

Summary of Proposed Land Use Designations Tuolumne County General Plan Update

Land Use Designations

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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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. The maximum FAR for buildings on parcels that are at least 12,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 12,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

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

Minimum Parcel Size - 7,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. The maximum FAR for buildings on parcels that are at least 7,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 7,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if

the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings on parcels that are at least 7,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 7,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

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, commercial facilities, parks, child care facilities, and public facilities.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for development projects that include both residential and commercial uses. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable 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.

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 GC 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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable 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.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable 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.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable 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.

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 secondary dwelling per parcel, agricultural uses, such as crop production and grazing, and public facilities.

Minimum Parcel Size - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) primary 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 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 housing units in accordance with the Tuolumne County Ordinance Code.

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.

General Uses - Typical uses allowed in the HR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, and public facilities.

Minimum Parcel Size - 3 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) primary 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 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 housing units in accordance with the Tuolumne County Ordinance Code.

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 secondary dwelling per parcel, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

Minimum Parcel Size - 5 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) primary 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 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 housing units in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 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 housing units in accordance with the Tuolumne County Ordinance Code.

AG - Agricultural

Purpose - The AG designation provides for the production of food, feed, fiber, nursery and apiary commodities 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.

Minimum Parcel Size - 37 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

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 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 housing units in accordance with the Tuolumne County Ordinance Code.

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.

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 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 housing units in accordance with the Tuolumne County Ordinance Code.

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.

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.

Minimum Parcel Size - None

Building Intensity - No building is allowed in this designation.

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, and 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.

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.

R/P - Parks and Recreation

Purpose - The R/P designation provides for recreational uses of a commercial nature to serve the tourist industry 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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable 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.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 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 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.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 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 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.

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 housing in accordance with the Tuolumne County Ordinance Code.

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 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 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.

OVERLAY DESIGNATIONS

Overlay designations are utilized to identify and recognize areas that contain features or characteristics that may affect development potential or provide opportunities for conservation of resources. Through the overlay designations, policies and programs to address the special circumstances of these areas can be formulated and implemented.

-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 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.

-AIR - Airport (Overlay)

Purpose - The -AIR overlay designation provides for the orderly development of land surrounding the public use airports within the County to the extent that these areas are not already devoted to incompatible uses. The purpose of this designation is to protect public health, safety and welfare by minimizing the public's exposure to excessive noise and safety hazards associated with use of the airports. Development within this designation must comply with the Tuolumne County Airport Land Use Compatibility Plan in addition to other requirements applicable to land development in Tuolumne County. The -AIR designation is found in the areas

surrounding the County's public use airports, specifically encompassing all area within the airport influence area boundaries as defined in the Airport Land Use Compatibility Plan.

General Uses – Typical land uses allowed in the –AIR overlay designation include those consistent with the primary land use designation of a parcel as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan. Uses otherwise allowed by a primary land use designation may be modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan.

Minimum Parcel Size – Determined by the primary land use designation as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan.

Building Intensity – Determined by the primary land use designation as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan.

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