

CHAPTER 1: LAND USE ELEMENT

INTRODUCTION

The Land Use Element forms the core of the General Plan by establishing what land uses can be conducted in which locations. This element provides land use diagrams to illustrate the land use designations for all parcels within the unincorporated area of Tuolumne County. This element also addresses the density and intensity to which these land uses can be developed.

The Land Use Element identifies new areas for growth and limits growth in areas that are either "saturated" with development or have limited growth potential due to the lack of adequate public services and facilities and/or are constrained by natural characteristics that do not lend themselves to development, such as steep slopes.

Through the Land Use Element, the boundaries for urban development are established around each of the existing communities in the County and similar boundaries are identified for future communities. The spheres of influence for service districts in each of the communities have been used as a basis for establishing urban development boundaries.

The Land Use Element advocates several strategies for targeting growth. Community plans are proposed to determine land use patterns, zoning, setbacks and design standards within defined areas. Community plans have been formulated for three (3) areas targeted for growth: Jamestown, Columbia and East Sonora. Other areas targeted for residential growth include Tuolumne, Lime Kiln, Groveland, Big Oak Flat and Lake Don Pedro. Urban residential growth will be limited outside of these areas by designating land for non-urban development.

Through the implementation of programs contained in this plan, targeted development will not compromise the quality of life of the County's current residents. The Land Use Element, along with the other elements contained in this General Plan, features policies and implementation programs to provide safe and well-designed public spaces, preserve the County's heritage, insure the accessibility of services and foster stewardship of the natural environment as the County experiences growth.

Approach to Growth

At the time of adoption of this General Plan in 1996, the State Department of Finance projected Tuolumne County's population to grow to 97,100 by the year 2020. This General Plan was based upon the assumption that Tuolumne County would reach that projected population with the caveat that it did not promote the growth of the County's population to that level.

Since 1996, the State Department of Finance has reduced its growth projections for Tuolumne County. In 2005, the projected population for the year 2020 is 65,452. In reviewing and updating this Land Use Element in 2005, the County of Tuolumne has reinforced its commitment to plan for and be able to accommodate the growth projected by the State Department of Finance but not to promote the growth of the County's population to that level.

The main approach taken in this General Plan is to assume that the County will be prepared and able to accommodate the growth projected, while at the same time, it will adhere to policies that will define where and how development will occur. The General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessary and avoidable scattered pattern of development, which often results in extraordinary demands on public services, above average public service costs and destruction or degradation of valuable resources. [Resolution 117-06 adopted September 19, 2006]

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Quality of Life

GOAL 1.A **Protect and enhance the quality of life for all residents of Tuolumne County while facilitating growth and development to meet the present and future needs of the County's residents, visitors and businesses.**

Policies

- 1.A.1 Promote the efficient use of land and natural resources.
- 1.A.2 Address the impacts associated with new development on natural and cultural resources and conserve such resources where appropriate.
- 1.A.3 Maintain separate and distinct communities.
- 1.A.4 Promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5 Establish target growth areas to serve community needs and enhance the quality of life by providing for economic, housing and cultural opportunities within existing and new defined communities.
- 1.A.6 Encourage defined communities to be comprehensively planned and developed as well-balanced, independent communities.
- 1.A.7 Include open areas, green belts and community parks within and around defined communities.
- 1.A.8 Encourage the clustering of community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a focus and community center for neighborhoods.
- 1.A.9 Establish urban development boundaries in existing and proposed defined communities.
- 1.A.10 Encourage growth to be dispersed among the defined communities rather than concentrated in just one or two communities in the County.

Implementation Programs

1.A.a Land Use Designations

Provide an appropriate range of land use designations to serve the needs of the residents of the County and designate an adequate amount of land in each land use category to provide a balanced pattern of development. Use overlay designations to recognize special features or characteristics of areas of the County that may affect development potential or create opportunities for conservation of special resources. [Resolution 117-06 adopted September 19, 2006]

1.A.b Urban Boundaries

Establish urban development boundaries around defined communities on the General Plan diagrams to promote the efficient use of urban infrastructure and services. This will

also serve to promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow.

1.A.c Areas Within and Around Defined Communities

Designate adequate land in and around existing and new defined communities for urban land uses to provide for the growth projected by the State Department of Finance. Limit the future conversion of non-urban designated land to urban designations to parcels immediately adjacent to the urban growth boundaries established on the General Plan diagrams.

1.A.d Areas Between Defined Communities

Designate land between defined communities for non-urban land uses, such as agriculture, timber management, mining, public facilities , open space or rural residential development, to protect the individual character of each defined community and to maintain distinct boundaries between the communities.

1.A.e Criteria for Land Uses

Establish criteria for the amount of land for various land uses necessary to meet the needs of the population and maintain a land use pattern that reflects this criteria. For example, the criteria may be a ratio of acres of commercial land per number of residential units within a defined community or the amount of recreational facilities needed per population on a County-wide basis.

1.A.f Greenbelts, Open Areas, Parks and Recreational Facilities

Designate adequate areas for greenbelts, open areas, parks and recreational facilities in and around defined communities to meet the needs of growing populations and to reflect the needs of the County's changing demographics.

1.A.g Economic Development

Designate an adequate amount of land for industrial development, business parks, commercial facilities and recreational development to provide jobs for the County's workforce, facilities for the County's residents and visitors and promote a healthy economy.

1.A.h Community Plans

Formulate community plans for the defined communities that provide adequate lands for community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a focus and community center for neighborhoods. These plans should also promote the linking of these types of facilities through pedestrian/bicycle paths.

1.A.i Zoning Districts and Standards

Establish zoning districts and standards which are consistent with the density and intensity standards established in this Element.

- 1.A.j Target Areas for Growth

Establish target areas for growth in existing and new defined communities on the General Plan land use diagrams and zone the land in accordance with these maps.
- 1.A.k Mixed Use

Create a mixed use land use designation to provide for a combination of compatible land uses, such as commercial and high density residential, near community centers. Designate land within defined communities for mixed use in areas that are close to major transportation routes, public transportation stops, commercial centers and community facilities, such as parks. [Resolution 117-06 adopted September 19, 2006]
- 1.A.l Community Support

Promote community interest by supporting the efforts of public, private and voluntary organizations, associations and individuals to improve the physical environment of Tuolumne County. For example, support service organizations undertaking projects to improve the communities, such as building bus shelters, cleaning up roadsides or constructing park and recreation facilities.

Incompatible Land Uses

GOAL 1.B Minimize conflicts between incompatible land uses.

Policies

- 1.B.1 Protect existing land uses from the infringement of and impacts associated with incompatible land uses.
- 1.B.2 Protect public facilities, such as the County's airports, from the infringement of incompatible land uses.

