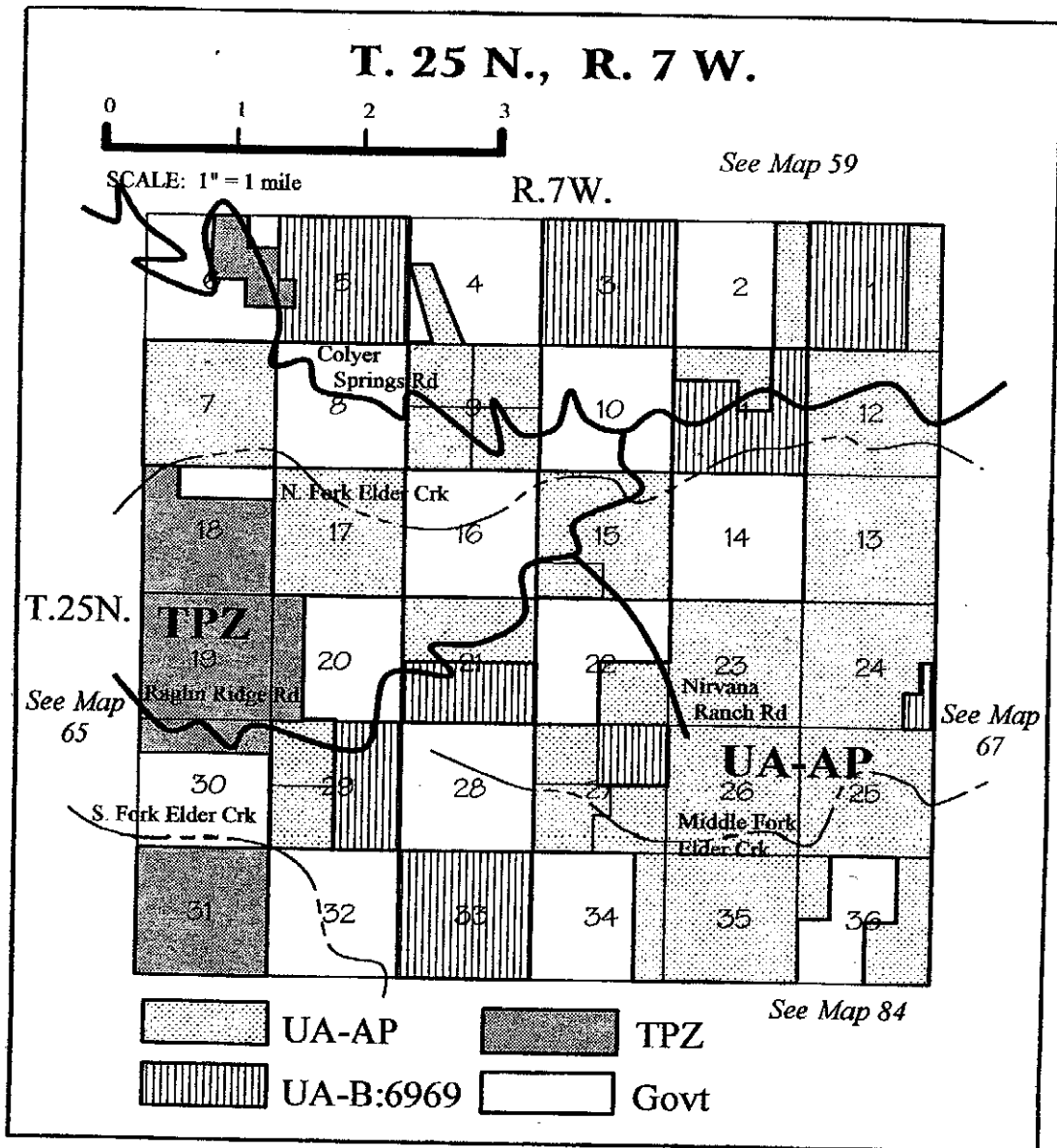


Tehama County

ZONING CODE

Adopted: March 15, 1983



Rec. 12/22/2005

ZONING DESIGNATIONS (General Plan)

