

II

LAND USE ELEMENT APPENDIX

Arnold Community Plan

CHART C

CONSISTENT ZONES, POPULATION DENSITY, BUILDING INTENSITY

Land use designation	Consistent Zone	Dwellings per acre	Persons per acre
Single family residential	R1	1	2.52
Multiple family residential	R1, R2, R3	1*	2.52
		0.25*	6.18
		0.16*	15.12
Rural residential	RR-5	5*	0.50
	RR	1*	2.52
Recreation	REC, PS	1/lot	2.52/lot
Commercial	C1, C2, CP, RC	lot coverage per approved plot plan	
Manufacturing/industrial	M1	75% lot coverage**	
Forestry	GF	20	0.13
	TP	160	0.001
Planned Unit Development	PD combining zone		
Design Review	DC combining zone		
Scenic Highway	PD or DC		
Commercial - Multiple family	R1, R2, R3, C1, C2, CP, RC	Same densities are applied here as under the residential and commercial densities listed above	

* - densities indicated in "units per acre" on the land use map.

** - residential use prohibited except for one caretaker mobile home per lot.

Ebbetts Pass Highway Plan

Zoning consistency

Table 1

<u>Land Use Designation</u>	<u>Consistent Zone</u>
Community Center	GF, TP, A1, AP, RA, RR, R1, R2, R3, RC, CP, C1, C2, M1, RM, M4, PS, REC
Resort Center	GF, TP, A1, AP, RA, RR, R1, REC, PS
Recreation	GF, TP, A1, AP, RA, RR, R1, REC, PS
Commercial	RR, R1, RC, C1, C2, CP, RM, PS
Multiple-Family Residential	RR, R1, R2, R3, PS
Single-Family Residential	GF, TP, A1, AP, RA, RR, R1, PS, RM
Resource Production	GF, TP, A1, AP, PS, RM
<u>Combining Zones</u>	
Planned Development (PD)	RA, RR, R1, R2, R3, RC, RM, C1, C2, CP, M1, M2, M4, REC
Airport zones (AAX, HL)	GF, TP, A1, AP, RA, RR, REC
Mineral Extraction (ME)	GF, TP, A1, AP, RA
Environmental Protection (EP)	All base zones
Mobile Home (MH)	(parcels of less than 4.75 acres) RR, R1, R2, R3, REC

3.5 Population density and building intensity

State law requires that general plans include population density and building intensity information. The two terms are defined in section 3.1. On the following chart, the information is displayed for easy comparison and explanation. "Persons" uses the 1980 Census data of 2.45 persons per household to project the maximum population per acre at full development. "Acres" represents the number of acres of land required for one dwelling unit. For comparison, there is a number shown in parenthesis (2), (6), (12); this translates to the number of residential units per acre that could be permitted.

Zoning Consistency

Table 2
Density and Intensity

District	Public water, sewer		Public water, septic		Well, septic	
	Density	Intensity	Density	Intensity	Density	Intensity
	persons	Acres	persons	Acres	Persons	acres
A1	0.13	20	0.13	20	0.13	20
AP	0.05	50	0.05	50	0.05	50
GF	0.13	20	0.13	20	0.13	20
TP	0.002	160	0.002	160	0.002	160
RA	0.52	5	0.52	5	0.52	5
RR	2.59	1	2.59	1	0.52	5
R1	7.77	.33(3)	2.59	1	0.52	5
R2	31.08	0.08(12)	5.18	0.5(2)	1.04	2.5
R3	31.08	0.08(12)	15.54	0.16(60)	7.77	0.33(3)
RC	25% lot coverage 2.59	1	25% lot coverage 2.59	1	25% lot coverage 2.59	1
C1	35% lot coverage 31.08	0.08(12)	35% lot coverage 15.54	0.16(6)	35% lot coverage 7.77	0.33(3)
C2, CP	90% lot coverage * 31.08	0.08(12)	75% lot coverage 15.54	0.16(6)	50% lot coverage 7.77	0.33(3)
M1, M2, M4	90% lot coverage No residential uses permitted, except for one single caretaker mobile home per lot.		75% lot coverage		50% lot coverage	
RM	Density/intensity based on General Plan designation					
PS	No requirements for lot coverage. No residential uses permitted, except for one single caretaker mobile home per lot					
REC	75% lot coverage 31.08	0.08(12)	50% lot coverage 15.51	0.16(6)	35% lot coverage 7.77	0.33(3)

*CP zoning district lot coverage for mixed commercial and residential 75%, 67% and 50% respectively.

