



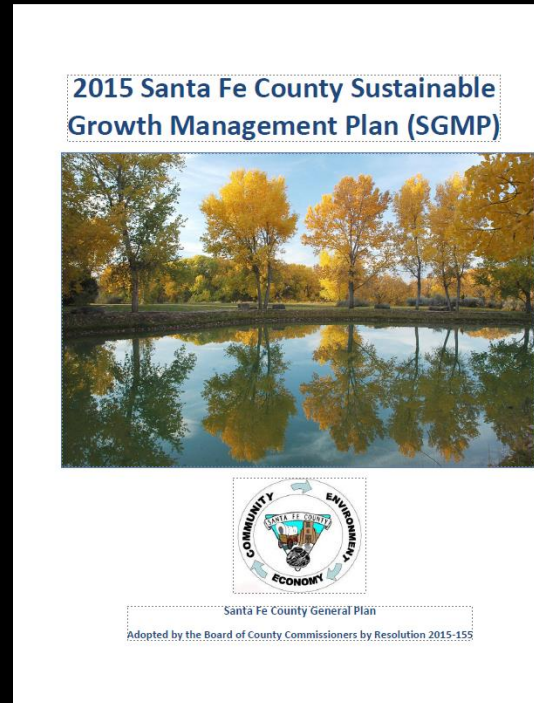
Sustainable Growth Management Plan

SGMP REVISION



SUSTAINABLE GROWTH MANAGEMENT PLAN

Vision
Purposes
Principles
“Sustainable Communities”
Elements
Implementation
Official Maps



Land Use
Economic Development
Agriculture & Ranching
Resource Conservation
Open Space, Trails, Parks
Renewable Energy
Sustainable Design
Public Safety
Transportation
Water, Wastewater, Stormwater
Adequate Public Facilities
Housing
Governance



OUTCOMES

- Preserve and protect natural and cultural resources
- Help create livable communities
- Understand emerging issues
- Seek community-based solutions
- Set countywide priorities
- Evaluate progress of 2015 SGMP
- Be a resource to community and County leadership (lean)
- Build capacity in community and County
- Unify community goals with regulations

