



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Pass, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area.

### LOCAL LAND USE POLICIES

#### Agricultural Preservation

Agriculture continues to be an important component of some communities in the Pass. Not only do these agricultural areas provide grazing land, but they help to preserve some visual open space and distinguish communities from each other.

**Policies:**



PASS 7.1 Protect farmland and agricultural resources within the Pass planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture Land Use Designation Policies section of the General Plan Land Use Element.



A Cherry tree in bloom

#### Third and Fifth Supervisorial District Design Guidelines

In July 2001, the County adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new structures display a look of quality development now and in the future; encouraging efficient homes that are interesting and varied in appearance; utilizing building materials that promote land use while promoting high quality communities; incorporating conveniently located parks, trails, and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

**Policies:**



PASS 8.1 Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District.