Implementation Programs

- 1.B.a Land Uses Compatible With Non-Residential Uses

Designate, where possible, land around existing non-residential land uses, such as agriculture, timberlands, mining preserves and industry, for new development that is compatible with these existing uses.
- 1.B.b County Airports

Designate land around the County's airports for uses that are consistent with the Tuolumne County Airport Land Use Compatibility Plan and airport master plans. [Resolution 117-06 adopted September 19, 2006]
- 1.B.c Public Facilities

Designate land around public facilities, such as sewer plants, for uses that are compatible with these uses.
- 1.B.d Land Uses Compatible with Residential Uses

Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development away from existing incompatible land uses, such as agriculture, mining and industry.

1.B.e Solid Waste Facilities

Identify all the solid waste facilities in the County on the General Plan Land Use Diagrams and designate land around these facilities for compatible land uses recognizing that some potentially incompatible land uses may already exist.

1.B.f Compliance With Integrated Waste Management Plan

Require proposed solid waste facilities and all other new development to comply with the Tuolumne County Integrated Waste Management Plan and all adopted elements thereof.

Jobs-Housing Balance

GOAL 1.C Promote a jobs-housing balance in the County and encourage new defined communities to be designed to provide a jobs-housing balance.

Policies

1.C.1 Concentrate most new growth within existing communities and designated new defined communities, emphasizing infill development, intensified use of existing development and expanded services, so individual communities become more complete, diverse and balanced.

1.C.2 Encourage residential development projects of 100 or more units, except those targeted for seniors or retirees, to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs unless the need for housing dictates otherwise.

1.C.3 Provide for a jobs-housing balance on a Countywide basis instead of just community basis to recognize that some communities in the County are not suited for extensive job-related development.

Implementation Programs

1.C.a Employment Generating Land Uses

Designate adequate land for commercial, recreational, industrial and business park development within and near defined communities that have adequate infrastructure and services to meet the employment needs as the County grows.

1.C.b Coordination of New Residential Development With Creation of Jobs

Encourage new residential development projects of 100 or more units, except those targeted for seniors or retirees, to be phased to occur with development that will provide for new jobs in the County unless the need for housing dictates otherwise.

1.C.c Jobs-Housing Balance Monitoring Program

Establish and maintain a program to monitor the jobs-housing balance in Tuolumne County. The monitoring program should include the following elements:

1. Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.
2. Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.
3. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.

This information will provide a database for use by the County and interested groups and individuals, such as chambers of commerce and economic development organizations, in promoting economic prosperity in Tuolumne County. The information will also be valuable to the County and to developers in determining the housing needs of Tuolumne County's workforce.

Alternative Transportation Systems

GOAL 1.D Encourage development that promotes the use of alternative transportation systems.

Policies

- 1.D.1 Encourage pedestrian oriented development to reduce the use of motor vehicles.
- 1.D.2 Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas.

Implementation Programs

- 1.D.a Development Near Public Transportation Facilities
Designate areas for new higher-density residential uses and appropriate support services within walking distance of public transportation facilities.
- 1.D.b Mixed Use
Designate land for integrated mixed-use areas including residential, retail, office, recreational, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile.
- 1.D.c Neighborhood Commercial
Designate land for neighborhood commercial development within walking distance of residential areas.
- 1.D.d Bicycle/Pedestrian Facilities
Identify routes for new bicycle and/or pedestrian facilities to link existing residential development to nearby commercial areas and community centers and facilities, such as schools, and to link existing and new defined communities to one another where feasible.

Residential Land Uses

GOAL 1.E **Designate adequate land in appropriate areas to accommodate a range of residential densities and amenities to accommodate the housing needs of all income groups residing in Tuolumne County.**

Policies

- 1.E.1 Promote affordable housing throughout Tuolumne County.
- 1.E.2 Promote the concentration of new high and medium density residential development along major transportation corridors and transit routes and near community centers, major commercial areas and neighborhood commercial centers to promote alternative means of transportation.
- 1.E.3 Separate or buffer new urban residential development from land uses that potentially conflict with housing, such as agriculture, mining, industry, airports and sewage treatment facilities.
- 1.E.4 Encourage new residential development to be designed to reflect and consider natural features, visibility of structures and the relationship of the development to surrounding land uses.
- 1.E.5 Require new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:
- a. For multiple family housing developments, such as apartments, or mobilehome parks, recreational facilities shall be provided on site.
 - b. For residential subdivisions, the subdivider may propose to provide recreational facilities on-site, pay an in-lieu recreation fee or dedicate land for public recreational facilities, or a combination thereof to the Board of Supervisors, which shall have authority for determining how required recreational facilities will be provided.
- 1.E.6 Require residential subdivisions to be designed to provide well-connected internal and external streets and pedestrian facilities, where appropriate.
- 1.E.7 Require new residential development with a density in excess of one (1) dwelling unit per two (2) acres to be served with public water.
- 1.E.8 Require new residential development with a density of, or exceeding, three (3) dwelling units per one (1) acre to be served with public sewer.
- 1.E.9 Require all new residential development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

Implementation Programs

- 1.E.a Incentives for Affordable Housing
- Continue to provide incentives to developers to build new housing units that are affordable for the County's residents. These incentives shall include density bonuses, "fast-track" processing of land development permits, reduced parcel sizes and waivers of

fees for affordable/achievable housing units, as defined by the County of Tuolumne. [Resolution 117-06 adopted September 19, 2006]

1.E.b Adequate Land to Meet Housing Needs

Designate an adequate amount of land in various density and parcel size ranges to meet the need of all income levels of the County's growing population.

1.E.c Promotion of Public Transportation Facilities

Designate areas for new high and medium density residential development and appropriate support services within walking distance of public transportation facilities.

1.E.d Correlation of Land Uses

Designate land on the General Plan diagrams for high and medium density residential development near community centers, major commercial areas, neighborhood commercial centers and integrated mixed-use areas which may include residential, retail, office, open areas and public uses to provide for travel by bicycle or foot, as well as automobile. [Resolution 117-06 adopted September 19, 2006]

1.E.e Compatible Land Uses

Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development away from existing incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities.

1.E.f Development Standards

Establish development standards for new residential subdivisions and other housing projects that reflect and consider natural and cultural features, noise exposure of residents, fire hazard, circulation, access and the relationship of the development to surrounding land uses. These requirements will determine residential densities and patterns which may result in a density that is less than the maximum specified by General Plan designations. [Resolution 117-06 adopted September 19, 2006]

1.E.g Open Areas and Recreational Facilities

Establish standards in the Tuolumne County Ordinance Code for the provision of open areas and recreational facilities for new residential development consisting of five or more dwelling units. These standards shall provide alternatives for providing recreational facilities in new subdivisions in accordance with the California Government Code, including on-site facilities, payment of in-lieu recreation fees or dedication of land for public recreational facilities. The existing requirements for open areas and recreation facilities for multiple family housing development in the County Ordinance Code should be reviewed and updated.

1.E.h Pedestrian Facilities

Establish development standards for new residential subdivisions to require them to be designed to provide well-connected internal and external streets and new urban density subdivisions to provide pedestrian facilities, where appropriate. Amend Title 11 of the Tuolumne County Ordinance Code to reflect these development standards.

1.E.i Public Water Requirements

Continue to require new residential development with a density in excess of one (1) dwelling unit per two (2) acres to be served with public water in accordance with the General Plan and Tuolumne County Ordinance Code requirements.