LAND USE

SGMP

Area Plans

District Plans

Community Plans

Sustainable Development Areas

Traditional Community

Contemporary Community

Zoning Districts

Overlay Zones



REVISION

Community Plan

Neighborhood Plan

Zoning Districts

Overlay Zones

Subdivision Standards

PLANNING AREAS



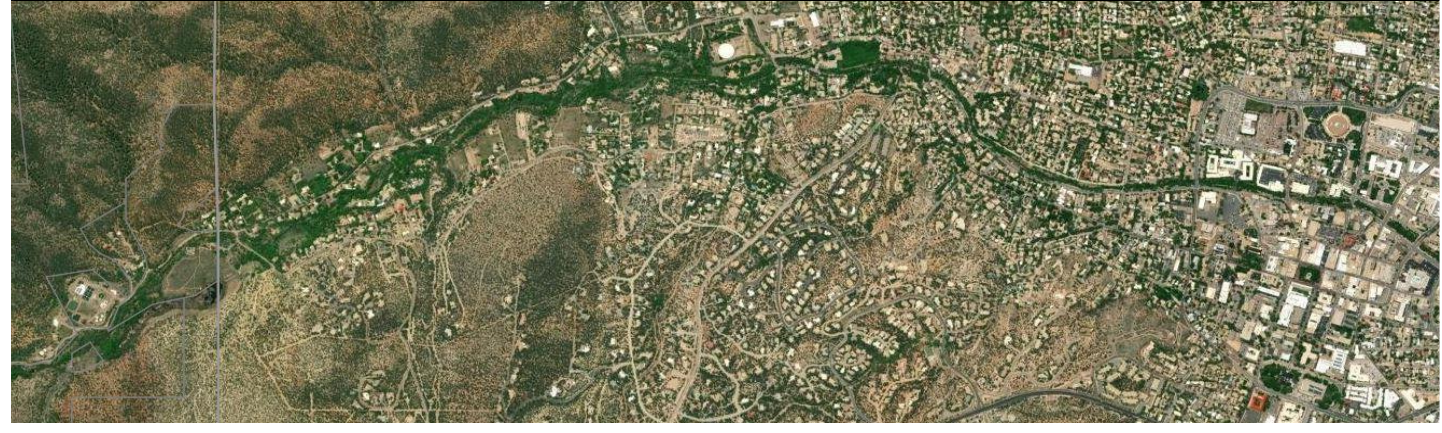


CONSERVATION AREA	MANAGED GROWTH AREA	BALANCED GROWTH AREA	INTENDED GROWTH AREA	SPECIAL AREA
<p>Land that is or should be legally and permanently protected from development due to its natural, cultural, recreational or scenic values. Some are linear and create a network of green infrastructure across the Areas. Some may separate communities due to their steep topography or large size; others will be single lots of land embedded within all Community Types to preserve views and increase access to recreation and open space.</p>	<p>Land that is restricted from development to protect natural and cultural resources and/or the rural character in the Area. May be configured a single community or multiple adjacent Community Types.</p>	<p>Land that is limited to development due to existing development patterns, restrictive covenants, limited infrastructure capacity and/or to protect natural and cultural resources in the Area. May be configured a single community or multiple adjacent Community Types.</p>	<p>Land that is predominantly developed and can accommodate further development due to infill opportunities, re-development potential, and proximity to existing and planned infrastructure in the Area. May be configured a single community or multiple adjacent Community Types.</p>	<p>Land that does not or should not conform to one of the Growth Areas due to its size, use or configuration. They may be a single lot embedded in a Community Type or may consist of multiple lots adjacent to multiple Community Types. The development is designed to match the scale and character of any Community Type. Some are used for regional facilities; others are embedded in Community Types to provide local services.</p>

COMMUNITY PLAN - COMMUNITY TYPES

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	COMMUNITY SERVICES	SPECIAL
<p>Land that provides environmental and cultural benefits such as clean air, water and soil, wildlife habitats, recreation and community identity. Includes forests, wildlife habitat corridors, lakes and ponds, floodplains, arroyos, wetlands, natural hazard areas, greenways, streams, wetlands, conservation easements, parks, and other lands to be acquired, dedicated or protected. Includes TDR Sending Areas.</p>	<p>Land that provides recreation and outdoor experiences to the public or limited to private uses through homeowners associates or open space dedications. Includes land to be acquired through dedication or acquisition.</p> <p>Can be embedded with the Natural Community or can be designed to match the appropriate size and character of any Community Type.</p> <p>TDR Sending Area.</p>	<p>Land that supports a sparse population with cultural relationships to the agrarian economy and natural resources. Includes farmlands, pasture, lands with suitable soil for agriculture or grazing and access to water resources. Also includes low-density residential uses of farmhouses and family compounds. May include limited industrial or commercial uses that support agriculture and grazing. May include TDR Sending Areas.</p>	<p>“Settlement areas of the County located in loose clusters that are formed as a result either of large subdivisions or many adjacent small land divisions. Some are located in traditional settlement areas, but the dominant development pattern has been determined by subdivision or land division plat needs, not the social and functional needs of a community of residents.</p> <p>Includes predominantly low- and medium-density single-family residential subdivisions with limited access to commercial uses and public amenities; includes gated communities with elongated blocks, curving roads and cul-de-sacs. TDR Sending and Receiving Areas are not likely due to restrictive covenants and zoning.</p>	<p>“Lands that include a mixture of residential and commercial uses that are typically located in the geographic center of the community or along a roadway corridor; they have an identifiable edge and open space buffers from urbanized areas but may be surrounded by other community types.”</p> <p>Includes low- to medium-density residential with some irrigated agriculture and subsistence gardening with limited multi-family and commercial uses; may include Sending Area or Receiving Area.</p>	<p>Lands that provide access to most daily needs within walking distance. Includes medium- and high-density residential, multi-family residential and mixed commercial uses. May include limited single-family residential uses. Includes TDR Receiving Areas.</p>	<p>Lands that provide public services and facilities to communities and neighborhoods.</p>	<p>Includes a variety of uses that provide public services and support industry, May include TDR Receiving Areas.</p>

Sustainable Growth Management Plan – REVISION

COMMUNITY TYPE

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	COMMUNITY SERVICES	SPECIAL
							

PERMITTED ZONING DISTRICTS

NATURAL		PARKS, OPEN SPACE & TRAILS		RURAL COMMUNITY			CONTEMPORARY COMMUNITY			TRADITIONAL COMMUNITY			URBAN COMMUNITY			COMMUNITY SERVICES		SPECIAL				
Agriculture / Ranching		Public / Institutional		Agriculture / Ranching Rural Rural Fringe Rural Residential Residential Fringe Residential Estate			Residential Fringe Residential Estate Residential Community Commercial Neighborhood			Traditional Community			Commercial General Commercial Neighborhood Mixed Use			Public / Institutional		Public / Institutional Industrial Light Industrial General				
Variable		Variable		Unlimited			40 – 640 acres			120-320			80-320			Variable		Variable				
Variable		Variable		V	50%	30%	V	V	50%	30%	V	V	30%	50%	V	V	30%	50%	V	N/A		N/A

