

Appendix A

Land Use – Zoning Consistency

Several actions in the 2030 General Plan related to comprehensive revisions to County codes, including the Zoning Ordinance. The County's Zoning Ordinance is Title XII of the Yuba County Code, and was last comprehensively revised in 1983, although minor updates have occurred since that time, as well.

Although the General Plan anticipates that the Zoning Ordinance would be comprehensively revised, the County has provided basic guidance as to the relationship between 2030 General Plan land use designations and the current array of zoning districts in the table that follows.

It is anticipated that zoning districts would change as a result of the comprehensive revision of the Zoning Ordinance. With this revision, it may be necessary to revise the following consistency table.



YUBA COUNTY GENERAL PLAN

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General Plan / Zoning Consistency Table

GENERAL PLAN LAND USE DESIGNATION	ZONING DISTRICT																									
	AE	A/RR	RRE	R-1	R-2	R-3	NC	RC	C	M-1	M-2	I/C	M-3	PF	RZ	SE	TPZ	FP-1	PR	AP	BAFB	BAPZ	SP-1	RPZ	PUD	STCB
Valley Neighborhood	H	H	I	X	X	X	X	O	O	O	I	I	O	X	O	I	I	O	O	O	O	I	X	I	O	I
Commercial Mixed Use	H	H	I	I	I	X	O	O	X	O	I	I	O	X	O	I	I	O	O	O	O	I	O	I	O	I
Employment	H	H	I	I	I	O	O	O	O	X	I	X	X	X	X	X	I	O	O	O	O	I	I	I	O	I
Rural Community	X	X	X	O	O	I	I	X	O	I	I	I	I	X	O	I	H	O	O	O	O	O	I	O	O	X
Natural Resources	X	O ¹	I	I	I	I	I	I	I	I	X	I	I	O	O	I	X	X	I	O	O	O	I	X	I	I
Public/Quasi-Public	I	I	I	I	I	I	I	I	I	I	I	I	I	X	I	I	I	X	I	X	X	X	O	X	I	I
Planning Reserve	H	H	I	I	I	I	I	I	I	I	I	I	I	O	I	I	I	O	O	O	O	I	I	I	I	I

X = Zoning is consistent with the 2030 General Plan.
 O = Zoning is consistent if proposed use is found to be consistent with goals, policies and actions of the 2030 General Plan.
 H = Zoning is consistent if used as a holding zone prior to approval of development.
 I = Zoning is Inconsistent with the 2030 General Plan.

¹ [Properties with an existing zoning designation of A/RR at the time of adoption of the 2030 General Plan or clusters of existing properties that have been previously subdivided and developed to typical rural residential standards \(i.e., parcels ranging from 1-5 acres in size\). Creation of new rural residential lots is incompatible.](#)