Mokelumne Hill Community Plan

X. CONSISTENT ZONING

Land Use Designation*	Consistent Zoning**	Minimum Parcel Size	Services Required	Other Notes
SFR	R1	7,000 sq. ft.	Water, Sewer	
MFR	RI, R2, R3	7,000 sq. ft.	Water, Sewer	Maximum density as noted on land use map
RR½	RR-20,000	20,000 sq. ft.	Water, Sewer	
RR	RR, RA	1-5 acre	1-ac. water or sewer 5-ac. well, septic	
COM or RES***	C1, CP, R1 RR-20,000	7,000 sq. ft. 20,000 sq. ft.	Water, Sewer Water, Sewer	
COM	HS, CP, RC, C1, C2	7,000 sq. ft.	Water Sewer	Multi-family not permitted
PUBLIC SERV.	PS	7,000 sq. ft.	as needed	
REC	REC, PS	variable	as needed	
AG	A1, RA-20, SM	20 acres	as needed	
AG/MINERAL	A1-SM-10	10 acres	as needed	
HISTORIC	DC combining	Same as Base Zone	Same as Base Zone	Applies to residential as well as Commercial development. Until specific DC criteria become established PD review shall be utilized within the historic district.
PLANNED DEVELOPMENT	PD Combining	Same as Base Zoning	Same as Base Zoning	

* Refer to the Community Plan Map in the Appendix

** Refer to Chapter 17 of the Calaveras County Code for definition of uses permitted in respective zones. Note that Mobilehome Combining Zone is not permitted within the townsite area.

*** The intent of this designation is to allow commercial and single family residential uses in a manner that allows easy transition from residential use to commercial use and back to residential use, if so desired by the property owner.

San Andreas Community Plan

CHAPTER 7 - LAND USE DESIGNATIONS

Following are the descriptions of the land use designations utilized in the development of the Community Plan map and text.

7.1 SINGLE FAMILY RESIDENTIAL:

Density:	Natural slope of 0-15% no more than 6 units per acre (6. P.A.) Natural slope of 15-30%, no more than 5 u.p.a. Natural slope of 30%, no more than 4 u.p.a.
Building Density:	No more than 3.5 square foot of building per 10 square feet of land use.
Land Uses:	Primarily single-family uses and those uses which are accessory compatible with single-family uses. Public uses or public utilities require a use permit. No new agricultural activity is permitted.
Site Development Standards:	As per the R1 Zone of Amended Ordinance 945
Compatible Zoning:	R1; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

or

7.2 TWO-FAMILY RESIDENTIAL

Density:	Natural slope of 0-15%, no more than one duplex or two single-family dwellings per 7000 square feet net. Natural slope of 15-30%, no more than one duplex or two single-family dwellings per 9000 square feet. Natural slope exceeding 3(Y~, no more than one duplex or two single-family dwellings per 11,000 square feet.
Building Intensity:	Four square feet of building per 10 square feet of land.
Land Uses:	Primarily duplexes and single-family dwellings and accessory uses. Public use or public utility use requires a use permit. No agricultural activity.
Site Development Standards:	As per the R2 Zone of Amended Ordinance 945
Compatible zoning:	R2; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.3 MULTIPLE-FAMILY RESIDENTIAL

Density:	Natural slope of 0-15%, no more than 12 u.p.a. Natural slope of 15-30%, no more than 10 u.p.a. Natural slope of 30%+, no more than 8 u.p.a.
Building Intensity:	No more than one square foot of building per two square feet of land gross.
Land Uses:	Primarily multiple-family residential including duplexes, and accessory uses. Single-family dwellings permitted only when they are not detrimental to the use of the land for multiple family residential use. Public use and public utility uses allowed with a conditional use permit. No agricultural activity.
Site Development Standards:	As per the R3 Zone of Amended Ordinance 945
area Landscaping:	All new multiple-family uses shall have at least 8% of its gross landscaped. The landscaping to use native materials as much as possible. When the proposal is presented, a method of landscaping maintenance shall be submitted.
Compatible Zoning:	R3; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.4 COMMERCIAL

