



City of Adelanto

Community Development Department

GENERAL PLAN AMENDMENTS/ ZONE CHANGES

This explains what a “General Plan Amendment/Zone Change” is, and how it affects the community.

What is a “General Plan?”

Land use planners prepare a document called a “general plan” to guide overall building activities in the City. The general plan designates what land uses can go where. Also, the general plan represents the City’s long-term vision for land uses. It directs land use decisions in our community and includes goals, policies and maps to guide decisions. State law requires every general plan to include seven elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

What is “Zoning?”

Zoning divides land into different districts or “zones.” Zoning regulates what land uses can go in what zone. For example, housing goes in areas zoned for residential uses. Zoning regulations also set building and other standards, including building height, setbacks, parking areas, signage, and landscaping.

If someone wants to use their property for something other than what it is zoned for, they can request that the zoning for that property be changed. This is a *zone change* request.

Sometimes certain kinds of uses in a zone are allowed, but only with restrictions and government review. The “conditional use permit” process is an example.” For more information on the City’s general plan/zoning districts, please refer to the *Zoning Districts* information sheet.

What is a “General Plan Amendment/Zone Change?”

From time to time, people propose changes to our general plan and zoning map. Sometimes the proposal to change zones comes from someone who wants to do something different on their property than what the general plan indicates. Other times, amendments reflect changes in the City’s views of what best serves the community.

In the City of Adelanto, the general plan map and zoning map are combined into one; therefore, general plan amendments and zone changes occur simultaneously.

Key Questions for GPA/ZC’s

- Does the proposed amendment reflect our reviews on which land uses should go where?
- Would a change violate other policies in the general plan?
- Is changing the rules fair? How would a change affect others who have followed the rules?
- How will the change affect public services and facilities (for example, roads, schools, sewers, water systems, and police and fire services?)
- Is the change consistent with land use planning and other laws?