Agricultural

- UA Upland Agricultural (Grazing)
- EA Exclusive Agriculture (Cropland)
- (R1-A-T-B:217 in some areas is Composite Cropland)

Residential

- RE Residential Estates (Suburban)
- R1 One-Family Residential (Urban, Rural Small Lot/B:86, or Rural Large Lot/B:435)
- R2 Two-Family Residential (Urban or Suburban)
- R3 Neighborhood Apartment District (Urban)
- R4 General Apartment District (Urban)

Commercial

- C1 Neighborhood Commercial (General commercial)
- C2 Community commercial (General commercial)
- C3 General Commercial (General Commercial)
- C4 Local Convenience Center Commercial (Local Convenience)
- GR General Recreation (Commercial Recreation)

Industrial

- M1 Light Industrial (General Industrial)
- M2 General Industrial (General Industrial)

Others

- PD Planned Development
- AV Airport
- PF Primary Floodplain
- NR Natural Resource Lands and Recreation
- PA Public Agency
- TPZ Timber Preserve

Combining Districts (often combined with above zoning districts)

- A Animal Raising (allows restricted agricultural uses)
- B Special Building Site (identifies minimum lot sizes - see below)
- S Special Highway Frontage (primarily sign restrictions)
- H Special Height (number following "H" identifies maximum height in feet)
- P Special Parking (identifies minimum parking requirements)
- AGB Agricultural Buffer (subject to special site plan review)
- MH Special Mobile Home (allows mobile homes in R districts)
- AP Agricultural Preserve (Williamson Act contract)

To determine the minimum lot sizes

- UA alone = 40 acre minimum
- UA-B:6969 or UA-AP = 160 acre minimum
- EA alone = 10 acre minimum
- EA -B:871 = 20 acre minimum
- EA-AP = 40 acre minimum

In residential zoning districts, the number "B" identifies the minimum lot size. If you add three zeros to the number & divide by 43,500 sq. ft. (approx. One acre), you will find the approximate number of acres that is the minimum lot size (or density) for that district.

- Examples: B:435 = 435,000 sq. ft. Minimum ÷ 43,500 sq. ft. ≈ 10 acres minimum
B:10 = 10,000 sq. ft. Minimum ÷ 43,500 sq. ft. ≈ .25 (¼) acre minimum

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Chapter 17.12

E-A EXCLUSIVE AGRICULTURAL DISTRICT

Sections:

- 17.12.010 Purpose.
- 17.12.020 Uses permitted.
- 17.12.030 Uses requiring use permits.
- 17.12.040 Yards.
- 17.12.050 Lots.
- 17.12.060 Building height.
- 17.12.070 Parking.

17.12.010 Purpose.

- A. The purpose of the E-A, exclusive agricultural district classification is to implement the crop lands designation or category of the agricultural element of the county general plan by recognizing lands capable of supporting crop production by operators and protecting them from incompatible uses and other detrimental effects.
- B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all E-A districts.

17.12.020 Uses permitted. Uses permitted in an E-A district shall be as follows:

- A. The primary use permitted in an E-A district shall be the production of crops.
- B. Secondary uses for lands in this district include the grazing of livestock and semi heavy agriculture as defined in Section 17.04.130.
- C. In addition to the principal and secondary uses specified in Subsections A & B of this section, lands in this district may be used for residential purposes accessory to the principal or secondary uses. Such accessory residential uses shall be limited to the principal residence of the owner or operator (mobilehome or conventional house).
- D. Additional housing may be permitted through the Use Permit process pursuant to Section 17.12.030 and Chapter 17.70 (Use Permits) or pursuant to Section 17.08.050 "Granny Housing".
- E. In order to secure financing, one family member dwelling may be located on a lot not exceeding five acres in size and separately created for this purpose; provided that the owner of the original parcel shall record a document concurrent with the recording of the final subdivision map stating that the two parcels are merged for the purpose of zoning, subdivision, and other land use regulations of the County.
Family member dwellings in excess of one per full-time operation shall normally not be located on separate legal lots. In order to secure financing, one-family member dwelling in excess of one per full-time operation may be located on a lot not exceeding five acres in size and separately created for this purpose; provided, that the owner of the original parcel shall record a document concurrent with the recording of the final subdivision map

17.12.020 - 17.12.070

stating that the two parcels are merged for the purposes of the zoning, subdivision and other , land use regulations of the county.