Sustainable Growth Management Plan – REVISION

DEVELOPMENT STANDARDS

ZONING STANDARDS

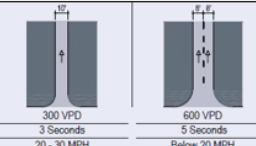
DISTRICT	A/R	A/R	RUR	RUR	RUR	RES	RES-F	RES-E	RES-C	CN	TC	CN	CG	MU	P/I	IL	I
Residential	P	P	P	F	R	F	P	P	P	C	P	C	X	X	C	X	X
Multi-family	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Retail																	
Office																	
Lodging																	
Mixed-use																	
Industrial																	
Community Services																	

SUBDIVISION & ROADWAY STANDARDS - COMMUNITY TYPE

SUBDIVISION STANDARDS	BLOCK PERIMETER	CONSERVATION	RURAL	CONTEMPORARY	TRADITIONAL	URBAN	SPECIAL
		Variable	2000 ft max	800 ft max	600 ft max	Var	
LOT SIZE	Var	120 acres	¼ - 2 acres	2000 – 4000 sqft min	4000 – 6000 sqft min	Var	
LOT FRONTAGE	Var						

OVERLAY STANDARDS - ZONING DISTRICT - COMMUNITY NAME

DISTRICT	A/R	A/R	RUR	RUR	RUR	RES	RES-F	RES-E	RES-C	CN	TC	CN	CG	MU	P/I	IL	I
Residential	P	P	P	F	R	F	P	P	P	C	P	C	X	X	C	X	X
Multi-family	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Retail	C	X	X	X	X	X	C	C	P	P	P	P	P	P	C	C	X
Office	X	X	X	X	X	X	C	C	P	P	P	P	P	P	C	C	X
Lodging	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Mixed-use	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Industrial	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X
Community Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Farmhouse	P	P	P	P	C	C	C	C	X	X	C	X	X	X	C	X	X
Single	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	X	X
Cottage	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	X	X
Side yard House	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X
Townhouse	X	X	X	X	X	X	X	X	P	P	P	P	P	P	C	X	X
Hacienda	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	X	X
Live/Work	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Apartment	X	X	X	X	X	X	X	C	P	P	P	P	P	P	C	C	X
Commercial	X	X	X	X	X	X	X	C	C	P	P	P	P	P	C	C	X
RESIDENTIAL DENSITY	140	80	60	40	20	10	10	5	1	.25	.75	.25	.25	.1	C	X	X
LOT COVERAGE	20	20	20	25	25	35	35	40	60	60	60	60	80	80	C	80	X
SETBACKS (F/R/S)	40	20	20	20	20	20	10	10	10	5	5	5	5	0	C	10	X
BUILDING HEIGHT	40	20	20	20	20	20	10	10	10	10	10	10	10	5	C	20	X
OFF-STREET PARKING	40	20	20	20	20	20	10	10	10	10	10	10	10	5	C	20	X
BUILDING HEIGHT	24	24	24	24	24	24	24	24	36	36	36	36	36	36	C	24	X
OFF-STREET PARKING	2	2	2	2	2	2	2	2	1.5	1.5	2	1.5	1/2000sf	1/2000sf	C	1/2000sf	X
ACCESSORY BUILDING																	
Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	X
Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	X
Setback (R/S)	20	20	20	20	10	10	10	10	10	10	5	5	5	0	C	20	X
Building Height	24	20	20	20	10	10	10	10	10	10	10	10	10	0	C	20	X
Parking	1	24	24	24	24	24	24	24	36	36	36	36	36	36	C	24	X

ROADWAY STANDARDS	TYPICAL ROADWAY	CONSERVATION	RURAL	CONTEMPORARY	TRADITIONAL	URBAN	SPECIAL
		Variable	2000 ft max	800 ft max	600 ft max	Var	
LOT SIZE	Var	120 acres	¼ - 2 acres	2000 – 4000 sqft min	4000 – 6000 sqft min	Var	
LOT FRONTAGE	Var						
ROAD TYPE	Var						
ROW	140'						
TRAVEL LANE WIDTH	10 – 12						
SETBACKS (F/R/S)							
BUILDING HEIGHT							
OFF-STREET PARKING							
Dwelling							
Structures							
Setback (R/S)							
Building Height							
Parking							

SPECIAL STUDIES

Demographic Analysis
(under-represented voices)

Market Study
(living preferences)

Financial Impacts
(development costs + revenues)

Community Survey
(quality of life indicators)



NEXT STEPS

Inventory
Presentations
Participation Plan
Plan Outline
Outreach

“A journey of a thousand miles begins with a single step”
- Tao Te Ching





Sustainable Growth Management Plan REVISION

QUESTIONS

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