1.E.j Public Sewer Requirements

Continue to require new residential development with a density of, or exceeding, three (3) dwelling units per one (1) acre to be served with public sewer in accordance with the General Plan and Tuolumne County Ordinance Code requirements.

1.E.k Fire Protection

Continue to require all new residential development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

Commercial Land Uses

GOAL 1.F Promote the development of commercial uses to meet the present and future needs of Tuolumne County's residents and visitors and maintain economic vitality.

Policies

1.F.1 Reduce the County's retail leakage by encouraging the provision of goods and services that residents have historically had to travel outside the County to obtain. [Resolution 117-06 adopted September 19, 2006]

1.F.2 Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.

1.F.3 Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas.

1.F.4 Require new commercial development to be designed to minimize the visual impact of parking areas on public transportation routes and on surrounding viewsheds. [Resolution 117-06 adopted September 19, 2006]

1.F.5 Promote new commercial development in rural communities that provides for the immediate needs of the local residents and services to tourists. The scale and character of such commercial development should be compatible with and complement the surrounding area.

1.F.6 Encourage new commercial development in historic communities to be designed to be compatible with the scale and architectural style of the historic buildings.

1.F.7 Maintain a continuous building setback for commercial development on all street frontages in historic communities to reflect the historic "Main Street" character and ambiance.

1.F.8 Encourage parking for commercial development in historic districts to be consolidated in well-designed and landscaped lots or parking structures.

- 1.F.9 Encourage new commercial development in community centers to be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural and cultural amenities such as creeks, hillsides, scenic views, historic buildings and structures, and archaeological sites. [Resolution 117-06 adopted September 19, 2006]
- 1.F.10 Require development on land designated NC (Neighborhood Commercial), GC (General Commercial) and HC (Heavy Commercial) to be served with public water and sewer. [Resolution 188-98 adopted September 1, 1998]
- 1.F.11 Allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.
- 1.F.12 Require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

Implementation Programs

- 1.F.a Adequate Land to Meet Commercial Needs
Designate adequate amounts of land in appropriate areas for new commercial development to meet the needs of the County's residents and visitors as growth occurs in order to encourage the reduction of the County's retail leakage.
- 1.F.b Encourage New Businesses
Encourage the development of new businesses that will provide employment and diversify the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for commercial development.
- 1.F.c Encourage Development to Facilitate Pedestrians
Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.F.d Neighborhood Commercial Development
Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation.
- 1.F.e Development of Parking Areas
Encourage new commercial development to locate parking areas behind buildings or sufficiently screen them from public roads and surrounding viewsheds. [Resolution 117-06 adopted September 19, 2006]
- 1.F.f Reduced Standards for Commercial Development in Rural Areas
Provide for commercial facilities in rural areas that have limited public services by establishing a land use designation for such facilities that has unique development standards. Formulate standards for commercial facilities in rural areas that are less

restrictive than commercial development in urban areas but require the scale and character of such commercial development to be compatible with and complement the surrounding area.

1.F.g Architectural Guidelines

Establish design guidelines for new commercial development in communities desiring design review to be designed to be compatible with the scale and architectural style of the existing buildings. [Resolution 117-06 adopted September 19, 2006]

1.F.h Building Setbacks in Historic Areas

Establish building setbacks in historic communities that follow the same line as the historic structures to maintain a continuous commercial facade on all street frontages.

1.F.i Parking Standards in Historic Areas

Amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to provide for off-site parking in historic districts to encourage parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures instead of on-site and to recognize the limitations of constructing parking facilities on undersized historic parcels.

1.F.j Design Guidelines

Adopt design guidelines for new commercial development within defined communities desiring design review to reflect the character of the individual community and, where appropriate, to integrate open areas into the development, taking advantage of any natural and cultural amenities such as creeks, hillsides, scenic views, historic buildings and structures, and archaeological sites. [Resolution 117-06 adopted September 19, 2006]

1.F.k Public Water and Sewer Requirements

Continue to require development on land designated NC (Neighborhood Commercial), GC (General Commercial) or HC (Heavy Commercial) to be served with public water and sewer. [Resolution 188-98 adopted September 1, 1998]

1.F.l Service Requirements in Rural Areas

Amend the Tuolumne County Ordinance Code to allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.

1.F.m Fire Protection

Continue to require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

Industrial Land Uses

GOAL 1.G **Promote the development of industrial uses to meet the present and future needs of Tuolumne County's residents and to provide jobs and promote economic vitality.**

Policies

- 1.G.1 Designate adequate amounts of land in appropriate areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry.
- 1.G.2 Require industrial development to meet performance standards based on factors of noise, odor, traffic, air and water pollution, and underground resources in order to minimize its impacts on established or proposed non-industrial uses. [Resolution 117-06 adopted September 19, 2006]
- 1.G.3 Encourage industrial development in specifically defined geographic areas having appropriate location and environmental characteristics including:
- All weather surface access roads.
 - Adequate fire protection.
 - Location outside areas of extreme fire hazard.
 - Location outside areas where industrial development would create adverse noise and traffic impacts on nearby non-industrial development.
 - Capability of being served by public water and public sewer systems, or capability of functioning on private systems without any adverse health impact.
 - Location in proximity to transportation routes or air transportation.*
- 1.G.4 Protect existing industrial development from the infringement of potentially incompatible land uses, such as urban residential development.
- 1.G.5 Encourage new industries to locate in the County which utilize the output of existing lumber and natural resource processors and other industries that can provide a broad economic base for Tuolumne County.
- 1.G.6 Encourage new industrial development to be designed to minimize the visual impact of parking areas on public transportation routes and on surrounding viewsheds. [Resolution 117-06 adopted September 19, 2006]
- 1.G.7 Encourage new industrial development in or immediately adjacent to historic communities to be designed to be compatible with the scale and architectural style of the historic buildings.
- 1.G.8 Allow industrial development to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.
- 1.G.9 Require all new industrial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

Implementation Programs

- 1.G.a Designation of Land For Industrial Development

Designate specific areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry, to provide jobs for the County's growing population and that have the following location and environmental characteristics including:

- All weather surface access roads.
- Adequate fire protection.
- Location outside areas of extreme fire hazard.
- Location outside areas where industrial development would create adverse noise and traffic impacts on nearby non-industrial development.
- Capability of being served by public water and public sewer systems, or capability of functioning on private systems without any adverse health impact.
- Location in close proximity to transportation routes or air transportation.

1.G.b Development Standards

Establish standards for industrial development that are based upon factors of noise, odor, traffic, air and water pollution, and underground resources in order to minimize its impacts on established or proposed non-industrial uses. [Resolution 117-06 adopted September 19, 2006]

1.G.c Buffer Areas

Consider buffer areas around existing industrial land uses to protect them from infringement of new residential and other potentially incompatible land uses. These buffer areas may include building setbacks and/or limit land uses within an established distance of these existing land uses.

1.G.d Encourage New Industries

Encourage the development of new industry that will provide employment opportunities and strengthen the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for industrial development.

