

# ZONING ORDINANCE UPDATE

## Frequently Asked Questions

### What is the Zoning Ordinance Update?

This effort is intended to bring the County's Zoning Ordinance up to date to reflect current uses and practices and creating a concise and user-friendly set of regulations to implement the General Plan's policies and direction for the development, preservation, maintenance, and improvement of land and properties.

### Why Update the Zoning Ordinance?

The County's Zoning Ordinance, codified as Title 17 in the Municipal Code, was first adopted in 1961. The majority of the Ordinance dates to 1986. While the Zoning Ordinance has been amended numerous times, it has not been comprehensively updated in 35 years. As land use patterns change over time, the outdated regulations can sometimes hinder County objectives and economic development.

Further, the County completed a comprehensive update to its General Plan in November 2019, which establishes a vision for the future of the County and describes the values, resources, and the future needs of County residents. Zoning regulations are one of the primary tools for implementation of a General Plan. They translate the policies of a general plan into parcel-specific regulations, including land use regulations and development standards which identify the type and intensity of land uses that are permitted and how they need to perform.

### What is a Zoning Ordinance?

While the General Plan sets forth a wide-ranging and long-term vision for the County, the Zoning Ordinance specifies how each individual property can be used to achieve that vision. Zoning Ordinances are the body of rules and regulations that control what is built on the ground, and what uses occupy buildings and sites. They establish the types of uses that are permitted and what the review process is. They also include development standards to determine the form of development, such as the size and height of buildings or the amount of parking, to reflect the desired character of the community.

### What is the Process and How Long Will It Take?

New and updated regulations will be drafted for review and consideration and revised, based on input received. The community is encouraged to participate throughout the review process which we anticipate will begin in late summer 2023 and continue through the end of the year.



### Questions or Comments?

For more information contact Gina Kathan, Calaveras County Planning Department, **(209)754-2853**, **[GKathan@co.calaveras.ca.us](mailto:GKathan@co.calaveras.ca.us)**, or visit the project website, **[planning.calaverasgov.us/Zoning/Zoning-Code-Updates](https://planning.calaverasgov.us/Zoning/Zoning-Code-Updates)**