Residential: Density:	Same as for "Multiple Family Residential"
Building Intensity:	No more than one square foot of building per square foot of land area.
when Land Uses:	Retail sales, offices, warehousing within a building, residential necessary to operate another permitted use.
When Landscaping:	All new uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible. the proposal is submitted, a method of maintenance shall be submitted. This provision does not apply to areas designated commercial-historic.
Site Development:	As per the C1, C2 and HS zones, respectively, of Amended Ordinance 945.
Compatible Zoning:	C1, C2, HS

7.5 RURAL RESIDENTIAL

Density:	One unit per acre with public water supply. One unit per five acres without public water supply. On natural slopes in excess of 30%, the density shall be 1/2 of the proposed density.
Land Uses:	Primarily single-family uses and those uses which are accessory or compatible with single family uses. Agricultural uses as specified from the RR zone of Amended Ordinance 945.
Building Intensity:	No more than four square foot of building per ten square feet of land.
Site Development Standards:	As per the RR zone of Amended Ordinance 945
Compatible Zone:	RR; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.6 INDUSTRIAL

Density:	Not applicable.
Land Uses:	Industrial and manufacturing concerns
Building Intensity:	Not more than one square foot of building for each square foot of land.
Site Development Standards:	As per the M1, M2 and SM zones respectively, of amended Ordinance 945, amended.
Landscaping:	All new uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible, and shall emphasize screening of industrial uses from other uses.
Compatible Zone:	M1, M2, SM

7.7 PUBLIC SERVICE

Density:	Not applicable
Building Intensity:	Not more than one square foot of building for each two square feet of land.
Land Uses:	All government and public utility uses.
Site Development Standards:	As per the PS zone of Amended Ordinance 945

Landscaping: All new uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible and shall emphasize screening of public service uses from other uses.

Compatible Zone: PS

7.8 RECREATION

Density: Not applicable

Building Intensity: Not applicable

Land Uses: Recreation activities, both indoor and outdoor, both private and public, are the primary activities. When connected with these activities, other activities necessary to accommodate the primary use is permitted.

Compatible Zone: REC, PS

7.9 AGRICULTURE/GRAZING

Density: All living units shall be appurtenant to an agricultural activity; but in no case more than one per 50 acres.

Building Intensity: Not applicable

Land Uses: All forms of agricultural activity including crop and tree farming, grazing and those uses involving the processing of food and fiber products.

Compatible zone: A1, AP, SM

7.10 OFFICES AND MULTI-FAMILY RESIDENTIAL

Density: For residential uses, as follows:
Natural slope of 0-15%, no more than 12 u.p.a.
Natural slope of 15-30%, no more than 10 u.p.a.
Natural slope of 30%+, no more than 8 u.p.a.

Building Intensity: No more than one square foot of building per two square feet of land grass.

and Land Uses: Single use as combination of multi-family residential dwellings office structures designated to provide a variety of professional services.

Site Development Standards: As per the R3 or C2 zone of Amended Ordinance 945, or per new zone created to implement this use.

Landscaping:	All new units shall have at least 8% of the gross area landscaped. The landscaping to use native materials as much as possible.
When	the proposal is presented, a method of landscaping maintenance shall be submitted.
Compatible Zoning:	Preferable zoning would be a new zone designed to limit uses primarily to offices and/or multifamily uses. Secondary
possibilities	are C1 and C2.

7.11 PLANNED DEVELOPMENT COMBINING ZONE

Purpose:	The intent of this designation is to identify sites that due to their potential use, their permanent location and/or their size, offer excellent opportunities to provide a unified and cohesive plan for development.
Density:	As permitted in the base use designation.
Building Intensity:	As permitted in the base use designation.
Land Uses:	As permitted in the base use designation.
Site Development Standards:	As per the PD Combining Zone of Amended Ordinance 945.
Landscaping:	Not less than 10% of the area covered by buildings and landscaping.
Compatible Zoning:	Base zone as per the base use designation, plus the PD Combining Zone.

Valley Springs Community Plan

DETERMINATION OF CONSISTENT ZONING DISTRICTS FROM LAND USE DESIGNATIONS:

Density = the number of acres per dwelling units

Intensity = the number of persons per acre

(3), (6), ,(12) -- number of units per acre

* - no residential land uses permitted in this zone, except for one caretaker mobilehome per legal lot.

