



City of Shasta Lake Comprehensive Zoning Ordinance Update Information

Hello Shasta Lake residents,

We wanted to reach out and let you know about an essential update to the City of Shasta Lake's zoning code that is currently underway. This is an opportunity for you to provide input on how our city will grow.

This will be the first time since incorporation in 1992 that the community will be creating a zoning plan that 100% reflects the vision and direction of the Shasta Lake General Plan (updated in 2022). Although the current zoning code has been updated several times, it remains essentially the same zoning ordinance brought over from Shasta County when the city was incorporated.

The update to the zoning code will impact land use, property development, and the overall character of our community for years to come. Your thoughts and ideas are needed; we want to hear from you! There are several ways to get involved in this process, including attending public meetings, submitting comments online, or directly contacting your Development Services staff.

We encourage you to explore the topics below and to get involved in any way that works best for you. Thank you for your time and commitment to making Shasta Lake a better place to live, work and play! We look forward to hearing your thoughts and ideas as we work together to shape the future of our community.

Best regards,

City of Shasta Lake Development Services Department

FAQs about the City of Shasta Lake Comprehensive Zoning Ordinance Update

1) Why is the City updating the local zoning laws?

The City's zoning ordinances must legally be consistent with and conform to the Shasta Lake General Plan. This means that the zoning ordinance must implement the policies and programs of the general plan and reflect the land use map of the general plan. This requirement for conformity requires that the community update its current decades-old zoning ordinance and zoning map.

2) What is zoning?

Zoning is a way that cities and counties regulate how land is used. It involves dividing the land area into different zones (called "zoning districts" - like residential, commercial, or industrial) and setting standards about what types of buildings and activities are allowed in each zone. This helps to manage development in a way that benefits the entire community and achieves their vision for their community. Zoning is established in the local laws of the community.

3) What are the benefits of having a zoning ordinance?

A zoning ordinance can benefit the community in several ways. First and foremost, it helps manage growth and development in a way that considers benefits for the entire community. By dividing the area into different zones and setting rules about what types of buildings and activities are allowed in each zone, zoning can help ensure a balance and compatibility between different land uses. Over the years, this can help prevent land use conflicts between residential neighborhoods and commercial or industrial areas.

In addition, a zoning ordinance can help protect property values by ensuring that incompatible land uses do not negatively impact adjacent properties. For example, zoning rules that limit noise, pollution, and traffic may protect a residential area from the negative impacts of a nearby industrial or commercial site.

Overall, a good zoning ordinance can help create a more livable, sustainable, and equitable community. By ensuring that land is used in a way that benefits everyone, zoning promotes economic development, protects property values, and enhances the quality of life for residents.

4) What are the downsides of zoning?

While zoning can help regulate land uses and promote community development, there are also potential downsides to consider. Zoning can lead to exclusionary practices that limit access to certain areas or resources – for example, the construction of affordable multiple-family housing can be more challenging, and it can also hinder innovation and creativity in urban planning. Furthermore, some argue that zoning can potentially contribute to urban sprawl and disinvestment in some neighborhoods. Overall, it's important to balance the benefits and drawbacks of zoning when updating a zoning ordinance.

5) How does the zoning ordinance update relate to the new Shasta Lake General Plan?

Zoning ordinances and general plans are two related but distinct documents that regulate land use and development in a city. A general plan is a long-term vision that guides the growth and development of an area, while a zoning ordinance is a set of local laws that implement the policies of a general plan by regulating the use, size, and appearance of buildings and structures within each zone or district. If there is a conflict between the zoning ordinance and the general plan, the general plan prevails. Therefore, any changes to the zoning ordinance must be based on the general plan or require an amendment to the general plan.

A general plan typically includes several elements, such as land use, housing, transportation, conservation, open space, safety, and noise. Each element contains goals, objectives, policies, and programs that address the community's current and future needs. A general plan also includes a land use map that shows the desired location and intensity of land uses, such as residential, commercial, industrial, agricultural, public, and open space.

A zoning ordinance is a detailed and specific document that divides the land into different zones or districts, such as single-family residential, multi-family residential, commercial, industrial, agricultural, and mixed-use. Each zone has a set of regulations that specify the permitted, conditional, and prohibited uses within that zone. A zoning ordinance also regulates the size, height, density, setback, parking, landscaping, and to a lesser degree, the design of buildings and structures within each zone. A zoning ordinance also includes a zoning map that shows the boundaries of each zone or district.