

Butte County General Plan 2030 Land Use Designations

(Pages 48 through 65
from the Butte County General Plan 2030
Land Use Element, for complete General
Plan refer to www.buttegeneralplan.net)

- ◆ **Stringtown Mountain Specific Plan.** The Stringtown Mountain Specific Plan, adopted in September 1994, addresses design criteria and development standards for the future development of a health resort and residential community in the foothills east of Oroville, at State Route 162 and Forbestown Road.

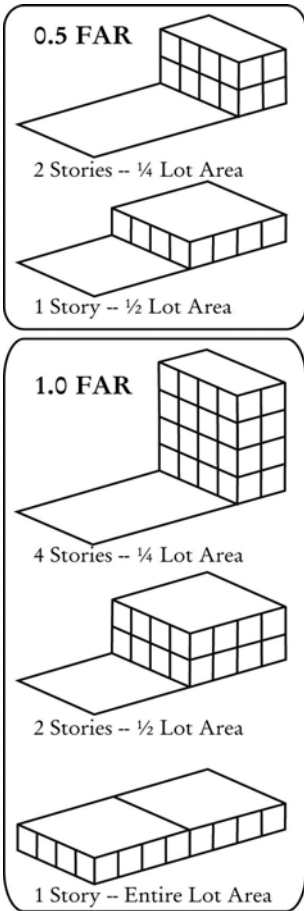
B. General Plan Land Use Designations

This section describes the General Plan land use designations for Butte County. The land use designations are intended to help implement the future vision of Butte County, as reflected in the goals, policies, and actions of this General Plan, while also providing flexibility for landowners.

The land use designations described in this Element establish the types and intensity or density of uses allowed on each parcel; these densities and intensities are listed in Table LU-2. The land use designations establish minimum and maximum allowable gross densities. New development must fall within the density range established by the land use designation for a given area or parcel. Density, as referred to in Table LU-2, does not determine a limit in parcel size. Second dwelling units as defined under State law are not to be included in determining the overall density calculations allowed under Table LU-2.

The boundaries of the land use designations are delineated as specifically as possible, in most cases following parcel lines. Figure LU-3 maps the locations of the land uses designations, and Table LU-3 summarizes the acreage for each land use designation.

In this General Plan, standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre, including roads, easements and the like. This means that the number of allowable units on a



Examples of floor-area ratio (FAR) and building coverage.

TABLE LU-2 **DENSITY AND INTENSITY OF LAND USE DEVELOPMENT**

Land Use Designation	Allowable Range of Residential Density*	Allowable Maximum Floor Area Ratio
Agriculture	1 unit per 20 to 320 acres	
Agriculture Services	--	0.8
Timber Mountain	1 unit per 160 acres	
Resource Conservation	1 unit per 40 acres	
Foothill Residential	1 unit per 1 to 40 acres	
Rural Residential	1 unit per 5 to 10 acres	
Very Low Density Residential	1 unit per 5 acres to 1 unit per 1 acre	
Low Density Residential	1 to 3 units per acre	
Medium Density Residential	3 to 6 units per acre	
Medium High Density Residential	6 to 14 units per acre	
High Density Residential	14 to 20 units per acre	
Very High Density Residential	20 to 30 units per acre	
Mixed Use	4 to 20 units per acre	0.5
Retail and Office	--	0.4
Recreation Commercial	--	0.4
Sports and Entertainment	--	0.4
Industrial	--	0.4
Research and Business Park	--	0.5

* This is the allowable range of overall residential density and does not limit the parcel size, nor does it apply to second dwelling units.

parcel can be calculated by multiplying the total number of acres by the allowable density.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FAR) based on gross acreage. FAR is a ratio of the gross

TABLE LU-3 **GENERAL PLAN LAND USE DESIGNATION ACREAGES**

Land Use Designation	Acres
Agriculture	476,759
Agriculture Services	494
Timber Mountain	352,509
Resource Conservation	39,117
Foothill Residential	59,728
Rural Residential	29,023
Very Low Density Residential	10,878
Low Density Residential	2,411
Medium Density Residential	6,146
Medium High Density Residential	431
High Density Residential	66
Mixed Use	1,043
Retail and Office	1,465
Recreation Commercial	1,244
Sports and Entertainment	103
Industrial	2,148
Research and Business Park	101
Planned Unit Development	504
Public	31,198
Undesignated rights-of-way	15,542
Total	1,030,910

Source: DC&E GIS, 2009.

building square footage permitted on a lot to the gross square footage of the lot. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. This could take the form of a two-story building with 100 percent of lot coverage,

or a four-story building with 50 percent lot coverage. A FAR of 0.4 would allow 4,000 square feet of floor area.

