

**Table LU-1: General Plan Land Use Categories; Density and Intensity of Use; General Distribution and Location of Uses**

Land Use Designation		Population Density/a/,c/	Building Intensity /b/,c/	Water/Sewer Requirements/i/	Description (General Distribution, Location and Extent of Uses)/d/
<b>Natural Resource Lands</b>					
<b>RM</b>	Resource Management	<0.015 persons/acre	≥ 160 acres	Water: Private well  Sewer: Individual septic (OWTS)/g/	The purpose of this designation is to identify public and quasi-public lands that are managed for timber, watershed, water quality protection and groundwater recharge. Management of such lands also benefits the County's ecosystem functions including plant and wildlife habitat, waterways and wetlands, wildlife travel corridors, maintaining scenic corridors, and the potential for carbon sequestration. This designation applies to public lands owned by the State or Federal government (e.g., State Parks, USFS, BLM), local public agencies and special districts (e.g. EBMUD), and public utilities (e.g. PG&E). Typical uses include low intensity agriculture (e.g., grazing), forestry, open space conservation, natural resource management, recreation, public and quasi-public uses, and other similar and compatible uses.
<b>RP</b>	Resource Production	0.015 - 0.06 person/acre	40-160 acres/lot  1 dwelling unit/legal lot/h/	Water: Private well  Sewer: Individual septic (OWTS)/g/	The purpose of this designation is to 1) identify those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production; 2) to maintain the land's viability and economic productivity; and 3) protect these lands from the intrusion of incompatible uses or activities. Resource Production Lands have the capability of being utilized for several resource production uses and/or compatible activities. The County's zoning code would allow for these multiple uses. This designation also includes, but is not limited to, lands with conservation easements and lands designated as critical habitat areas, timber production, and agricultural preserves (including lands providing for timber production on those parcels of real property zoned for timberland production). pursuant to the California Timberland Productivity Act of 1982).  Typical uses include irrigated and non-irrigated crop production, orchards and vineyards, grazing and raising of livestock, timber and forest product production and harvesting, mineral exploration and extraction, other uses/activities that

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					support these operations (e.g. production and processing facilities, farm stands, tasting rooms), small scale commercial/industrial uses secondary to the principle residence; public and quasi-public uses; and other similar and compatible uses.
<b>WL</b>	Working Lands	0.06-0.12 person/acre	20-40 acres/lot 1 dwelling unit/legal lot/h/	Water: Private well  Sewer: Individual septic (OWTS)	<p>The purpose of this designation is to protect the viability of rural agricultural and forestry practices on parcels smaller than those designated RP to reflect existing development patterns and/or to recognize their location in or adjacent to existing communities. This category includes lands with a combination of residential and home-based businesses. This category also includes, but is not limited to, lands with conservation easements and critical habitat areas.</p> <p>These lands allow the continuation of small scale resource production and other rural home-based business operations that are compatible with rural residential development. Typical uses include small-scale agriculture, forestry, timber production and harvesting, mineral extraction, small scale commercial/industrial uses secondary to the principle residence, animal husbandry, livestock, orchard, gardens, public or quasi-public uses, and other similar or compatible uses. Generally these lands have limited access to services and infrastructure.</p>
<b>Rural Transition</b>					
<b>RTA</b>	Rural Transition – A	0.12 - 0.24 person/acre	10-20 acres/lot 1 dwelling unit/legal lot /h/	Water: Private well  Sewer: Individual septic (OWTS)	<p>The purpose of this designation is to recognize areas where rural neighborhoods are established. The primary use is residential but may include small agriculture/forest operations for personal or small scale commercial use with minimal potential for conflicts with more intensely developed areas. Typical activities include small farming, berry farms, vineyards, vegetable farms, chicken/egg operations, orchards, tree farms, and animals for personal or small scale commercial use.</p>
<b>RTB</b>	Rural Transition - B	0.24 - 0.48 person/acre	5-10 acres/lot  1 dwelling unit/legal lot/h/	Water: Private well  Sewer: Individual septic (OWTS)	<p>This category has the same intent and purpose as Rural Transition-A, but on a smaller scale. It recognizes historical residential subdivisions that developed in the County over time. The primary use is residential but may include small agriculture/forest operations for personal or small scale commercial use with minimal potential for conflicts with more intensely developed areas. Typical activities include small</p>

