF-40 Ap-50 TP-160	40 acres 50 acres 160 acres
Agriculture Preserves	A1-20 AP-50	20 acres <sub>4</sub> 50 acres
Timberlands	A1-20, GF-20 Ap-50 TP-160	20 acres 50 acres 160 acres
Dam Inundation	A1-20-EP	20 acres
Mineral Resource 2A	RA-5 A1-20, GF-20 Ap-50 TP-160	5 acres <sub>5</sub> 20 acres 50 acres 160 acres
Mineral Resource 2B	RA-5 RA-10 A1-20, GF-20 Ap-50 TP-160	5 acres <sub>5</sub> 10 acres 20 acres 50 acres 160 acres

1 - CONSISTENT ZONE - Indicates the smallest consistent zone, or most intense consistent zone permitted in the land use designation.

2 - MAXIMUM DENSITY - The number of dwelling units per acre based on the land use designation in the General Plan.

3 - LEVEL OF SERVICE: As assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Circulation Element Table III-1 for explanation.

4 - The 20 acre density is an automatic holding density which is applicable when a Williamson Act contract expires.

5 - Five acre parcels are possible in MRA lands with findings consistent with the Conservation Element.

**COMMUNITY DEVELOPMENT LANDS**

Community Centers

A. Residential Areas			
1. Single-Family Residential			
Level of Service	Water, Sewer <sub>6</sub>	Consistent Zones	Maximum Density
A, B, or C	Public, public Public, septic Well, septic	R1 R1-1, RR-1 RR-5, RA-5	7,000 sq. ft. 1 acre 5 acres
D, E, or F	Public, public Public, septic Well, septic	RR-40, RA-40 RR-40, RA-40 RR-40, RA-40	40 acres 40 acres 40 acres
2. Multi-Family Residential			
A, B, or C	Public, public Public, public Public, septic Public, septic Well, septic Well, septic	R2-7000 R3-3500 R2-1 R3-1 R2-5 R3-5	3,500 sq. ft. 3,500 sq. ft. 20,000 sq. ft. 7,000 sq. ft. 2.50 acres 1.67 acres
D, E, or F	New multiple family residential not permitted		
B. Commercial, Industrial, Public Service Areas			
1. Commercial			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density (Lot Coverage) <sub>7</sub>
A, B, or C	Public, public Public, septic Well, septic	RC, C1, C2, CP RC, C1, C2, CP RC, C1, C2, CP	100 %, less setback & landscaping requirements 100 %, less setback, septic & landscaping requirements 100 %, less setback, septic & landscaping requirements
D, E, or F	New Commercial or Industrial not permitted		

2. Light Industrial			
A, B, or C	Public, public	M1, RM, M4	100 %, less setback & landscaping requirements
	Public, septic	M1, RM, M4	100 %, less setback, septic & landscaping requirements
	Well, septic	M1, RM, M4	50 %, less setback, septic & landscaping requirements
D, E, or F	New Industrial zones not permitted		
Any level of Service	Any Service	PS, ME	No requirements
C. Resource Zones			
A, B, or C	Any Service	A1, GF	20 acres
D, E, or F	Any Service	A1-40, GF-40	40 acres
Any level of Service	Any Service	TP-160 AP-50	160 acres 50 acres

6 - WATER and SEWAGE: Public - provided by special district; Well - individual private well or small water system; Septic - individual private conventional septic system.

7 - LOT COVERAGE - minimum parcel sizes are not established in commercial or industrial zones. Lot coverage is assigned based on the availability of water or method of sewage disposal, parcel sizes are preferred at no less than one acre with public water, and no less than five acres with well and septic, unless smaller parcels are approved by the Department of Environmental Health.

### Residential Centers

A. Residential Areas			
1. Single-Family Residential			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
A, B, C	Public, public	R1-20000, RR-20000	0.5 acres
	Public, septic	R1-1, RR-1	1 acre
	Well, septic	RR-5, RA-5	5 acres
D, E, F	Public, public	RR-40, RA-40	40 acres
	Public, septic	RR-40, RA-40	40 acres
	Well, septic	RR-40, RA-40	40 acres