1.G.e Development of Parking Areas

Encourage new industrial development to be designed with parking areas located behind buildings or sufficiently screened from public roads and surrounding viewsheds. [Resolution 117-06 adopted September 19, 2006]

1.G.f Architectural Guidelines

Establish design guidelines for new industrial development in or immediately adjacent to historic communities desiring design review to be designed to be compatible with the scale and architectural style of the historic buildings.

1.G.g Service Requirements

Continue to allow industrial development to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.

1.G.h Fire Protection

Continue to require all new industrial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's

fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

LAND USE DIAGRAMS AND STANDARDS

The General Plan diagrams indicate the type, intensity and distribution of land uses throughout the unincorporated portion of Tuolumne County. Territory within the City of Sonora, the only incorporated community in Tuolumne County, is not included because the City maintains its own separate General Plan and exercises land use controls within its jurisdiction that are distinct and separate from those of the County of Tuolumne.

Appropriate areas for various land uses are identified on the General Plan diagrams. Twenty (20) primary designations have been established to provide a mixture of land uses for the 1.4 million acres comprising Tuolumne County. Overlay designations have also been established to recognize areas that have constraints to development or opportunities for conserving valuable resources. The primary land use designations established by the General Plan, and depicted on the General Plan diagrams, are listed below in Figure 1.1 along with the approximate acreage and percent of total acreage in the County for each land use designation [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999; Resolution 117-06 adopted September 19, 2006]:

Figure 1.1

DISTRIBUTION OF GENERAL PLAN LAND USE DESIGNATIONS

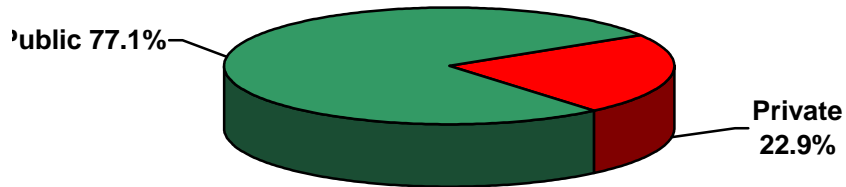
GENERAL PLAN DESIGNATION	ACREAGE	% OF TOTAL ACREAGE
HDR High Density Residential	587	0.04%
MDR Medium Density Residential	130	0.01%
LDR Low Density Residential	10,618	0.73%
ER Estate Residential	13,216	0.91%
HR Homestead Residential	6,486	0.44%
RR Rural Residential	30,644	2.10 %
LR Large Lot Residential	12,115	0.83%
AG Agricultural	163,241	11.20%
TPZ Timber Production	87,309	5.99%
O Open Space	835	0.06%
P Public	1,124,177	77.10%
R/P Parks and Recreation	4,827	0.33%
NC Neighborhood Commercial	102	0.01%
GC General Commercial	717	0.05%
HC Heavy Commercial	111	0.01%
SC Special Commercial	585	0.04%
BP Business Park	736	0.05%
LI Light Industrial	527	0.04%
HI Heavy Industrial	906	0.06%

GENERAL PLAN DESIGNATION		ACREAGE	% OF TOTAL ACREAGE
MU	Mixed Use	252	0.02%
Total Acreage		1,458,121	(100%)

The graph in Figure 1.2 further illustrates the comparison of the amount of acreage designated for each of the various General Plan land use designations [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999]:

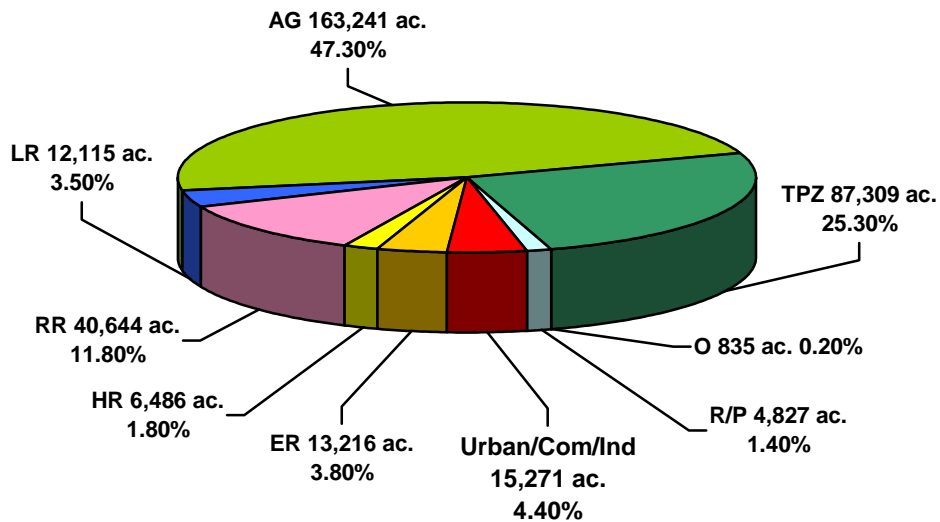
**Figure 1.2
COMPARISON OF GENERAL PLAN LAND USE DESIGNATIONS BY ACREAGE**

Public vs. Private

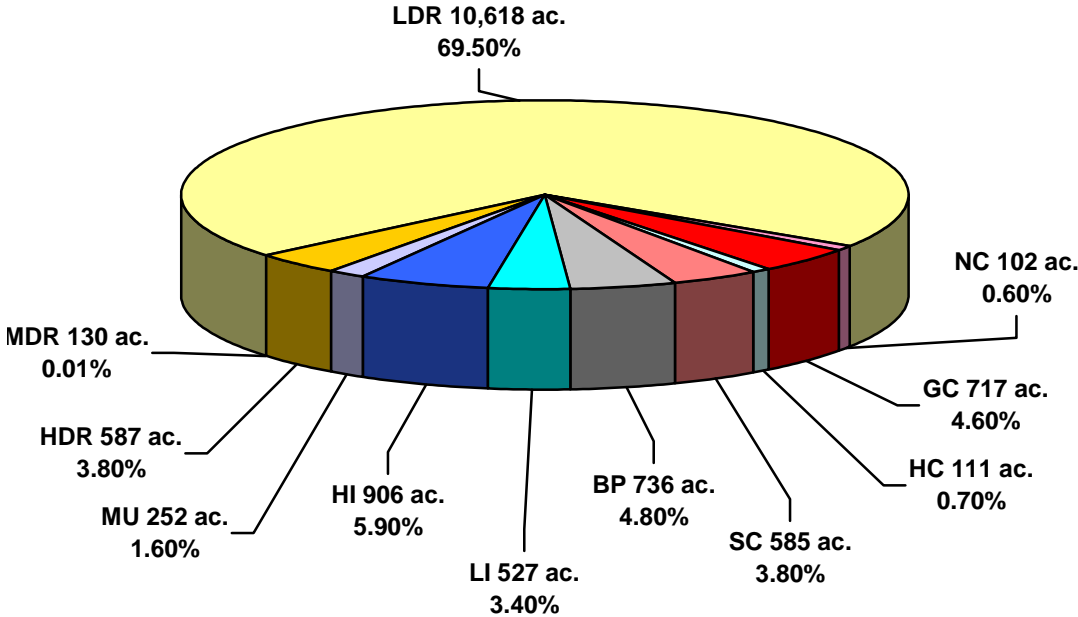


Public land use designations apply to land under government agency jurisdiction, for example USFS, Yosemite NP, BLM, Schools, Caltrans, irrigation districts, etc.

