Freestone Zoning and Land Use Changes

"It has been said that preservation engages the past in a conversation with the present over a mutual concern for the future."
-William Murtagh, first keeper of the National Register of Historic Places

Permit Sonoma is recommending that the land use designation and zoning of 17 properties be changed in order to conform to the County General Plan. This proposal will limit future commercial use in Freestone.

The 1989 General Plan Policy LU-12e requires that Limited Commercial (LC) land use designations be applied only to properties with existing commercial uses and limits the expansion of commercial designations.

Permit Sonoma staff reviewed the land use designation and zoning of 29 individual parcels in Freestone. Staff determined that 16 parcels were designated as Limited Commercial which had no existing commercial uses. The land use designation and zoning of these 16 parcels are in conflict with General Plan Policy LU-12e.

Current Freestone Land Use Map

[Map showing current land use designation and zoning in Freestone]
How Will the Changes Affect Property in Freestone?

Property in Freestone that is recommended to be commercial will retain or be assigned the Limited Commercial land use designation and Commercial Rural zoning. Current and future commercial uses will be allowed on these properties.

Properties recommended as residential will be designated and zoned for residential uses only. Legally established commercial uses, with a use permit, taking place on residential properties would be allowed to continue.

The total number of properties designated Limited Commercial and zoned Rural Commercial would be reduced from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Rural Commercial would be reduced from a total of 21.65 acres to 7.74 acres.

Recommended Land Use Changes

For more information, the Freestone Land Use and Zoning Corrections webpage can be accessed at: sonomacounty.ca.gov/PermitSonoma/Freestone

For more information or to submit comments on the Freestone Zoning and Land Use Corrections please contact: Matt Gilster at 707-565-5276; or e-mail to matt.gilster@sonoma-county.org; or mail to: Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403.