Freestone Zoning and Land Use Corrections

Sonoma County
OBJECTIVES

- Identify commercial and residential properties
- Engage the community and receive input
- Correct land use designation and zoning errors
LAND USE AND ZONING

- General Plan Land Use Designation
  - Allowable Zoning Districts and Density
    - Limited Commercial (LC)
    - Rural Residential (RR2)

- Zoning
  - Allowable Land Uses and Development Standards
    - Rural Commercial (RC)
    - Rural Residential (RR)
Review 29 properties

Land Use Map conflicts with policy

General Plan policy limited commercial land use to existing commercial uses and limited expansion
Use the Limited Commercial category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental, and Sea Ranch.

Outside these communities [Freestone], apply the Limited Commercial designation only to existing uses and limit their expansion.
# ZONING USE ALLOWANCES

<table>
<thead>
<tr>
<th>Commercial Rural (CR)</th>
<th>Rural Residential (RR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Permit Required</td>
<td>• Dwelling Units</td>
</tr>
<tr>
<td>• Tasting Rooms</td>
<td>• Accessory Residential Uses</td>
</tr>
<tr>
<td>• Retail</td>
<td>• Home Occupation</td>
</tr>
<tr>
<td>• Restaurant</td>
<td>• Animal Keeping</td>
</tr>
<tr>
<td>• Office</td>
<td>• Crop Production</td>
</tr>
<tr>
<td>• Assembly Uses</td>
<td>• Vacation Rental or Hosted Rental w/ Permit</td>
</tr>
<tr>
<td></td>
<td>• Bed and Breakfast w/ Use Permit</td>
</tr>
</tbody>
</table>
USES TODAY

29 Properties

- 22 residential uses
- 4 commercial uses
- 1 vacant commercial building w/use permit
- 1 agricultural use
- 1 public facility use
- 1 vacant property
CURRENT LAND USE
WHY CORRECT?

- Property must conform to General Plan Policies
- Limit expansion of Commercial Uses
- Freestone is a Historic District
HOW WILL IT AFFECT PROPERTY?

- Commercial property $\rightarrow$ Rural Commercial (RC) zoning
- Residential property $\rightarrow$ Rural Residential (RR) zoning
- No more split zoning
- Use Permits continue indefinitely
Questions?
MAP EXERCISE

Place 1 sticker on each property to designate it as commercial or residential.