## Future Single Family Residential

1. Single-Family Residential			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
A, B, C	Public, public	RR-5, RA-5	5 acres
	Public, septic	RR-5, RA-5	5 acres
	Well, septic	RR-5, RA-5	5 acres
D, E, F	Public, public	RR-40, RA-40	40 acres
	Public, septic	RR-40, RA-40	40 acres
	Well, septic	RR-40, RA-40	40 acres
2. Single-Family Residential with 50 % or greater slopes			
A, B, C	Any Service	RR-20, RA-20, A1	20 acres
D, E, F	Any Service	RR-40, RA-40, A1-40	40 acres

## Industrial Corridor

The Industrial Corridor establishes a policy boundary within which the Industrial designation may be permitted. This section applies to potential industrial zones.			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
A, B, C	Public, public	M1, M2, M4, RM	100 %, less setback & landscaping requirements
	Public, septic	M1, M2, M4, RM	100 %, less setback, septic & landscaping requirements
	Well, septic	M1, M2, M4, RM	100%, less setback, septic & landscaping requirements
D, E, F	Industrial uses not permitted		

## Recreationally-oriented Commercial

A. Direct recreationally-oriented commercial uses			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
All levels	Public, public	REC	35 %
	Public, septic	REC	35 %
	Well, septic	REC	35 %
B. Indirect recreationally-oriented commercial uses shall be located where consistent with commercial uses and zoning.			

## City of Angels Sphere of Influence

See Table II-3, Page II-11

In the event of amendments between the City's General Plan designations for its Sphere of Influence and the designations shown in the County General Plan, the City's designation shall take precedence until the County's amendment process is complete. The intent is that the County's designations within the Angels Sphere of Influence be consistent with the City's General Plan for the area.

### Community, Special, & Specific Plans

See Tables in Land Use Element Appendix

See the applicable Community Plan for areas designated as Community Plan Areas on the Future Land Use Map ( Arnold, Mokelumne Hill, Murphy-Douglas Flat, San Andreas, and Valley Springs). For Special Plans, see the Rancho Calaveras Ebbetts Pass Highway or the Calaveras County Airport plans. For Specific Plans, see Saddle Creek (previously Calaveras County Club) or Spring Valley Estates.

### **\* IMPORTANT NOTES / EXPLANATIONS**

**The following items have a direct bearing on the determination of population density and building intensity.**

- To determine population density, multiply the number of dwellings per acre by the persons per dwelling for the area.
- Minimum parcel size per dwelling or number of dwellings per maximum density mean the same number of dwelling units per acre.
- When multiple land use designations apply, the most restrictive land use takes precedence.
- Legally existing non conforming residential parcels may be zoned RR-X, if less than 5 acres, and RA-X if between 5 and 20 acres no matter which Natural Resource Lands classification that property is located within.
- Lands in the Industrial Corridor which may have a base General Plan designation within Natural Resource Lands are still eligible to be considered for M1, M2, and M4 zoning if otherwise consistent with the policies of this element related to the Corridor.
- Resource zones (A1, AP, GF, TP, RA) are consistent in any land use designation.
- The PS (Public Service) zone is consistent in all designations.
- The REC (Recreation) zone may be consistent in any Natural Resource Lands classification, provided that the development proposed concurrently with the rezoning request is consistent with the policies of this element.
- The RM (Rural Home Industry) zone is consistent with the RR, RA, A1, AP, GF, and TP zones.

## REFERENCE TABLE OF ZONING DISTRICTS

U	UNCLASSIFIED	Interim
HS	HIGHWAY SERVICE	Interim
A1	GENERAL AGRICULTURE	Resource
AP	AGRICULTURE PRESERVE	Resource
GF	GENERAL FOREST	Resource
TP	TIMBER PRODUCTION	Resource
RA	RESIDENTIAL AGRICULTURE	Resource
RR	RURAL RESIDENTIAL	Residential
R1	SINGLE FAMILY RESIDENTIAL	Residential
R2	TWO FAMILY RESIDENTIAL	Residential
R3	MULTIPLE FAMILY	Residential
RC	RURAL COMMERCIAL	Commercial
RM	RURAL HOME INDUSTRY	Home Business
C1	NEIGHBORHOOD COMMERCIAL	Commercial
C2	GENERAL COMMERCIAL	Commercial
CP	PROFESSIONAL OFFICES	Commercial
M1	LIGHT INDUSTRY	Industrial
M2	GENERAL INDUSTRY	Industrial
M4	BUSINESS PARK	Industrial
REC	RECREATION	Recreation
PS	PUBLIC SERVICE	Miscellaneous