Land Use Designations for Private Land



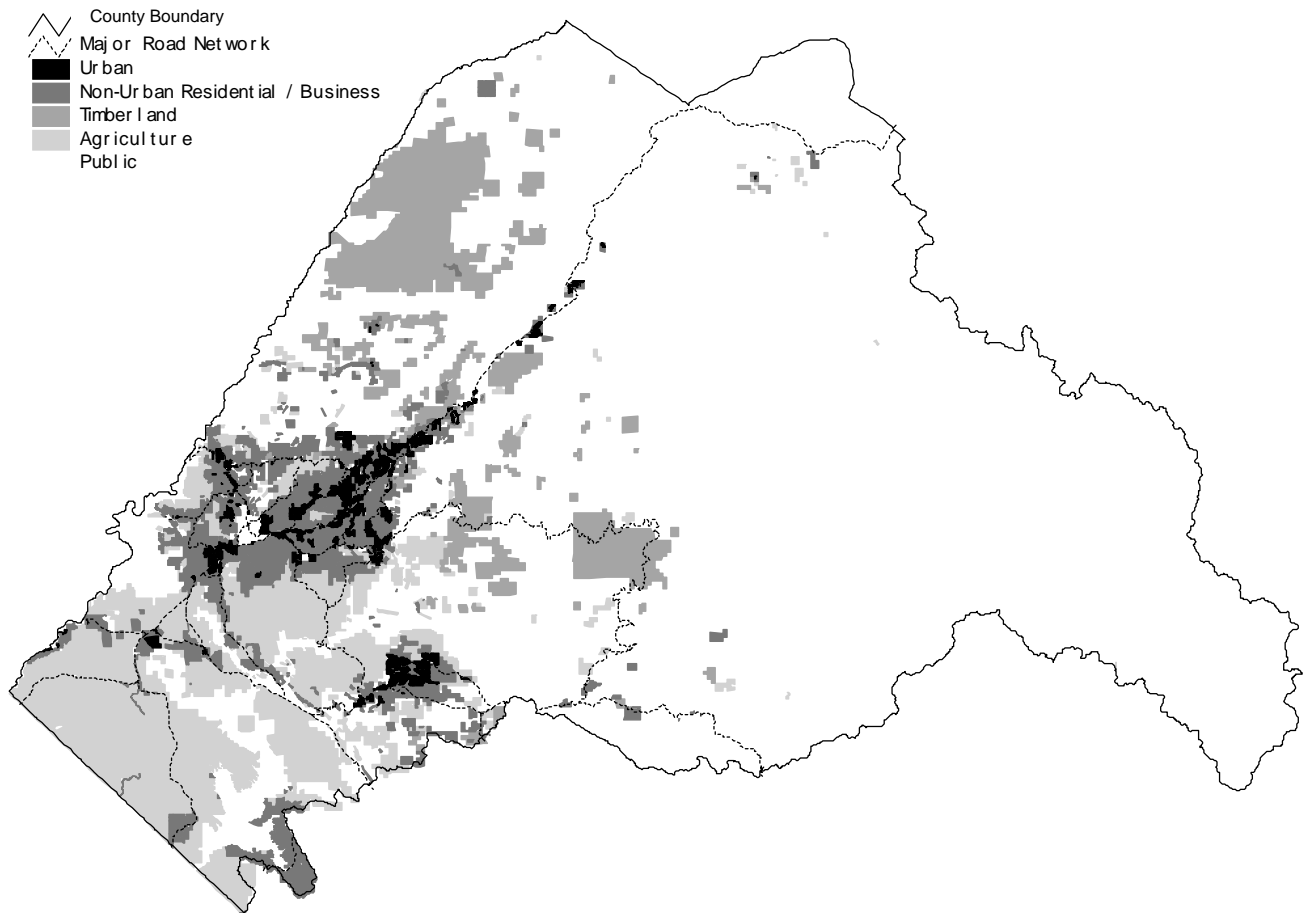
Urban Residential, Commercial, and Industrial Land Use Designations



To illustrate the distribution of the land uses designations established by the General Plan, the 21 designations have been generalized into the following six categories: Public, Agriculture, Timberland, Non-urban Residential/Business and Urban. These generalized categories are show on the diagram in Figure 1.3. [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999]

Figure 1.3

DISTRIBUTION OF GENERALIZED LAND USE CATEGORIES



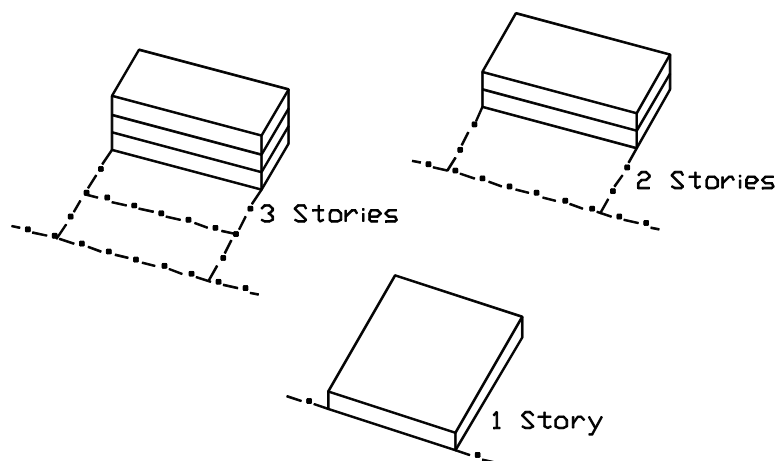
In addition to characterizing land use designations according to types of allowable land uses, the General Plan must, according to State law, specify the standards for population density and building intensity for each land use designation.

Standards for building intensity for residential uses are stated in this General Plan in terms of the maximum number of dwelling units per acre or the number of principal dwellings allowed per legal parcel. These standards provide for averaging the number of dwelling units or parcels on a site to facilitate clustering and innovation in the layout of residential development provided the total number of units does not exceed the maximum number allowed under the site's respective land use designations. Population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. For the purposes of this General Plan, the average number of persons per single family dwelling is assumed to be 2.5 while that number is reduced to 2.43 persons per multiple family dwelling. These numbers are consistent with findings of the 1990 Census concerning the number of persons per household in Tuolumne County.