- Density and intensity is the same as "Multiple family".

LAND USE DESIGNATION (from map)	Consistent zone	Public water, sewer		Public water, septic		Private well, septic	
		Density acres	Intensity persons	Density acres	Intensity persons	Density acres	Intensity persons
Single Family Residential	R1	0.16(6)	15.59	1	2.59	5	0.52
Multiple Family Residential	R3	0.08(12)	31.18	0.16(6)	5.59	0.33(3)	7.80
Public, Semi-Public	PS	*	*	*	*	*	*
Commercial	C1 C2 CP	35% lot coverage# 90% lot coverage# 90% lot coverage 0.08(12)	31.18	35% lot coverage# 75% lot coverage# 75% lot coverage 0.16(6)	15.59	35% lot coverage# 50% lot coverage# 50% lot coverage 0.33(3)	7.80
Industrial	M1 M2	90% lot coverage* 90% lot coverage*		75% lot coverage* 75% lot coverage*		50% lot coverage* 50% lot coverage*	
Recreation	REC	20	0.13	20	0.13	20	0.13
Commercial	REC	20	0.13	20	0.13	20	0.13
Recreation	C1 C2	35% lot coverage# 90% lot coverage#		35% lot coverage# 75% lot coverage#		35% lot coverage# 35% lot coverage#	
Agriculture Rural	RA A1	5 20	0.52 0.13	5 20	0.52 0.13	5 20	0.52 0.13
Agriculture Preserve	AP	50	0.10	50	0.10	50	0.10
Rural Residential	RR	1	2.59	1	2.59	5	0.52
Residential Community	R1	0.16(6)	15.59	1	2.59	5	0.52

Murphys/Douglas Flat Community Plan

Land use designations

2.43 Consistent Zones and Land Use Designations

Land use intensity is 2.59 persons per dwelling unit.

Land use designation	Maximum density or lot coverage (density)	Consistent Zone	Public Services
Domestic Watershed	1 unit per legal existing lot	A1-X-EP	District, well or septic
Rural Transition	1 unit per acreage on land use map	A1, AP, GF TP, RA	District, well or septic
Resource Production	1 unit per acreage on land use map	A1, AP, GF TP, RA	District, well or septic
Rural Residential	1 unit per acreage on land use map	RR, RA	District, well or septic
Single Family Residential	Maximum density 4 units per acre	Consistent R1-10,000	District water and Sewer
	1 unit per acre	R1-1	District water and septic
Multiple Family Residential	6 units per acre	R3-7200	District water and Sewer
	12 units per acre	R3-3600	District water and Sewer
Commercial	Maximum lot coverage is 90%; must provide onsite parking*	C1, C2, CP	District water and Sewer
	Maximum lot coverage is 75%; must provide onsite parking*	C1, CP	District water and septic
Mixed Use	Multi-family density C2, CP, 12 units per acre		District water and sewer
	C1, RC, 6 units per acre Residential density: 4 units per acre; maximum lot coverage is 90%; must provide onsite parking*	R1, C1 CP	District water and Sewer
Professional Offices	Residential density: units per acre; Maximum lot coverage is 90%; must provide on-site parking.	CP 12	District water and Sewer
Industrial	Maximum lot coverage: 90%	M1	District water and sewer
	Maximum Lot coverage: 70%	M1	District water and septic
	Maximum lot coverage: 50%	M1	Well and septic
Existing (X) Parcel Size	1 unit per existing legal lot	Base zone-X	N/A
Acreage (1,5,10,20,50) limitation	1 unit per number	Base zone of acres indicated	N/A number of acres

N/A = Not applicable

Murphy's

2.0 COMMUNITY PLAN REZONING

2.1 Zoning and Community Plan Consistency

State law requires that zoning districts assigned to property in the Community Plan be consistent with the land use designation. The Community Plan established the consistent zones in Section II. The zone changes are being undertaken as part of Zoning Amendment #1400 to rezone all lands within the Plan concurrently with the adoption process of the Community Plan.

