

A Guide to

ZONING

DISTRICTS

A GUIDE TO ZONING DISTRICTS

Zoning lands for different activities is one of the primary tools used to implement Lake County's general plan. There are two kinds of zoning districts: base zoning districts and combining zoning districts.

Base zoning - Every property has some kind of base zoning. A base-zoning district prescribes the types of activities or land uses that may take place on a particular lot.

Combining zoning - In certain situations, combining zoning is added to the base zoning to address specific concerns such as public safety or resource protection. It is not unusual for a property to have one or more combining zoning districts in addition to its base-zoning district.

BASE ZONING DISTRICTS

"A" & "APZ" - Agriculture & Agricultural Preserve

Allows all agricultural uses, including one dwelling, processing (wineries, packing sheds, etc.), and labor quarters. Minimum lot size typically 40 acres. "APZ" land is subject to Williamson Act Agricultural Preserve contract, and land divisions are discouraged.

"TPZ" - Timberland Preserve

Allows logging activities and agricultural uses, including one dwelling.

"RL" - Rural Lands

Allows agricultural uses and single family dwellings. Allowable density of one dwelling per 20-65 acres. Steep slopes, fire hazard and remoteness often restrict development.

"RR" - Rural Residential

Allows agricultural uses and single family dwellings. Allowable density of one dwelling per 5-20 acres. Can serve as buffer between agricultural and more intense residential uses.

"SR" - Suburban Reserve

Allows limited agricultural uses and single family dwellings, 40,000-sq. ft. to five acres minimum lot size.

"R1 - Single-Family Residential

Allows one dwelling (single-family dwelling), 720 sq. ft. minimum floor area; 6,000 to 40,000 sq. ft. minimum lot size.

"R2" - Two-Family Residential

Allows one single-family dwelling per 6,000 sq. ft., or duplexes, at one unit per 4,000-sq. ft. of lot area.

"R3" - Multi-Family Residential

Allows duplexes and apartments, 3,000 sq. ft. per unit. Does not allow single-family dwellings.

"PDR" - Planned Development Residential

Allows condominiums, clustered lots and other innovative residential developments. 5-acre minimum lot size (1-acre if designated Urban on General Plan)

"PDC" - Planned Development Commercial

Allows innovative commercial developments. 1-acre minimum.



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"CH" - Highway Commercial

Allows travel-oriented commercial uses: such as restaurants, convenience stores, hotels, gas stations, etc.

"CR" - Commercial Resort

Allows hotels, restaurants, RV parks, campgrounds, etc.

"C1" - Local Commercial

Allows small stores, beauty shops, professional and medical offices, etc.

"C2" - Community Commercial

Allows retail stores, restaurants, offices, auto sales and repair, and other "downtown" uses.

"C3" - Service Commercial

Allows wholesale sales, major auto repair, lumberyards, mini-storage, heavy equipment yards, etc.

"M1" - Light Industrial

Allows light manufacturing and commercial such as cabinet shops, electronics, glass, wholesale fuel sales.

"M2" - Heavy Industrial

Allows heavy manufacturing, wrecking yards, lumber mills, concrete and asphalt batch plants, chemical manufacturing, etc.

"MP" - Industrial Park

Allows innovative industrial park developments.

"O" - Open Space

Allows agriculture, parks.

COMBINING ZONING DISTRICTS

"AI" - Agricultural Industry

Used for areas of intensive agricultural. Restricts construction of a dwelling unless needed for agricultural operation.

"W" - Wetlands

Protects biologically sensitive wetland areas.

"B" - Special Lot Size

Used to specify a different minimum lot size or density allowed.

"F" - Special Floor Area

Used to specify a different minimum allowable floor area.

"MH" - Mobilehome

Allows singlewide mobilehomes; minimum floor area 560 sq. ft.

"RD" - Residential Design

Requires increased residential construction standards (2-car garage, 16" eaves, 1,000 sq. ft. minimum, etc.). Homeowner Association review may be required.

"SC" - Scenic

Used to protect scenic views. Prohibits offsite advertising, sanitary landfills, outdoor storage, singlewide and commercial mobilehomes.

"FW" - Floodway

Prohibits development in floodways except for seasonal uses.

"FF" - Floodway Fringe

Provides standards to protect structures from flood hazards within areas subject to 100-year flooding.

"WW" - Waterway

Protects creeks and riparian habitat.

"HP" - Historic Preservation

Protects historic sites and structures.

"AA" - Airport Approach

Provides height limitations around airports.

"P" - Parking

Allows on-street parking to be counted for commercial uses.

"DR" - Design Review

Requires compliance with design guidelines.