Standards for building intensity are also stated in terms of maximum allowable floor-area ratios (FAR). A floor-area ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.5 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two and three stories could be developed on a given parcel with an FAR of 1.0. [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999]

Figure 1.4

**VARIOUS BUILDING CONFIGURATIONS
REPRESENTING A FLOOR-AREA RATIO OF 1.0
ON THE SAME PARCEL**



The following table lists each primary land use designation and the standards for minimum parcel size, the maximum number of dwelling units per parcel for residential development and the maximum allowable floor-area ratio. [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999; Resolution 97-04 adopted June 1, 2004; Resolution 117-06 adopted September 19, 2006]

Figure 1.5

**GENERAL PLAN LAND USE DESIGNATIONS
AND
MAXIMUM DENSITY AND INTENSITY STANDARDS**

PRIMARY LAND USE DESIGNATION	MAXIMUM POPULATION DENSITY ¹ (Per Acre)	MAXIMUM BUILDING INTENSITY ²	
		Dwelling Units (du) Per Minimum Parcel Size	Floor Area Ratio (FAR)
URBAN DESIGNATIONS			
HDR High Density Residential	35.7 persons	4 du per 12,500 sq. ft. 15 du per 1 acre ³	0.5
MDR Medium Density Residential	28.56 persons	2 du per 7,500 sq. ft. 12 du per 1 acre ³	0.5
LDR Low Density Residential	14.16 persons	1 du per 7,500 sq. ft. 6 du per 1 acre ³	0.5
MU Mixed Use ⁴	35.7 persons	1 du per 2,500 sq. ft. 15 du per 1 acre ³	2.0 ^{5,7}
NC Neighborhood Commercial	41.12 persons	1 du per 2,500 sq. ft.	2.0 ^{5,7}
GC General Commercial	41.12 persons	1 du per 2,500 sq. ft.	2.0 ^{5,7}
HC Heavy Commercial	41.12 persons	1 du per 2,500 sq. ft.	2.0 ^{5,7}
NON URBAN DESIGNATIONS			
ER Estate Residential	1.18 persons	1 du per 2 acres ³	0.5
HR Homestead Residential	0.78 persons	1 du per 3 acres ³	0.5
RR Rural Residential	0.47 persons	1 du per 5 acres ^{3,9}	0.2
LR Large Lot Residential	0.23 persons	1 du per 10 acres ^{3,9}	0.2
AG Agricultural	0.13 persons	2 du per 37 acres ^{3,9}	0.1
TPZ Timber Production	0.06 persons	4 du per 160 acres ^{3,6}	0.05

PRIMARY LAND USE DESIGNATION	MAXIMUM POPULATION DENSITY ¹ (Per Acre)	MAXIMUM BUILDING INTENSITY ²	
		Dwelling Units (du) Per Minimum Parcel Size	Floor Area Ratio (FAR)
O Open Space	N/A	N/A	N/A
P Public	N/A	N/A	N/A
R/P Parks and Recreation	20.56 persons	1 du per 5,000 sq. ft.	0.5
SC Special Commercial	1.18 persons	1 du per 2 acres	1.0 ^{5, 7}
BP Business Park	41.21 persons	1 du per 2,500 sq. ft.	1.0 ^{5, 7}
LI Light Industrial	13.71 persons	1 du per 7,500 sq. ft.	1.0 ^{5, 7}
HI Heavy Industrial	13.71 persons	1 du per 7,500 sq. ft.	1.0 ^{5, 7}

[Resolution 97-04 adopted June 1, 2004; Resolution 117-06 adopted September 19, 2006]

Footnotes

1. "Population density" is the number of residential units permitted on a single parcel multiplied by the "mean household size" as determined by the 2000 U.S. Census. In the case of single family dwellings, the "mean household size" is 2.36 persons. For multiple family dwellings, it is 2.38 persons. For example: LDR = 6 x 2.36 = 14.16 persons per acre; HDR = 15 x 2.38 = 35.7 persons per acre; AG = (2 x 2.36)/37 = 0.13 persons per acre. The maximum population density standards established herein may be exceeded through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum population density standards established herein may be modified by the requirements of the overlay land use designations. [Resolution 117-06 adopted September 19, 2006]
2. "Building intensity" defines the intensity of the land use. The building intensity of residential land uses is established by the maximum number of dwelling units allowed per parcel or per acre and also by the ratio of the coverage of all buildings on a parcel which is known as the floor area ratio (FAR). The FAR is also used to establish the building intensity for non-residential land uses. The maximum building intensity standards established herein may be exceeded for affordable/achievable housing units, through a density bonus for the provision of child care facilities by commercial and industrial development in accordance with the California Government Code, or as otherwise provided by State statutes or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum building intensity standards established herein may be modified by the requirements of the overlay land use designations. [Resolution 117-06 adopted September 19, 2006]
3. Additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]
4. The MU designation is intended to allow a mixture of commercial, residential and recreational land uses.

5. In addition to the floor area ratio (FAR), building intensity will be regulated for permitted or conditionally permitted uses by development standards, such as parking, landscaping and building setbacks.
6. Under the TPZ designation, residential uses shall be limited to not exceed one (1) dwelling per 37 acres and shall be reviewed for consistency with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended.
7. Additional building coverage is possible through the density bonus regulations of the California Government Code related to the provision of child care facilities, or as otherwise provided by State statutes.
8. To facilitate clustering and innovation in the layout of residential development, these standards provide for averaging the number of allowable dwelling units or parcels on a site, consisting of one or more parcels, provided the total number of units does not exceed the maximum number allowed under the site's respective land use designations.
9. Additional units are possible for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. [Resolution 97-04 adopted June 1, 2004]

Each of the land use designations is described below:

Urban

HDR - High Density Residential

Purpose - The HDR designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, dwelling groups, condominiums, mobilehome parks and townhouses to economically and efficiently meet a variety of urban housing needs while insuring, through site review procedures, that such developments will have the least possible impact on the natural environment, be designed and built in accordance with the latest engineering and site layout standards and offer the most possible amenities which contribute to a high quality of life for the residents of such housing. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multiple family dwellings, such as duplexes, apartments and senior housing projects, residential accessory uses, parks, child care facilities, and public facilities.

Minimum Parcel Size - 12,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

MDR - Medium Density Residential

Purpose - The MDR designation provides for medium density developments, such as duplexes, triplexes and fourplexes, while preserving more open space than development in the High Density Residential designation. This designation is applied within urban areas where some lower-density multiple family housing may also be appropriate.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, smaller-scale multiple family dwellings, such as duplexes, triplexes and fourplexes, residential accessory uses, parks, child care facilities, and public facilities. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - 7,500 net square feet

Building Intensity - Twelve (12) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

LDR - Low Density Residential

Purpose - The LDR designation provides for family-oriented neighborhoods that feature single-family, detached homes on individual parcels. A second dwelling unit per parcel is also permitted to provide for the caring of family members and to promote affordable housing. This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual lots ranging in area from 7,500 square feet to two acres.

General Uses - Typical land uses allowed include: detached single-family dwellings, secondary dwellings, residential accessory uses, parks, child care facilities and public facilities.