The goals, policies, and actions contained in this Element provide additional direction on how the various land use designations should be developed to contribute to the overall character of and vision for Butte County. These designations are also implemented through the zoning designations applied in the County's Zoning Ordinance. More than one zoning district may be consistent with a single General Plan land use designation.

1. Agriculture, Timber and Conservation Designations

These designations are intended to protect, conserve, and enhance Butte County's natural and agricultural resources.

a. Agriculture

This designation allows the cultivation, harvest, storage, processing, sale, and distribution of all plant crops, especially annual food crops, as well as roadside stands for the sale of agricultural products grown or processed on the property. The Agriculture designation also allows livestock grazing, animal husbandry, intense animal uses, and animal matter processing. Alternative energy facilities are allowed in the Agriculture designation, subject to permit requirements. Residential uses in the Agriculture land use designation are limited to one single-family dwelling and a second dwelling unit per legal parcel. Farm labor housing is also permitted. The minimum parcel size is between 20 to 320 acres, although existing parcels smaller than the minimum may remain as legal parcels.

b. Agriculture Services

This designation allows all agricultural uses described above, as well as agriculture-related services that are complementary to existing agricultural uses, including industrial uses such as processing facilities, commercial uses such as agricultural equipment sales, and technologies that use agricultural byproducts. Alternative energy facilities are allowed in the Agriculture Services designation,

subject to permit requirements. No residential uses are allowed, except for caretakers' residences. This designation allows for a maximum FAR of 0.8.

c. Timber Mountain

This designation allows forest management and the harvesting and processing of forest products. Lands zoned Timber Preserve are located in this designation. Alternative energy facilities are allowed in the Timber Mountain designation, subject to permit requirements. Residential uses are limited to one single-family dwelling per legal parcel. The minimum parcel size is 160 acres, although existing parcels smaller than that minimum may remain as legal parcels.

d. Resource Conservation

This designation allows natural, wilderness, and study areas, as well as limited recreational and commercial recreational uses that do not detract from the area's value for habitat, open space, or research. Residential uses are limited to one single-family dwelling per legal parcel, except in the North Chico Specific Plan area, where residential uses in the Resource Conservation designation are prohibited. The minimum parcel size is 40 acres. Existing legal parcels smaller than the minimum may remain as legal parcels.

2. Residential Designations

Seven residential land use designations allow for residential uses ranging from very-low-density farmsteads and low-density single-family homes to duplexes and multi-family structures. Secondary dwelling units are also allowed in all residential land use designation categories, except in the North Chico Specific Plan, and are not to be included in the overall density calculations for a given designation. In every residential designation, existing legal parcels smaller than the minimum may remain as legal parcels. The residential land use designations also allow for public and quasi-public land uses that serve the community. Examples of allowable uses include churches, schools, parks and recreational facilities, fire stations, libraries, day care facilities, community centers and other public uses.

a. Foothill Residential

This designation allows single-family dwellings at rural densities of 1 to 40 acres per dwelling unit, depending on the zoning.

b. Rural Residential

This designation allows single-family dwellings at rural densities of 1 dwelling unit per 5 acres to 10 acres (0.1 to 0.2 units per acre).

c. Very Low Density Residential

This designation allows single-family dwellings at densities from 1 dwelling unit per 5 acres to 1 dwelling unit per acre (0.2 to 1 unit per acre).

d. Low Density Residential

This designation allows single-family dwellings at densities of 1 to 3 dwelling units per acre.

e. Medium Density Residential

This designation allows detached and attached single-family dwellings at densities of 3 to 6 dwelling units per acre.

f. Medium High Density Residential

This designation allows a mixture of urban residential uses, including detached and attached single-family homes, duplexes, townhomes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes, at densities of 6 to 14 dwelling units per acre.

g. High Density Residential

This designation allows higher-density urban residential uses, including townhomes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes, at densities of 14 to 20 dwelling units per acre.

h. Very High Density Residential

This designation allows high-density urban residential uses, including townhomes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes, at densities of 20 to 30 dwelling units per acre. This designation is not currently applied to any parcels in the county, but may be applied through General Plan Amendments in the future.

