

ATTACHMENT 1

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX**

Zoning Districts*	Land Use Designations*											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM & R2	•											
MP	•	•										
R1 & R20,000		•										
R1A			•									
R2A			•									
R3A		◊	•									
RE-5	◊	◊	◊	•								
RE-10	◊	◊	◊	•	•							
RA-20			◊	•	•	•						
RA-40+			◊	◊	•	•	•					
NS ¹	•	•	•									
CH ¹								•				•
C								•				
CPO, CP, CG								•				
R&D									•	•		
I										•		
IR ¹					•	•	•			•		
A & SA-10				•		•						
PA				•	•	•						
AE				•	•	•	•					
TPZ				◊	•	•	•					
FR ¹				◊	•	•	•					
MR					•	•	•	•		•		
RF	•	•	•	•	•		•	•			•	•
RT	•							•				
CN				•	•						•	
OS	•	•	•	•	•	•	•	•	•	•	•	
TC	•	•	•	•	•		•	•	•	•	•	•
LEGEND	• ² ◊ ³ – Consistent						Inconsistent					
Notes:												
¹ Proposed new zone districts: CH - Highway Commercial; NS - Neighborhood Service; IR - Resource Industrial; and FR - Forest Resource												
² Zone district intensity/density of permitted uses within acceptable range of land use designation												
³ Zone district intensity/density of permitted uses below the acceptable range of land use designation												
* See table below for land use designations and zoning districts												

ATTACHMENT 2

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND ZONE CONSISTENCY MATRIX**

Zones	Land Use Designations												
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR	PF
RM	●							● ¹					●
R1		●											●
R20K		●											●
R1A	◇	◇	●					◇		◇			●
R2A	◇	◇	●					◇		◇			●
R3A	◇	◇	●					◇		◇			●
RE (5-10)	◇	◇	◇	●	● ²			◇		◇			●
NS	●	●	●										●
C								●					●
CPO								●		◇			●
CG								●		◇			●
I										●			●
R&D									●	◇			●
AE				◇	●	●	●						
AP				◇	●	●	●						
PA (10-160)				◇	●	●	●				● ³		
RL (10-160)	◇	◇	◇	◇	●	●	●	◇	◇	◇	● ³	◇	●
AG (40-160)					●	●	●				● ³		
FR				◇	●	●	●					◇	●
TPZ				◇	●	●	●						
RFL	●	●	●	●	●		●				●	●	●
RFH	●	●						●				●	●
TC	●	●	●	●	●	●	●	●	●	●	●	●	
OS	●	●	●	●	●	●	●	◇	◇	◇	●	●	●

NOTES:

- – Consistent with General Plan Policy.
- ◇ – Compatible as a holding zone until infrastructure is available in compliance with Policy 2.2.5.6.

¹ As part of a mixed use project.

² RE-10 only.

³ With a conservation easement.

**ATTACHMENT 3
RULE SETS FOR CHANGING ZONES**

Flagging lots with existing zones incompatible with the General Plan:

Land Use Des	Incompatible zones
NR	All zones except TPZ, RA-40, RA-80, RA-160, RF, & AE
AL	All zones except TPZ, RA-20, RA-40, RA-80, RA-160, AE, SA, & PA
RR	All zones except TPZ, RA-20, RA-40, RA-80, RA-160, AE, SA, PA, RE-10, & RF
LDR	All zones except TPZ, RA-20, RA-40, RA-80, RA-160, AE, SA, PA, RE-5, RE-10, & RF
MDR	All zones except R1A, R2A, R3A, RE-5, RE-10, all RA zones, & OS
HDR	All zones except R1, R20K, RE-5, RE-10, all RA zones, & OS
MFR	All zones except RM, R2, RE-5, RE-10, all RA zones, & OS
C	All zones except C, CP, CPO, CG, RF, and TC
I	All zones except I & TC
R&D	All zones except R&D & TC
OS	All zones except RF, OS, RE, all RA zones, & PA
TR	All zones except RF & OS

Changes to Zones based on Land Use Designation and Other Factors:

A, Agricultural

Land Use Des	Rule
RR	Rezone to RE-10
NR	Rezone to FR if above 3000' RL-40 if below 3000' May go to AG once that is established
LDR	RE-10 if 10 acres in size or greater RE-5 if less than 10 acres
AL	Rezone to PA-20

RA, Residential Agricultural

Land Use Des	Rule
NR	FR if above 3000' RL-40 if prior zoning was RA-20 or RA-40 or lot size is less than 40 acres RL-80 or RL-160 if prior zone was RA-80 or RA-160
RR	Rezone to corresponding RL zone RE-10 if 10 acres or less in size

U, Unclassified

Land Use Des	Rule
NR	Rezone to FR if above 3000' or adjacent to TPZ or Nat'l Forest RL-40 if below 3000'
RR	Rezone to RE-10 FR or RL-160 if above 3000'
LDR	Rezone to RE-5
MDR	Rezone to R1A, R2A or R3A based on predominant lot size

RT, Tourist Residential

Land Use Des	Rule
C	Rezone to C
MFR	Rezone to RM
HDR	Rezone to R1

R1A, R2A, R3A & RE-5

Land Use Des	Rule
C/I/MFR/HDR	Keep existing zone as a holding zone until infrastructure is available to support a higher intensity zone
MDR	Keep existing zone as consistent or as holding zone (RE-5)

Roads

Zone the roads whatever the underlying land use designation is. Fix the General Plan map if the designation is dramatically different from any of the adjacent land use designations.