Minimum Parcel Size - 7,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - Six (6) dwellings units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

MU - Mixed Use

Purpose - The MU designation provides for a mixture of residential, commercial and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, all types of multiple family dwellings, such as duplexes, apartments, senior housing projects, small scale commercial facilities, parks, child care facilities, and public facilities. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

NC - Neighborhood Commercial

Purpose - The NC designation provides for limited commercial uses in areas which are intended to serve the nearby residential areas. This designation is found within urban areas, near population centers, to provide small scale retail and office operations, in enclosed buildings not exceeding 50 feet in height.

General Uses - Development within this designation will provide a broad range of convenience and comparison goods and services, such as banks, barber shops, clothing sales, drug stores and grocery stores. These small-scale establishments would generally have fewer clients and automobiles than those associated with a businesses in the LC designation because the NC designation is intended to serve a smaller market area.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

GC - General Commercial

Purpose - The GC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations in buildings not exceeding 50 feet in height. Accessory outdoor storage and display areas are permitted under this designation. Establishments in this category have a larger market area and greater volume of customers than those under the NC designation. Buildings in this designation are limited to 50 feet in height.

General Uses - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, gift shops and professional offices.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

HC - Heavy Commercial

Purpose - The HC designation provides for a variety of sales and service establishments, including outdoor sales and wholesale businesses, which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas to provide for wholesale and heavy commercial uses and services necessary within the County. In addition to the uses permitted in the NC and GC designations, HC provides for limited uses that are light industrial in nature, such as general manufacturing, processing and refining. Buildings in this designation are limited to 50 feet in height.

General Uses - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, professional offices, automobile sales, outdoor sales and storage, and equipment repair facilities.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 188-98 adopted September 1, 1998; Resolution 117-06 adopted September 19, 2006]

Non-Urban

ER - Estate Residential

Purpose - The ER designation provides country-estate type living conditions while maintaining limited areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation serves as a buffer between urban and urbanizing areas and areas where public services are limited.

General Uses - Typical uses allowed in the ER designation include one single family dwelling per parcel, one attached secondary dwelling regardless of the parcel size or one detached secondary dwelling when the parcel is four (4) acres or larger, agricultural uses, such as crop production and grazing, and public facilities. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling unit per two (2) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

HR - Homestead Residential

Purpose - The HR designation provides country-estate type living conditions while maintaining areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation, with its maximum residential density of one (1) dwelling per three (3) acres, is intended to comply with the density restrictions of the Airport Land Use Compatibility Plan for the areas around the Columbia and Pine Mountain Lake Airports; consequently, this designation is concentrated within the jurisdictional boundaries of that plan for those airports but can also be found in other areas which have limited public services and where a buffer between urban and urbanizing areas and rural areas is desired. [Resolution 117-06 adopted September 19, 2006]

General Uses - Typical uses allowed in the HR designation include one single family dwelling per parcel, one attached secondary dwelling regardless of the parcel size or one detached secondary dwelling when the parcel is six (6) acres or larger, agricultural uses, such as crop production and grazing, and public facilities. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - 3 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per three (3) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

RR - Rural Residential

Purpose - The RR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

General Uses - Typical uses allowed in the RR designation include one single family dwelling per parcel, one attached secondary dwelling regardless of the parcel size or one detached secondary dwelling when the parcel is ten (10) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - 5 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per five (5) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.2. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

LR - Large Lot Residential

Purpose - The LR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

General Uses - Typical uses allowed in the LR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is twenty (20) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

Minimum Parcel Size - 10 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per ten (10) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.2. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

AG - Agricultural

Purpose - The AG designation provides for the production of food and fiber and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. This designation is found throughout the County but is concentrated in the western part of the County.

General Uses - Typical land uses allowed include crop production, orchards and vineyards, grazing, pasture and rangeland, recreational farming, resource extraction activities, facilities that directly support agricultural operations and public facilities. Allowable residential development in areas designated AG include one single family dwelling and one additional single family dwelling per parcel, caretaker and employee housing and agricultural laborer housing. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - 37 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - Two (2) dwellings per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.1. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

TPZ - Timber Production

Purpose - The TPZ designation provides for the growing and harvesting of timber and other forest products in concert with limited, low-intensity public and private commercial recreational uses. This designation is found primarily in the eastern part of the County at elevations above 3,000' and is interspersed with Federally owned land within the Stanislaus National Forest and Yosemite National Park.

General Uses - Typical land uses allowed in this designation include all commercial timber production operations and facilities, agricultural operations, mineral and other resource extraction operations, recreation uses such as public utility and safety facilities. Allowable residential development in areas designated TPZ include one single family dwelling per parcel and additional single family dwellings at a maximum density of one dwelling unit per thirty-seven (37) acres.

Minimum Parcel Size - 160 gross acres. The minimum parcel size may be reduced in accordance with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.05. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

O - Open Space

Purpose - The O designation provides for the protection of important natural and cultural resources, serves as a buffer between incompatible land uses and limits development in hazardous areas. This designation can be used throughout the County to preserve scenic resources, archaeological resources, unique topography, vegetation, habitat, stream corridors, prominent ridgetops and watersheds and to limit development in floodplains, unstable slopes and fault zones. [Resolution 117-06 adopted September 19, 2006]

General Uses - Typical land uses allowed in the Open Space designation are limited to low intensity agricultural uses, recreational uses without structures, public utility and safety facilities and accessory uses. [Resolution 117-06 adopted September 19, 2006]

Minimum Parcel Size - None

Building Intensity - No building is allowed in this designation. [Resolution 117-06 adopted September 19, 2006]

P - Public

Purpose - The P designation identifies lands that are owned by public agencies and recognizes that these lands are exempt from County land use regulations. This designation applies to lands, such as the Stanislaus National Forest, Yosemite National Park, Columbia State Historic Park, Railtown 1897 State Historic Park, lands under the jurisdiction of the Bureau of Land Management, Bureau of Reclamation, public schools, public utilities and other public agencies, as well as the County's own property. [Resolution 117-06 adopted September 19, 2006]

General Uses - This designation allows all types of public uses, such as utilities, government offices, schools, airports, libraries, recreational facilities and resource management and utilization.

Minimum Parcel Size - None

Building Intensity – Without restrictions. [Resolution 117-06 adopted September 19, 2006]

R/P - Parks and Recreation

Purpose - The R/P designation provides for recreational uses of a commercial nature to serve the tourist industrial as well as providing leisure activities for the County's residents. This designation is found primarily along the County's highway corridors and is also interspersed in the Stanislaus National Forest and Yosemite National Park.

General Uses - Typical land uses allowed in R/P designation include parks, camping facilities, recreational vehicle parks, ski and other resort facilities, marinas, and commercial uses in support of such facilities and public utility and safety facilities.

Minimum Parcel Size - 5,000 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling unit per 5,000 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

SC - Special Commercial

Purpose - The SC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors in areas that do not have public water and sewer service. This designation is found primarily along highway corridors to provide commercial facilities that are easily accessible to the County's tourists.

General Uses - Typical establishments permitted under this designation include hotels, motels, recreational vehicle parks, restaurants, gift shops, gas stations and mini-markets.

