

Sections:

18.18.010 - Purpose.

The purpose of an AE zone is to protect agriculture as an integral part of the county's economy and lifestyle by limiting incompatible land uses and reserving lands that have a combination of size, water availability, soils and location suited to agriculture as defined in the general plan. The AE zone is consistent with the exclusive agriculture general plan designation, and may be applied to other high quality agricultural lands, or lower quality lands that are an integral part of a ranch or farm operation, provided there are no conflicts with the general plan. The AE zone also provides for uses which support or complement agricultural uses and resource based uses such as mining, provided adverse impacts do not occur to agricultural uses in the vicinity and the siting of the use in the AE zone overrides the necessity of maintaining the land for agricultural uses.

(Ord. 236-73 Exh. A(part), 1991)

18.18.020 - Regulations applicable.

The regulations set out in this chapter shall apply in all AE zones, and shall be subject to the provisions and limitations set out in Chapters 18.100 through 18.112 of this title.

(Ord. 236-73 Exh. A(part), 1991)

18.18.030 - Uses permitted.

- A. The growing and harvesting of tree, vine, field, forage, and any other crops; nurseries, greenhouses, or, hydroponics;
- B. The maintaining, raising, breeding, and management of livestock, poultry, and specialty animals; aquaculture or apiaries;
- C. Agricultural management practices such as grading, soil preparation, erosion control, pest abatement, fertilizing, irrigation, aerial spraying, and other practices customary to the particular agricultural operation;
- D. Buildings and structures accessory to and customarily used in conjunction with an agricultural operation including those for the storage of equipment, supplies, produce, feed, and petroleum products for use by the owner or occupant, equipment repair, storage tanks, irrigation structures, stock watering ponds, or reservoirs;
- E. Storage and associated packaging and shipping of agricultural products accessory to a bona fide agricultural operation in which at least 50 percent of such products were produced;
- F. Processing and associated packaging and shipping of agricultural products accessory to a bona fide agricultural operation in which at least 50 percent of such products were produced, or where the resulting product is consumed or used in the agricultural operation rather than marketed for direct or indirect compensation;
- G. Roadside stands for the sale of agricultural produce grown on the parcel where the agricultural operation

is located;

- H. Farm forestry; forest management and fish and wildlife enhancement projects ([section] 18.100.010);
- I. Flood control or ground water recharge projects;
- J. Low intensity recreational uses;
- K. Private energy development, commercial energy exploration;
- L. Residential uses when the parcel is not at least 75 acres, one, one-family dwelling and accessory uses.
- M. Public uses and public utilities, when land is not taken out of production and the use does not conflict with the purpose of the AE zone, excluding uses in section 18.18.050, residential care facility (small).
- N. Child and adult day care (small). For child day care use permit conditions are restricted to the provisions of Section 1597.46 of the California Health and Safety Code.
- O. Supportive housing consistent with requirements of the county's residential housing standards, section 18-5.1000.
- P. Transitional housing consistent with requirements of the county's residential housing standards, section 18-5.1000. Manufactured homes (18.100.050.I).
- Q. One accessory or secondary unit when the lot has a primary dwelling unit (18.100.010.6).
- R. Similar uses (18.100.010).

(Ord. No. 236-146, 12-12-2017; Ord. No. 348, 7-20-2011; Ord. 236-73 Exh. A(part), 1991)

18.18.040 - Uses permitted with an administrative permit.

Uses permitted with an administrative permit subject to the provisions in Section 18.100.020 or as specified, are as follows:

- A. Assemblage of people;
- B. When the parcel is not at least seventy-five acres, one second dwelling, temporary family care dwelling, guest house or farm employee housing;
- C. The following uses provided the building site is located at least five hundred feet from all land zoned RH, RL, RR, or RT:
 - 1. Private airstrip accessory to a bona fide agricultural operation.
 - 2. Sale, rental or repair of agricultural machinery, implements, or equipment.
 - 3. Storage or sale of farm supplies of all kinds including fertilizer, agricultural minerals and chemicals, feed, or fencing materials.
 - 4. Agricultural services for the performance of earthwork, animal husbandry, horticultural services; services relating to the transportation of agricultural products including the maintenance and repair of such trucks.
 - 5. Veterinarian services, kennels.
 - 6. Commercial agricultural storage facilities.
 - 7. Commercial energy exploration.

