

with each General Plan designation and those which might be considered consistent with the Plan category, depending on the particular use.

For example, R-6 and R-7 zoning districts (which require a minimum lot size for new housing units of 6,000 and 7,000 square feet, respectively) are already consistent with the General Plan category of "Single-Family Residential-High Density," because the zoning falls within the density mandated by the Plan designation (5.0 to 7.2 units per net acre). The County's Planned Unit (P-1) zoning district could be considered consistent with any of the General Plan designations. When considering standards referenced in Table 3-5 and in the category definitions, the P-1 district is intended to allow flexibility in the relationship of various buildings, structures, lot sizes, and open spaces while ensuring compliance with the General Plan and County codes and standards that protect public health, safety and the general welfare of the County. The County Community Development Department shall determine plan compliance to standards found in this plan, without exceeding the total density or intensity of the project site as a whole, as specified in the General Plan.

**TABLE 3-5
CONSISTENCY BETWEEN THE GENERAL PLAN
AND THE ZONING ORDINANCE**

General Plan Land Use Designation	Zoning Ordinance Districts¹	
	Consistent	Could be Consistent²
Single Family Residential		
-Very Low Density	R-40, R-65, R-100	P-1, all A districts
-Low Density	R-15, R-20, R-40	P-1, all A districts
-Medium Density	R-10, R-15	P-1, all A districts
-High Density	R-6, R-7, R-10, D-1	P-1, all A districts
Multiple Family Residential		
-Low Density	R-6, D-1, T-1, M-6, M-9	P-1
-Medium Density	T-1, M-9, M-12, M-17	P-1
-High Density	M-17, M-29	P-1
-Very High Density	M-29	P-1
-Very High Density-Special	P-1	
-Congregate Care-Senior Housing	P-1	
Mobile Home	T-1	P-1
Regional Commercial	C, O-1	P-1, R-B
Commercial	C, C-B, R-B, N-B,	P-1
Local Commercial	C, R-B, N-B	P-1
Marina Commercial	C, R-B	P-1
Airport Commercial	P-1	P-1
Office	O-1, A-O	P-1
Business Park	C-M, A-O	C C, P-1
Light Industry	L-I	C, P-1
Heavy Industry	L-I, H-I, W-3	C, P-1
Commercial Recreation ³	C, C-B, N-B,	R-B, P-1
Mixed Use	P-1	all R, all M, all C and O, LI, P-1, Public and Semi-Public
Public and Semi-Public		all
Parks and Recreation	all A districts	all
Open Space	all A districts	P-1
Agricultural Lands	all A districts	P-1
Agricultural Core	A-40, A-80	P-1
Delta Recreation	A-20, A-40, A-80	P-1
Water		P-1
Watershed	all A districts	P-1
Landfill	A-2	P-1

¹ This inventory presumes that four antiquated zoning districts will be deleted from the County Zoning Ordinance: F-R (Forestry-Recreation); U (Unrestricted); F-1 (Water Recreational); and A-1 (Light Agriculture).

² The zoning districts listed under the "Could be Consistent" column could be found consistent with the General Plan designation under certain circumstances, depending upon the specific use that is proposed.

³ A new district should be added to the Zoning Ordinance which would allow commercial uses specifically related to waterfront areas.