2.2 Consistent Zoning Districts

Under the provisions of Title 17 of the Calaveras County Code, Zoning, in effect at the time of Plan adoption, the following zones shall be consistent with the Community Plan land use classifications:

<u>Land Use Designation</u>	<u>Parcel Sizes, Notes</u>	<u>Consistent Zone</u>
Domestic Watershed		A1-X-EP
Rural Transition	20-acre minimum Less than 20-acre minimum	RA-20 RA-5
Agriculture Preserve	50-acre minimum	AP-50
Resource Production	20-acre minimum Less than 20-acre minimum	GF-20, A1-20 RA-X, RA
Rural Residential	Rural Community area: 20-acre minimum 10-acre minimum 5-acre minimum	RA-20, RR-20 RA-10, RR-10 R A - 5 ,
RR-5	Big Valley Subd., Murphys Ranch Unit 3 vicinity Town Areas: 5-acre minimum 1-acre minimum Central Murphys	RR-X RR- 5 RR- 1 RR- 1
Single-Family Residential	Murphys Ranch Subdivision #1,#2 Murphys town area Douglas Flat town area Central Murphys	R1-X R1-10,000 R1-1 R1-10,000
Multi-Family Residential	6 units per acre 12 units per acre	R3-7200 R3-3600
Commercial	Murphys town area Douglas Flat	C1 C2 CP C1 C2 CP
Mixed Use		R1-10000 C1 CP
Professional Offices		CP
Industrial		M1

Airport Special Plan

TABLE 1

CONSISTENT ZONES⁽¹⁾

MAXIMUM DENSITY⁽²⁾ - BUILDING INTENSITY⁽³⁾

Land Use Designation	Consistent Zones	Maximum Density
NATURAL RESOURCE LAND:		
Agriculture Preserve		
LOS ⁽⁴⁾ A, B, C not in Williamson Act Contract	A1, REC ⁽⁵⁾	20 Acres
in Williamson Act Contract	AP	50 Acres
LOS D, E, F not in Williamson Act Contract	A1, REC	40 Acres
in Williamson Act Contract	AP	50 Acres
Any LOS	PS	N/A
Mineral Resource Area - 2A		
LOS A, B, C	RR, RA, A1, AP	20 Acres
LOS D, E, F	RR, RA, A1, AP	40 Acres
Any LOS	PS, REC	N/A
Mineral Resource Area - 2B		
LOS A, B, C	RR, RA, A1, AP	10 Acres
LOS D, E, F	RR, RA, A1, AP	40 Acres
Any LOS	PS, REC	N/A
COMMUNITY DEVELOPMENT LAND:		
Future Single Family Residential		
LOS A, B, C	RR, RA, A1, AP	5 Acres
LOS D, E, F	RR, RA, A1, AP	40 Acres
Any LOS	PS	N/A
Future Single Family Residential 50% Slope		
LOS A, B, C	RR, RA, A1, AP	20 Acres
LOS D, E, F	RR, RA, A1, AP	40 Acres
Any LOS	PS	N/A

(TABLE 1 CONTINUED)

Land Use Designation	Water/ Sewage	Consistent Zones	Lot Coverage
COMMERCIAL			
LOS A, B, C	public/public	RC, C1, C2, CP, REC	90%
	public/septic	RC, C1, C2, CP, REC	75%
	well/septic any	RC, C1, C2, CP, REC	50%
LOS D, E, F	any	PS	N/A
INDUSTRIAL			
LOS A, B, C	public/public	M1, RM, M4	90%
	public/septic	M1, RM, M4	75%
	well/septic	M1, RM, M4	50%
LOS D, E, F	any	PS	N/A

NOTES

1. Consistent Zones - Indicates the base zoning districts from Title 17 of the Calaveras County Code permitted in the land use designation. Legally existing zoning that becomes a nonconforming zoning district by adoption of this Plan shall be deemed a legally existing nonconforming zone.
2. Maximum Density - The maximum number of dwelling units per acre permitted.
3. Building Intensity - The maximum percentage of the parcel allowed to be covered by structures (lot coverage).
4. LOS - Level of Service for County roads providing access to the project site. See Public Facilities and Services Element, Part I: Road System, and the Community Development Element of the General Plan for more detail.
5. The REC zone may be consistent in any Natural Resource Lands, provided that the development proposed concurrently with the rezoning request is consistent with the policies of this Plan and the Community Development Element of the General Plan.