(Ord. No. 348, 7-20-2011; Ord. 236-73 Exh. A(part), 1991)

18.18.050 - Uses permitted with a use permit.

- A. Uses in section 18.18.040 when the criteria in that section are not met;
- B. All other agricultural uses necessary or appropriate to support the agricultural economy of the county when there are no conflicts with the general plan or this title; auction yard; commercial feed lot;
- C. Commercial timber or wood processing facilities;
- D. Above-ground public utilities transmission lines not located within an existing right-of-way; commercial energy facilities;
- E. Public uses that are sensitive uses;
- F. Mining (18.100.030); other resource-based industries;
- G. Commercial recreational facilities;
- H. Waste facilities;
 - I. Similar uses (18.100.030);
 - J. Residential care facility (large);
 - K. Child and adult day care (large). For family day care (children) use permit conditions are restricted to the provisions of Section 1597.46 of the California Health and Safety Code.

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.18.060 - Development standards.

Except as otherwise provided in Chapter 18.110:

- A. Minimum yards:
 - 1. Front, side street: Dwellings and nonfarm buildings: twenty feet; farm buildings: ten feet.
 - 2. Rear, side: Dwellings: fifty feet.
- B. Maximum lot coverage: Ten percent, except parcels five acres or less shall not be subject to the ten percent restriction.
- C. Access, parking, height limits, signs, other: As provided in Chapter 18.110.

(Ord. 236-73 Exh. A(part), 1991)

18.18.070 - Development standards—Minimum lot size.

Eighty acres, except as provided in Section 18.110.020 and as follows: A. One acre, when all the following criteria are met. Evidence of compliance shall accompany all applications for division.

- 1. The proposed one acre minimum lot has situated on it a residential, industrial, or commercial facility which is at least ten years old on the date the application to divide the property is filed, the facility has a minimum current market value of at least ten thousand dollars as determined by the county assessor, and the facility has value as a viable and continuing use. This subsection shall allow for the one-time division of a dwelling from each agriculture operation such that an approximate density of one division per eighty acres is not exceeded.
- 2. The existing parcel is at least seventy-five acres, and the proposed one acre minimum lot

includes only the confined building site not to exceed five acres. The five acre maximum may be exceeded when it is demonstrated that the physical characteristics of the project site justify a larger parcel size.

3. It is demonstrated that the division will not interfere with the agricultural viability of the remaining agricultural operation or agricultural operations in the area.
 4. Prior to recordation of the division, an application to apply the M zone to the one acre minimum lot and that portion of the remaining agricultural operation zoned AE which qualifies it for the division must be approved by the county to prohibit the future division of any future dwelling, second dwelling, or farm employee housing pursuant to the one acre minimum provision in this subsection.
- B. Five acres, when all the following criteria are met. Evidence of compliance shall be included with all applications for division.
1. The existing parcel is at least eighty acres, and the total acreage proposed for division does not exceed ten percent of the existing parcel size.
 2. It is demonstrated that the division(s) will not interfere with the agricultural viability of the remaining agricultural operation or agricultural operations in the area.
 3. It is demonstrated that the land proposed for division is not suited to production due to the physical characteristics of the property and does not meet the criteria for defining highest value or lower value exclusive agricultural land in the general plan.
 4. Prior to recordation of the division, an application to apply the M zone to the five acre minimum lot and every portion of the remaining agricultural operation zoned AE which qualifies it for the division must be approved by the county to prohibit the future division of any dwelling, second dwelling, farm employee housing, or other portion of the property pursuant to the provisions in this section.

(Ord. 236-73 Exh. A(part), 1991)

Chapter 18.66 - UNCLASSIFIED (U) ZONE

Sections:

18.66.010 - Purpose.