G. Home occupations.

17.12.030 Uses requiring use permits. Uses requiring use permits in an E-A district shall be as follows:

- A. Heavy agricultural uses as defined by Section 17.04.060.
- B. Youth ranches, educational or religious institutions or similar uses.
- C. Additional farm labor or caretaker housing.
- D. Soil Amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by the California Health and Safety Code, Title 22, Section 25117 and Sections 66261.10 through 66261.33.
- E. Commercial shooting ranges as defined in Section 17.04.045.
- F. Commercial cattle and hog feed lots.
- G. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery.

17.12.040 Yards. Yard requirements in an E-A district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Minimum rear yards, twenty feet;
- C. Minimum side yards, ten feet; six feet on non-conforming parcels of 10 acres or less.

17.12.050 Lots. Minimum lot area in an E-A district shall be ten acres to forty acres, as specified by the particular zoning district.

17.12.060 Building height. Maximum building height in an E-A district shall be two and one-half stories, but not to exceed thirty-five feet for residential buildings.

17.12.070 Parking. Minimum vehicle parking in an E-A district shall be one space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses.

Chapter 17.64

AP AGRICULTURAL PRESERVE COMBINING DISTRICT

Sections:

17.64.010 Generally.

17.64.020 Provisions for inclusion in district.

17.64.030 Minimum lot size requirements.

17.64.010 Generally.

A. The AP, Agricultural preserve combining district classification is intended to be applied in combination with the E-A, U-A and PF district classifications upon lands which are found to be suitable for agricultural purposes and other purposes compatible therewith.

B. This district is consistent with and is intended to implement the policies of the croplands and grazing lands categories of the agricultural lands element of the county general plan.

17.64.020 Provisions for inclusion in district. All agricultural lands, as defined by the agricultural lands element of the general plan, are eligible for inclusion within an AP district, subject to the following:

The following standards shall apply to establish an agricultural preserve and join an existing agricultural preserve:

A. To establish an agricultural preserve, property ownership and minimum acreage shall be either of the following:

1. One ownership of forty acres minimum, no described parcel less than forty acres or nominal 1/4 quarter section which is located within the C, Cropland classification of the General Plan.

2. One ownership of one hundred sixty acres minimum, no described parcel less than one hundred sixty acres or nominal 1/4 section, located within the G, Grazing classification of the General Plan.

B. Notwithstanding the above, contiguous lands may be added to existing agricultural preserves in the following manner:

1. Title to the land to be added must be held in exactly the same manner as title is held in the existing Ag Preserve land; and

2. Lands to be added must be contiguous and must be merged with the existing Ag Preserve land through the recordation of a Certificate of Merger in order to prevent future sales of the individual parcels.

2. A rescission of contract and simultaneous entry into a new contract shall be

17.64.020-17.64.040

perfected in accordance with Section 51254 of the California Government Code at the time of application approval.

17.64.030 Minimum lot size requirements.

- A. When combined with the UA district the acreage required to create new parcels is one hundred sixty acres, i.e., UA-AP = one hundred sixty acres minimum.
- B. When combined with the EA district the acreage required to create new parcels is forty acres, i.e. EA-AP = forty acre minimum.
- C. When combined with the PF district the acreage required to create new parcels shall be commensurate with land use classification maximum density requirement, i.e.:
 - 1. PF-AP in G, grazing = one-hundred-sixty-acre minimum;
 - 2. PF-AP in C, cropland = forty-acre minimum;
 - 3. PF-AP in NH, habitat resource = forty-acre minimum.
- D. Existing parcels are allowed to be sold or conveyed for any purpose in the form that they were recognized by the county assessor at the time the land was placed under the Ag Preserve Contract; provided, that the parcels meet the requirements of the California State Subdivision Map Act and the county land division ordinance. A certificate of compliance may be required to effect such a conveyance.