Minimum Parcel Size - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per two (2) acres is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

BP - Business Park

Purpose - The BP designation provides for a mixture of industrial and commercial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, wholesale businesses, and research and development activities in campus-like business or industrial park settings. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, wholesale businesses, business support services, retail and service commercial uses necessary to support manufacturing and processing activities and those employed in those activities, public utility and safety facilities and similar and compatible uses. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

LI - Light Industrial

Purpose - The LI designation provides for industrial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, and research and development activities. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, business support services and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

HI - Heavy Industrial

Purpose - The HI designation provides for all the same uses as the LI designation but also provides for uses that are normally considered incompatible with residential development. This designation is applied to areas with good access to major truck transportation routes and rail lines, that are located away from concentrated residential areas to minimize impacts to the County residents.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, sawmills, business support services, auto wrecking yards, junk storage and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. [Resolution 117-06 adopted September 19, 2006]

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. [Resolution 117-06 adopted September 19, 2006]

OVERLAY DESIGNATIONS

-MPZ - Mineral Preserve (Overlay)

Purpose - The -MPZ overlay designation provides for the extraction and processing of mineral resources. This overlay is used to identify land that has been classified as either Mineral Resource Zone MRZ-2a or MRZ-2b by the State Mining and Geology Board under the State Classification System and meets criteria for relationship to surrounding land uses, access, and other issues. The -MPZ overlay designation is found along the Mother Lode gold ore zone, the carbonate belt from Columbia to Algerine, and the table mountain basalt as an aggregate source. This overlay designation will be used to direct the development potential of the designated properties towards the types of development that are compatible with possible mineral resource extraction.

General Uses - Typical land uses allowed in this overlay designation include extraction and processing of mineral resources, agricultural operations, industrial uses, business parks and

public utility and other public facilities. To accomplish this, the primary land use designations that are compatible with the -MPZ overlay are Public (P), Heavy Industrial (HI), Light Industrial (LI), Business Park (BP), Agricultural (AG), Large Lot Residential (LR), and Rural Residential (RR). The actual primary land use designation appropriate for each property that has the -MPZ overlay shall be determined by the other characteristics of that site, including access, availability of services, and neighboring land uses. With the exception of the former MPZ primary land use designation, land use designations for properties shall not be changed from those adopted on December 26, 1996, in conjunction with the addition of the -MPZ overlay on that property. However, all future amendments to the land use designations for properties that have the -MPZ overlay shall be limited to those described above as compatible with the -MPZ overlay.

Minimum Parcel Size - Determined by the primary land use designation.

Building Intensity - Determined by the primary land use designation. [Resolution 25-99 adopted February 23, 1999]

IMPLEMENTATION OF THE LAND USE DESIGNATIONS

The land use designations used in this General Plan are intended to portray overall land use patterns throughout the unincorporated areas of the County rather than precisely define the specific land uses appropriate on each parcel of land. However, the zoning and land use regulations for a parcel shall conform to the land use designation as shown on the General Plan Land Use Diagrams for that parcel. When more than one land use designation is identified on a parcel, zoning and land use regulations shall conform to the designation on the respective portions of the property with the boundary between designations being determined based upon a parcel's specific characteristics.

The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development regulations. Figure 1.6 identifies the various zoning districts established by the Tuolumne County Uniform Zoning Ordinance that can be used to consistently implement each land use designation of this General Plan. In addition to these primary zoning districts, the zoning ordinance provides a variety of zoning combining districts which can also be used for implementation of the General Plan. [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999]

Figure 1.6

GENERAL PLAN LAND USE DESIGNATIONS AND COMPATIBLE TITLE 17 ZONING CLASSIFICATIONS

GENERAL PLAN DESIGNATION	COMPATIBLE ZONING
All Designations	O Open Space O-1 Open Space - 1 P Public All Combining Districts
HDR High Density Residential	R-3 Multiple Family Residential
MDR Medium Density Residential	R-2 Medium Density Residential
LDR Low Density Residential	R-1 Single Family Residential RE-1 Residential Estate - 1 acre

GENERAL PLAN DESIGNATION		COMPATIBLE ZONING	
ER	Estate Residential	RE-2	Residential Estate - 2 acres
HR	Homestead Residential	RE-3	Residential Estate - 3 acres
RR	Rural Residential	RE-5 A-10	Residential Estate - 5 acres General Agricultural - 10 acres
LR	Large Lot Residential	RE-10 A-20	Residential Estate - 10 acres General Agricultural - 20 acres
AG	Agricultural	AE-37 AE-80* AE-160*	Exclusive Agricultural - 37 acres Exclusive Agricultural - 80 acres Exclusive Agricultural - 160 acres
TPZ	Timber Production	TPZ	Timberland Production Zone
O	Open Space	O O-1	Open Space Open Space - 1 All other zones required to retain existing economic use of land.
P	Public	P	Public
R/P	Parks and Recreation	K C-K	General Recreational Commercial Recreation
NC	Neighborhood Commercial	C-O	Neighborhood Commercial
GC	General Commercial	C-O C-1	Neighborhood Commercial General Commercial
HC	Heavy Commercial	C-O C-1 C-2	Neighborhood Commercial General Commercial Heavy Commercial
SC	Special Commercial	C-S C-K	Special Commercial Commercial Recreation
BP	Business Park	B-P	Business Park
LI	Light Industrial	M-1	Light Industrial
HI	Heavy Industrial	M-1 M-2	Light Industrial Heavy Industrial
MU	Mixed Use	M-U	Mixed Use
Overlay Designations			
-MPZ	Mineral Preserve (Overlay)	Determined by the primary land use designation.	

* Denotes proposed zoning district.

In addition to the compatible zoning districts listed on the table, less intensive residential and agricultural zoning districts are compatible with the residential land use designations.

This table is to be used for the purpose of determining consistency of proposed zone changes with the General Plan. The term "compatible" means that these zoning districts may be found consistent with the corresponding General Plan designation but some of the zoning districts listed, however, may not be

appropriate based upon the characteristics of the specific site. [Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999; Resolution 117-06 adopted September 19, 2006]

NONCONFORMING LAND USES AND PARCELS

Land uses and structures which legally existed on the date of adoption of this General Plan on December 26, 1996, which are not consistent with their respective parcel's land use designation except for the minimum parcel size specified herein, are nonconforming and may continue indefinitely but cannot be expanded or enlarged. All land uses, except those related to the development of mineral resources, which were in existence at the time of adoption of the previous General Plan on August 26, 1980, are still declared to be nonconforming uses and may continue indefinitely but cannot be expanded or enlarged beyond the scope of the use as of August 26, 1980. Vested rights related to the development of mineral resources shall be determined in accordance with the Surface Mining and Reclamation Act of 1975, as amended, and Chapter 8.20 of the Tuolumne County Ordinance Code. Any legal parcel of land of record on the effective date of this General Plan which does not meet the minimum parcel size specified herein for its land use designation may be used as a building site provided all other development standards can be met. [Resolution 117-06 adopted September 19, 2006]

CHANGES TO LAND USE DESIGNATIONS

Changes to land use designations as shown on the General Plan Land Use Diagrams adopted by the Board of Supervisors require amendments to the General Plan.