

ZONING DISTRICTS

BASE DISTRICTS

RESIDENTIAL DISTRICTS

"RA" (Residential Agricultural)

The "RA" District establishes provisions for low density single-family dwellings, as well as other dwelling unit types in keeping with the rural character of the area, at densities equivalent to 1.5 acre minimum parcel size, or 3 acre minimum parcel size where neither a public water nor public sewer system is available. Within the Residential and Estate General Plan designations, the single-family dwelling is of primary importance and agricultural uses are secondary. Within Rural General Plan designations, agricultural operations and natural resource related uses and residential uses are of equal importance.

"R1" (Single-Family)

The "R1" District implements the General Plan's Urban Single Family designation. It is intended to provide for single-family dwellings, as well as other dwelling unit types, at densities of up to 4 dwelling units per acre.

"R2" (Medium Density)

The "R2" District implements the General Plan's Urban Medium Density Designation and provides for moderate density multiple-family housing, as well as other dwelling unit types. Densities of up to 6 dwelling units per acres are permitted. This District is appropriate for the development of affordable housing through clustering of residences or other design techniques.

"R3" (High Density)

The "R3" District implements the General Plan's Urban High Density Designation and provides for high density multiple-family housing, as well as other dwelling unit types. Densities of up to 20 dwelling units per acre within incorporated area's spheres of influence and 15 units per acre elsewhere are permitted unless otherwise designated on the official zoning map.

This District is designed to facilitate development in urbanized areas. Coupled with planned development combining district regulations, it can be utilized to take advantage of the condominium development technique to provide and preserve open space

To promote the construction of affordable housing, the County will strongly encourage development of single-family and multi-family residential projects at the maximum practical densities provided by the district, subject to limitations which may be imposed by environmental and public service constraints, as well as County development standards. This District is appropriate for the development of affordable housing through clustering of residences or other design techniques.

RURAL DISTRICTS

"AG" (General Agricultural)

The "AG" District provides areas for farming, ranching, agricultural support facilities and services, low intensity uses, and open space. It is consistent with all agricultural-oriented General Plan land use designations, as well as those designations that allow for more intensive uses. Agricultural uses are of primary importance and all other uses are secondary.

"AE" (Agricultural Exclusive)

The "AE" District provides for the preservation and protection of important agricultural lands that are being used for commercial agricultural production. It is consistent with all agricultural-oriented General Plan land use designations, as well as those designations that allow for more intensive uses. Agricultural uses are of primary importance and all other uses determined to be incompatible with agriculture shall not be permitted.

"FR" (Forest)

The "FR" District provides areas for the protection, production and management of timber, timber support uses, including but not limited to equipment storage and temporary offices low intensity recreational uses, and open space.

"TPZ" (Timberland Production Zone)

The "TPZ" District provides for prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. It is established in conformance with the Forest Taxation Reform Act of 1976 and all requirements and restrictions therein shall apply. It is intended to be a district where the land is devoted to the growing and harvesting of timber and for such compatible uses that do not significantly detract from the use of the land for the growing and harvesting of timber.

Land use under this District will be restricted for a perpetual minimum of 10 years to growing and harvesting timber and supporting and compatible uses. Such zoning allows land to be valued for property taxation, in general, on the basis of its use for growing and harvesting timber only.

COMMERCIAL DISTRICTS

"C1" (Neighborhood Commercial)

The "C1" District is intended to provide for the retail and service needs of nearby neighborhoods, and to provide limited mixed use employment opportunities. Development is intended to be grouped as a clustered and contiguous center to preclude strip development.

"C2" (Community Commercial)

The "C2" District is intended to provide a wide range of retail and service uses that serve the varied needs of large geographic areas.

"C3" (Service Commercial)

The "C3" District provides for specialized intensive repair and related service uses, which may have extensive storage needs and require convenient, controlled access to arterial or major collector roads to serve large geographic area. Such uses include the repair and service of equipment, materials, and products, and are often considered inappropriate in primary retail areas due to size or operating characteristics.

"CH" (Highway Commercial)

The "CH" District provides commercial locations for highway-related and tourist services along State highways. Development within this District should be grouped as a contiguous center to preclude strip development, with convenient, controlled access to Interstate, freeway, or primary arterial routes. Such facilities should be designed and located to provide a broad range of services to the traveler and not to impede traffic.

"OP" (Office & Professional)

The "OP" District provides areas for the development of professional and administrative offices and related uses and structures that complement other commercial centers and are considered compatible with adjacent residential and related land uses.

INDUSTRIAL DISTRICTS

"BP" (Business Park)

The "BP" District provides areas for a variety of related uses, including manufacturing, distribution, processing, service, and research and development uses normally associated with light industries. The intent of this District is to encourage innovative and creative design in the provision of a variety of employment-oriented uses.

Development should be characterized by spacious and extensively landscaped settings that are attractive and environmentally sensitive. All uses shall be contained within a planned setting reflecting a "campus" character providing a high level of on-site amenities. Uses that involve any outdoor manufacturing or storage, that emit any appreciable amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise, or that generate, emit, or store hazardous materials in excess of the quantities excluded from regulation by Sec. L-XI 2.21 of the LUDC, will be mitigated to less than significant.

"M1" (Light Industrial)

The "M1" District provides areas for the production, repairing, distribution, and warehousing of goods and equipment, along with supporting businesses and services. Uses should provide for buffering from adjacent land uses to minimize incompatibility and should have convenient, controlled access to arterial or major collector roads without passing through residential areas.