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					farming, berry farms, vineyards, vegetable farms, chicken/egg operations, orchards, tree farms, and animals for personal or small scale commercial use.
<b>Residential Lands</b>					
<b>RR</b>	Rural Residential	0.48 - 2.39 persons/acre	1-5 acres 1 dwelling unit /legal lot /h/	<u>Parcels 1 acre and up to 4.99± acres:</u> Public water Individual septic (OWTS) <u>Parcels 5 acres or larger:</u> Individual well Individual septic (OWTS)	The purpose of this designation is to provide for rural residential uses in areas appropriate for or that were previously subdivided into lots of one acre or larger where public sewer is not available. Further subdivision in these areas will be limited by the availability of adequate infrastructure (water, roads). Typical uses include detached single family homes, secondary dwelling units, accessory structures, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
<b>RLD</b>	Residential Low Density	2.39 – 14.34 persons/acre	1-6 dwelling units/acre  1 dwelling unit/legal lot /h/	<u>Well/septic (OWTS)</u> 1 du/5 acres  <u>Public water/septic (OWTS)</u> 1 du/1 acre  <u>Public water/Public sewer</u> (6 du/acre)	The purpose of this designation is to provide for single family residential development in areas with public water and sewer service. Typical uses include detached single family homes, secondary dwelling units, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
<b>RMD</b>	Residential Medium Density	14.34 - 28.68 persons/acre	6-12 dwelling units/acre  6 du/acre minimum density/j/	<u>Public water/ Public sewer</u> (6-12 du/acre)	The purpose of this designation is to provide for a mix of residential uses in areas with public water and sewer service. Typical uses include single- and multi-family units (e.g. duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
<b>RHD</b>	Residential High Density	28.68-47.8 persons/acre	12-20 dwelling units/acre  12 du/acre minimum density/j/	<u>Public water/Public sewer</u> 12 du/acre	The purpose of this designation is to provide for higher density residential uses in areas with public water and sewer service. Typical uses include multi-family units (e.g. duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
<b>Mixed Use Lands</b>					

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<b>CCH</b>	Community Center Historic	Up to 28.68 persons/acre	Up to 12 du/acre 2.0 FAR	Public water  Public sewer except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to allow for a compatible residential and visitor-serving mix of uses that preserves and protects the historic core of existing communities. Typical uses will be similar to those in the CCL land use designation, but size and design shall reflect the scale and character of surrounding structures and accommodate the small lot sizes and reduced parking and landscaping opportunities in historic centers.
<b>CCL</b>	Community Center Local	Up to 28.68 persons/acre	Up to 12 du/acre 2.0 FAR	Public water  Public sewer	The purpose of this designation is to provide for a mix of residential and small-scale commercial uses intended to serve the residents of and visitors to the community and the surrounding area. Typical uses include: retail and service establishments generally serving fewer clients and generating less traffic than those businesses associated with the CCR land use designation. Residential uses typically include live-work units, second floor residential, single and multi-family units; public and quasi-public uses and similar uses in support of the community.
<b>CCR</b>	Community Center Regional	Up to 47.8 persons/acre	Up to 20 du/acre 2.0 FAR	Public water  Public sewer	The purpose of this designation is to provide for a variety of moderate and large-scale commercial and service establishments serving County residents and visitors both locally and regionally in a mixed use setting.  Typical uses include: shopping centers, commercial uses that include outdoor storage, visitor lodging, professional offices, eating establishments and other support services for residents and visitors.
<b>Commercial Lands</b>					
<b>CO</b>	Commercial and Office	N/A	1.0 FAR	Public water  Public sewer except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to provide for general and service commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services), professional business offices, employment centers, service commercial (e.g. automotive-related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses.
<b>CR</b>	Commercial	N/A	0.25 FAR in the absence of	Public water  Public sewer except as	The purpose of this designation is to provide for a mix of commercial uses primarily serving visitors while generating recreational opportunities and jobs for residents. Typical uses