3. Commercial and Industrial Designations

These designations identify locations that are appropriate for a wide range of businesses, including retail, manufacturing, offices and services.

a. Mixed Use

This designation allows mixed but compatible uses in close proximity to each other, including residential, retail, service, lodging and office uses. Townhomes, garden apartments, apartments, live/work units and condominiums are the types of residences that would typically be found in this designation. Mixed-use buildings with two or more uses in the same structure are encouraged in this designation, but single use residential, retail, or office buildings are also allowed. Since this designation allows for both residential and commercial uses, it allows a wider residential density range and a higher FAR than other designations and is applied to areas along major roads with adequate infrastructure and amenities to support higher densities. This designation allows 4 to 20 dwelling units per acre and a maximum FAR of 0.5.

b. Retail and Office

This designation allows structures and activities providing a full range of merchandise and services to the general public, as well as professional/office uses. Residential uses are allowed when it can be shown that such uses will be operated in conjunction with a commercial use. This designation allows for a maximum FAR of 0.4.



Kelly Ridge Golf Course. Photo courtesy of General Plan 2030 Citizens Advisory Committee member Michael Evans.

c. Recreation Commercial

This designation allows recreation and tourism-related uses. Examples of uses that are considered appropriate under this designation include, but are not limited to golf courses, shooting ranges, archery ranges, eating and drinking establishments, food and beverage sales, wedding facilities, gasoline service stations, public buildings, hotels and motels, offices, owner-occupied residences, RV parks, resorts, and vacation cabins. Many uses under this designation are subject to a conditional use permit to ensure compatibility with surrounding uses. However, uses that do not typically conflict with other uses, such as a passive recreation park, are permitted as of right. This designation allows for a maximum FAR of 0.4.

d. Sports and Entertainment

This designation allows sports and entertainment uses as primary uses, including sports facilities, golf courses, theaters, and amphitheaters, as well as a range of related commercial uses that are compatible with the primary uses. The related uses may include localized retail, commercial retail, and service establishments. This designation allows for a maximum FAR of 0.4.

The Sports and Entertainment designation was enacted under Butte County Ordinance 3570, wherein additional information concerning this designation may be found. This designation is unique to several parcels of approximately 100 acres located in Butte Valley near the intersections of Highway 70 and Highway 191 (Clark Road).

e. Industrial

This designation allows the processing, manufacturing, assembly, packaging, storage, and distribution of goods and commodities. It also allows for warehouses, storage, logistics centers, trucking terminals, and railroad facilities. Alternative energy facilities are allowed in the Industrial designation, subject to permit requirements. In addition, this designation allows hazardous waste management facilities where it can be demonstrated that potential environmental impacts can be mitigated. Industrial uses are allowed by right where applicants can demonstrate that adequate existing services are already available. This designation allows for a maximum FAR of 0.4.

f. Research and Business Park

This designation allows office, research, and technology-related uses, and is intended to promote green industry. The allowed uses are narrowly defined so as to ensure compatibility between uses. Following is a partial, representative listing of the primary permitted uses:

- ◆ High and advanced technology; research and development; laboratories, including university-based research; and facilities used for testing and analysis of products or uses.

- ◆ Business and professional corporate headquarters, regional offices and data processing facilities.
- ◆ Educational facilities associated with energy, design, construction, agriculture, manufacturing, or utility technologies.
- ◆ Clean energy generation, production or distribution facilities.
- ◆ Agricultural finished product manufacturing facilities.
- ◆ Cultural, recreational, agricultural and environmental tourism facilities and centers.

Industrial uses are limited to those manufacturers who are engaged in the production of low volume, high value products and particularly advanced technology products. Businesses requiring outdoor production and storage are prohibited. This designation allows for a maximum FAR of 0.5.

4. Public Designation

This designation allows large facilities owned and operated by government agencies, including schools, colleges, airports, dams and reservoirs, disposal sites, recreation facilities, conservation areas, fire stations and other government buildings and property. Alternative energy facilities are allowed in the Public designation, subject to permit requirements. It also allows quasi-public uses such as churches, hospitals, museums, private schools, day cares, cemeteries, and institutional uses.

5. Planned Unit Development Designation

This designation identifies future developments that will be considered under a Planned Unit Development application, as identified in Figure LU-3. The intent of this designation is to encourage and take advantage of opportunities for more integrated, flexible and superior design than is available through the application of conventional regulation. Section D.1 of this Land Use Element gives additional information about specific Planned Unit Developments envisioned in this General Plan.