"M2" (Heavy Industrial)

The purpose of the "M2" District is similar to that of the "M1" District, except that allowed uses are potentially more intensive and may generate greater impacts on adjacent land uses, public facilities and services, and the environment.

SPECIAL PURPOSE DISTRICTS

"IDR" (Interim Development Reserve)

The "IDR" District is intended to be used as an interim zoning district to reflect and reserve the development potential of property designated as Planned Development and Special Development Area in the General Plan. It functions as a temporary holding zone and reserves the development potential of the property until a Zoning Map and a Comprehensive Master Plan and/or Specific Plan for the property has been adopted consistent with Nevada County General Plan policies 1.5.t. and 1.5.u., and the property is rezoned to permanent specific zoning districts consistent with the above Plan(s). The District shall be combined with one or more zoning districts that shall include acreages consistent with the General Plan land use maps.

"OS" (Open Space)

The "OS" District provides for areas of open space protected from development. This includes, but is not limited to, areas dedicated to recreation, resource and habitat preservation, and protection of environmental resources. Such areas may be in public ownership or private ownership where such areas are permanently devoted to open space through clustering or other open space requirements. This District shall allow only very low-intensity land uses that ensure consistency with the purpose of the District.

"PD" (Planned Development Base District)

The "PD" Base District implements General Plan Policy 1.5.t. to provide for development where mixed uses are desirable. This district provides for the comprehensive planning of a site in advance of any development, taking into consideration clustering of intensive land uses and maximizing conservation of open space in a manner sensitive to site capabilities and constraints. The intent of this District is to encourage innovative and creative design in the provision of a variety of mixed uses. This district is consistent with all General Plan designations provided the proposed land uses are consistent with those designations within which the project is located.

"P" (Public)

The "P" District provides for areas occupied by Federal, State and local government agencies, or by a private entity under contract, agreement or franchise with a governmental agency if the use is a service or function normally provided by the agency entering into a contract or agreement, or issuing a franchise.

"REC" (Recreation)

The "REC" District provides for a wide range of active and passive recreation uses and supporting services. Such uses may have a significant effect on environmental resources and will require careful site design and development. Prior to any site development, a Comprehensive Master Plan for the entire site shall be approved by the planning agency. See Sec. L-II 5.17 Comprehensive Master Plans and Specific Plans. All projects shall be

reviewed and approved consistent with the approved Plan. The more intensive uses should be in close proximity to a major highway or arterial with controlled or indirect access.

COMBINING DISTRICTS

Combining Districts are established to provide specialized consideration of unique or sensitive areas. When added to a base zoning district, the standards established in the combining district may require more or less restrictive regulations than those contained elsewhere in this Chapter. Except as noted, allowed uses within the base district are also allowed within each applicable combining district subject to approval of the same land use permit and level of review.

"AI" Airport Influence Combining District

To establish extraordinary land use regulations beyond those in a base zoning district for certain properties surrounding the Nevada County Airpark and Truckee-Tahoe Airport to protect persons and structures on the ground from airport-related incidents and noise, and to prevent structural penetration of navigable airspace. This combining district is intended to implement the provisions of the Comprehensive Land Use Plans (CLUPs) for the Nevada County Airpark and Truckee-Tahoe Airport adopted by the Airport Land Use Commission (ALUC).

"HP" Historic Preservation Combining District

To identify and highlight areas of the County having natural or man-made features which are of cultural, archaeological or educational value. The "HP" District recognizes areas which are important to local, state and national history and provides for the identification, preservation and enhancement of the elements which reflect an area's or individual site's history. This District is intended to protect such historic structures and sites by requiring all new uses and alterations to existing uses to be designed with consideration for preserving and protecting the historic resource and to recommend complimentary, contemporary design and construction through the use of comprehensive Design Guidelines.

"ME" Mineral Extraction Combining District

The purpose of this District is to allow for surface mining and to provide for public awareness of the potential for surface mining to occur where adequate information indicates that significant mineral deposits are likely present. This district shall be used only on those lands that are within any of the compatible Nevada County General Plan designations and which are not in a residential zone.

"MH" Mobilehome Parks Combining District

To provide special regulations for the establishing of Mobilehome Parks in those zoning districts that permit residential uses, subject to the issuance of a Use Permit by the Planning Commission.

"PD" Planned Development Combining District

The purpose of this District is to allow residential development that allows support uses in a planned community and to allow for flexible standards in both residential and commercial/industrial development.

"PSAA" Potential Snow Avalanche Area Combining District

The purpose of this District is to identify those areas where, after investigation and study, the County finds that an avalanche potential exists because of steepness of slope, exposure, snow pack composition, wind, temperature, rate of snowfall, and other interacting factors.

"SC" Scenic Corridor Combining District

To protect and preserve the scenic resources of areas which are adjacent to highways and roads which have been identified as having high scenic quality and requiring protection for the benefit of residents and visitors.

"SP" Site Performance Combining District

To provide for refinements in the site development standards and/or the permitted uses in the base zone district with which the "SP" District regulations are combined. Such refinements shall ensure consistency with, and further the intent of, all General Plan policies.

"X" Subdivision Limitation Combining District

The purpose of the "X" District is to prohibit further subdivision of the property in order to mitigate the cumulative adverse environmental impact of successive divisions of land and to preserve the rural character of the property.