



## Zoning Conversion: Agricultural, Rural, & Residential Zones

### Why Are Zones Changing?

- To eliminate redundant and unmapped zones.
- To simplify and update the new zoning code.
- To clarify current development standards.



Existing R-40 Zone



Existing R-60 Zone

**Example:** The existing R-40 zone comprises only 0.06% of the County and has identical standards for detached houses as the R-60 zone. Additionally, R-40 zone no longer used by planners.

Current Zone		Proposed Zone	
<b>RURAL ZONES</b>	<b>Intended Purpose of the Proposed Zone</b>		
RDT	To promote agriculture as the primary land use in sections of the County designated for agricultural preservation in the General Plan, the Functional Master Plan for Preservation of Agriculture and Rural Open Space, and other Master Plans.	Agricultural Conservation	AC
Rural	To preserve rural areas of the county for agriculture and other natural resource development, residential uses of rural character, extensive recreational facilities, and protection of scenic and environmentally sensitive areas.	Rural Residential	RR
RC, LDRC	To provide designated areas in the county for a compatible mixture of agriculture uses and very low density residential development, and to protect scenic and environmentally sensitive areas.	Rural Cluster	RC
RNC	Preserve open land, environmentally sensitive natural resources and rural community character through clustering of residential development in the form of small neighborhoods.	Rural Neighborhood Cluster	RNC
<b>RESIDENTIAL ZONES</b>	<b>Critical Component of the Proposed Zone</b>		
RE-2, RE-2C	Requires a minimum lot size for a detached unit house of 2 acres	Residential Estate-2	RE-2
RE-1	Requires a minimum lot size for a detached unit house of 1 acre	Residential Estate-1	RE-1
R-200, R-150, RMH-200	Requires a minimum lot size for a detached unit house of 20,000 square-foot lots (sf)	Residential Low Density-20	RLD-20
R-90	Requires a minimum lot size for a detached unit house of 9,000 sf	Residential Medium Density-9	RMD-9
R-60, R-40, RMH	Requires a minimum lot size for a detached unit house of 6,000 sf	Residential Medium Density-6	RMD-6
RT-6, RT-8	Townhouse Low Density allows townhouses at a density up to 9 units per acre	Townhouse Low Density	TLD
RT-10, RT-12.5	Townhouse Medium Density allows townhouses at a density up to 12 units per acre	Townhouse Medium Density	TMD
RT-15	Townhouse High Density allows townhouses at a density up to 15 units per acre	Townhouse High Density	THD
R-30, R-4plex	High density residential which allows apartment/condominium buildings on a minimum site of 12,000sf, requiring land area equivalent to 3,000sf per unit, for up to 14 units per acre.	Residential High Density	RHD-3
R-20	Allows apartment/condominium buildings on a minimum site of 16,000sf, requiring land area equivalent to 2,000sf per unit, for up to 22 units per acre.	Residential High Density	RHD-2
R-10, R-H	Allows apartment/condominium buildings on a minimum site of 20,000sf, requiring area equivalent to 1,000sf per unit, for up to 44 units per acre	Residential High Density	RHD-1

Proposal based on November 22, 2011 ZAP Review Draft