To be applied as a holding zone until a precise zoning district has been adopted for the property. All new uses in this zone shall be consistent with applicable policies in the general plan.

(Ord. 236-73 Exh. A(part), 1991)

18.66.020 - Regulations applicable.

In the interim period while property is zoned U, the regulations in this chapter shall apply, subject to the provisions and limitations in Chapters 18.100-18.112.

(Ord. 236-73 Exh. A(part), 1991)

18.66.030 - Permitted uses.

The following uses are permitted provided no use shall conflict with applicable general plan policies:

- A. Uses specified in section 18.24.030, subsections A. through L., N. and O.
- B. Residential uses specified in section 18.24.030.M; provided that for lands designated exclusive agriculture on the general plan land use map, section 18.18.030, subsection L. shall apply.
- C. Emergency shelter if located within an "urban area" (only within locations where community services are located, such as near Alturas and Cedarville) as identified in the general plan and in compliance with all performance standards of section 18.110.090 of this code (not located within the Cal Pines community area).

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.66.040 - Uses permitted with an administrative permit, subject to the provisions in section 18.100.020 or as specified.

- A. Assemblage of people;
- B. Guest house;
- C. The uses in section 18.24.040, subsection C. subject to the specified criteria; provided that this subsection shall not apply to property located in any area designated urban areas or rural residential on the general plan land use plan, and the property is not located on the general plan Alturas area land use map.

(Ord. No. 236-146, 12-12-2017; Ord. No. 348, 7-20-2011; Ord. 236-73 Exh. A(part), 1991)

Editor's note— Ord. No. 236-146, adopted Dec. 12, 2017, changed the title of § 18.66.040 from "Uses permitted with an administrative permit" to read as herein set out.

18.66.050 - Conditional uses.

The following uses may be considered with a use permit, provided the use does not conflict with the applicable general plan policies:

- A. Administrative permit uses when the criteria are not met;
- B. Uses in Section 18.66.040 which are not otherwise prohibited by law.

(Ord. 236-73 Exh. A(part), 1991)

18.66.060 - Development standards.

Except as provided in Chapter 18.110:

- A. Minimum lot size: Three acres, except as follows:
 - 1. As a condition of development, the approving body may require a substantial increase in minimum lot size for the purpose of mitigating impacts to resources and facilitating services, pursuant to the general plan and any applicable specific plan.

B. Minimum yards:

1. Front, side street: Dwellings and nonfarm buildings: twenty feet; farm buildings: ten feet.
2. Rear, side: Five feet; except where a U zone abuts an RH, RL, or RR zone, the yard for farm buildings shall be twenty feet; where a U zone abuts an AE zone, the yard for dwellings shall be fifty feet.

C. Access, parking, height limits, signs, other: as provided in Chapter 18.110.

D. Maximum lot coverage: Ten percent, excluding lots less than five acres.

(Ord. 236-73 Exh. A(part), 1991)

Chapter 18.82 - MINIMUM LOT SIZE (M) ZONE

Sections:

18.82.010 - Purpose.

The M zone is an overlay zone and is intended to be applied in combination with other zones for the purpose of protecting resources, reducing environmental impacts and preserving the character of a particular area, through the restriction of subdivision.

(Ord. 236-73 Exh. A(part), 1991)

18.82.020 - Regulations applicable.

The regulations in this chapter shall apply in all M zones, in addition to the regulations in the principal zone which the M zone overlays provided that the M zone shall specify the minimum lot size in lieu of that designated for the zone which it overlays.

(Ord. 236-73 Exh. A(part), 1991)

18.82.030 - Development standards-Lot regulations.

In an M zone, the minimum lot size shall be the size of the property to which the M zone is applied; or alternatively, the minimum lot size shall be designated upon application of the M zone such that M-20 shall designate a twenty acre minimum lot size. Notwithstanding any other provision in this title, any lot or parcel in the M zone may be increased in size through a lot line adjustment or merger when necessary for health, welfare or safety reasons.