C. General Plan Overlays

This section describes the overlays of the General Plan. An overlay is applied over an underlying land use designation. Overlays provide more specific regulations than the underlying designation, or they identify the area for a future planning effort such as an area plan or specific plan. These overlays are described below and in Table LU-4. The overlays are displayed in Figure LU-3, with the exception of the Deer Herd Migration Area Overlay, which is displayed separately in Figure LU-4. In addition, the Airport Land Use Compatibility Zones within the Airport Overlay are shown in Figure LU-5.

a. Existing Area, Neighborhood, or Specific Plan Overlay

As described in Section A.3 of this Land Use Element, an Area Plan, Neighborhood Plan, or Specific Plan has already been developed and adopted for the following areas:

- ◆ North Chico
- ◆ Chapman-Mulberry
- ◆ Durham-Dayton-Nelson
- ◆ Stringtown Mountain

These existing plans should be consulted for policies specific to each area. This Land Use Element's land use designations within these areas are generally consistent with the applicable Area, Neighborhood, or Specific Plan. There are separate development standards that apply in these areas, which are identified in the Zoning Ordinance.

b. Berry Creek Area Plan Overlay

This overlay designation calls for the development of an Area Plan for the Berry Creek area by the Berry Creek community. The Plan will include rural residential, retail, public, and agricultural uses. Section D.2 provides additional information about the Berry Creek Area Plan. Until an Area Plan is adopted, any development within this area is subject to the underlying land use designations.

TABLE LU-4 **GENERAL PLAN OVERLAYS**

Overlay	Acres
Berry Creek Area Plan Overlay	50,153
Specific Plan Overlay (Specific Plans to be Developed)	12,754
Specific Plan Overlay (Existing Specific Plans)	92,292
Unique Agriculture Overlay	5,545
Retail Overlay	41
Solid Waste Management Facility Overlay	1,216
Airport Overlay	61,244
Deer Herd Migration Area Overlay	319,002
Total	542,247

Source: DC&E GIS, 2009.

c. Specific Plans to be Developed Overlay

This overlay applies to areas that are expected to be developed under a Specific Plan. Each Specific Plan will be intended to implement the vision identified in the General Plan. Section D.3 provides additional information about future Specific Plans. Until a Specific Plan is adopted, any development within this area is subject to the underlying land use designations.

d. Unique Agriculture Overlay

This overlay designation allows agricultural support and specialty agriculture uses either by right or under discretionary permit, regardless of whether such uses are allowed in the underlying designation, as a means to protect and promote small-scale agriculture. Allowed uses include wineries, roadside stands, farm-based tourism, bed and breakfasts, and ancillary restaurants and/or stores, as well as the uses allowed by the underlying designation.

e. Retail Overlay

This overlay allows retail, service or office uses in addition to the uses allowed in the underlying designation.

f. Solid Waste Management Facility Overlay

This overlay allows uses that are accessory and/or related to solid waste and/or septage disposal, as well as uses that are compatible with landfill operations. Compatible uses are uses that do not involve on-going occupation by people; uses that are not bothered by the visual, noise, odor, and traffic issues associated with the landfill; and uses with their own visual, noise, odor, and traffic issues that are not desired elsewhere. Examples of such uses include recycling centers, compost facilities, and other uses that may intercept landfill waste, and some types of recreational facilities.

g. Airport Overlay

This overlay pertains to areas that are located within Airport Land Use Compatibility Zones described in Section A.3. The base General Plan 2030 designations located within these zones are subject to additional land use restrictions under the 2000 Airport Land Use Compatibility Plan.

h. Deer Herd Migration Area Overlay

This overlay includes Winter and Critical Winter deer herd migration areas. The Winter Deer Herd Migration Area Overlay requires a minimum lot size of 20 acres, and the Critical Winter Deer Herd Migration Area Overlay requires a minimum lot size of 40 acres. Development may be clustered at smaller lot sizes than these minimums in order to protect the deer herd areas, provided that the non-development areas are protected under permanent conservation easements.

D. Future Planned Unit Developments, Area Plans, and Specific Plans

This General Plan envisions the development of two Planned Unit Developments, the Berry Creek Area Plan, and a number of Specific Plans. This section provides an overview of the vision for these planning areas.