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	Recreation		public water or public sewer  0.5 FAR with public water and public sewer	otherwise provided pursuant to General Plan Policy PF 2.6	include destination resorts, regional recreational developments and visitor and recreation oriented retail and support services.
<b>Industrial Lands</b>					
<b>I</b>	Industrial	/e/	0.5 FAR in the absence of public water or public sewer  0.75 FAR with public water and public sewer  /e/	Public Water and Public Sewer  Except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to provide for industrial areas that currently have or will have in the foreseeable future sufficient public infrastructure (water, sewer, roads). Typical uses include light and heavy industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, public and quasi-public, and other similar and compatible uses.
<b>Other</b>					
<b>PI</b>	Public/ Institutional	N/A	N/A	N/A	The purpose of this designation is to provide for public or quasi-public facilities. Typical uses include public buildings and grounds, schools, community centers, libraries, airports, cemeteries, fire stations, sewer and water treatment facilities, solid and liquid waste disposal facilities, power substations, and other similar and compatible uses.
<b>PR</b>	Parks and Recreation	N/A	N/A	N/A for recreational uses without human habitation. With human habitation, requirements are as per Environmental Health.	The purpose of this designation is to provide for active or passive outdoor recreation uses on public or private owned land. Typical uses include parks and playgrounds, sports fields, subdivision common areas, recreation facilities, and outdoor activity areas such as trails.
<b>ROW</b>	Right-of-Way	N/A	N/A	N/A	This designation acknowledges parcels and corridors in the county that are specifically dedicated for roadway right of way. Typically these parcels are owned by the county or state.
<b>Overlays</b>					
<b>:MR/f/</b>	Mineral	Per underlying land use	Varies/f/	Per underlying designation	Identifies property that has been classified by the State Mining and Geology Board as "Mineral Resource Zone" MRZ-2a or

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	Resource	designation			MRZ-2b under the State Classification System, lands classified as Mineral Resource Areas of Regional or Statewide Significance by the State Mining and Geology Board; and lands classified as MPA-2A, and MPA-2B by Calaveras County pursuant to geotechnical studies that are suitable for mineral extraction and are to be protected from encroachment by incompatible uses.

*/a/* **“Population Density”** is defined in the General Plan glossary. Calaveras County averages 2.39 persons/dwelling unit per the California Department of Finance (2010 Census)

*/b/* **“Building Intensity”** is defined in the General Plan glossary. Quantifiable building intensity standards for each land use designation expressed as maximum dwelling units per acre for residential land uses and Floor-to-Area Ratio (FAR) for non-residential land uses. Acreages and FAR are based on gross acreages.

*/c/* Additional units may be provided through the County’s density bonus program (Calaveras County Code Section 17.04.200) and through the County’s Accessory Dwellings (second unit) ordinance (Calaveras County Code Chapter 17.66).

*/d/* General distribution, general location and extent of the uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land

*/e/* A “caretaker” residence is allowed on most Industrial lands, but only in conjunction with an Industrial Use.

*/f/* This land use designation implements the state’s mineral land conservation regulations.

*/g/* Onsite Wastewater Treatment System (OWTS)

*/h/* Legal lots with an existing single-family residence are additionally allowed one secondary (accessory) dwelling unit in compliance with the Calaveras County Zoning Code

*/i/* In addition to water and sewer requirements, development may be contingent on the availability of adequate roads.

*/j/* Minimum density applies only on parcels with public water and public sewer