(Ord. 236-73 Exh. A(part), 1991)

Zoning map

005-060-013

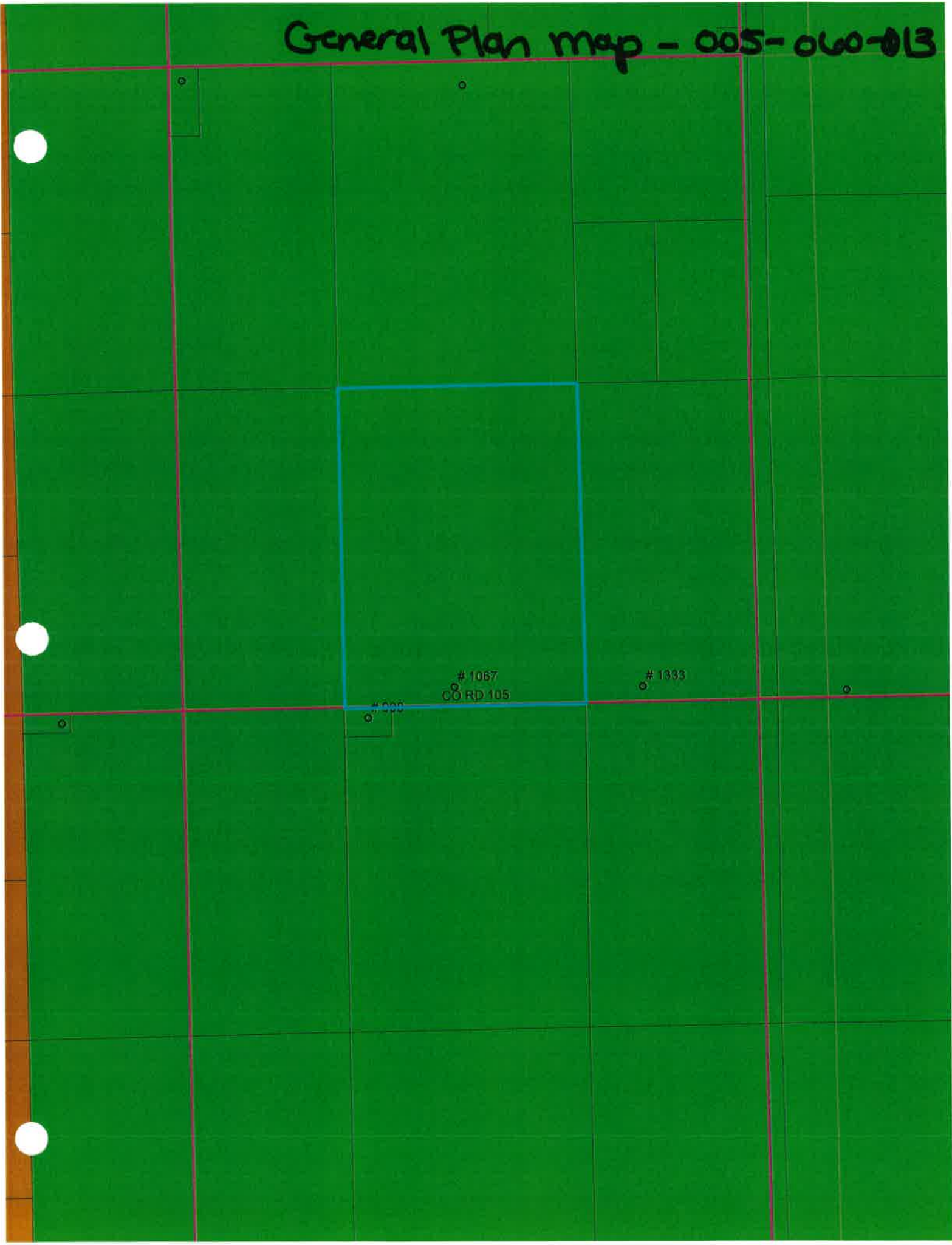


#1067
CO RD 105

#1333

#088

General Plan map - 005-060-013



AERIAL VIEW FROM GIS MAP
APN # 005-060-013

1037
CO RD 105

908

