

QUICK ZONING REFERENCE

Chapter 17.10 - AG-1 AGRICULTURAL/UPLAND DISTRICT^[2]

17.10.010 - Purpose.

The purpose of the AG-1, Agricultural/Upland district classification is to implement the Upland Agriculture lands designation of the Land Use element of the Tehama County General Plan by recognizing lands capable of supporting grazing activities; providing for areas of intensive and extensive agriculturally-compatible uses; identifying and conserving areas of important open space, recreation, scenic, and natural value; and accommodating the use of land for compatible non-agricultural uses including commercial recreation, hunting and fishing, resource protection and management and habitat management.

Chapter 17.11 - AG-2 AGRICULTURAL/VALLEY DISTRICT

17.11.010 - Purpose.

A. The purpose of the AG-2, Agricultural/Valley district classification is to implement the Valley Floor Agriculture lands designation of the land use element of the Tehama County General Plan by recognizing lands which are suited for, and are appropriately retained for, the production of orchard and field crops. This district classification includes lands with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted nonagricultural uses within this district, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

Chapter 17.12 - AG-3 AGRICULTURAL/EL CAMINO DISTRICT^[3]

17.12.010 - Purpose.

A. The purpose of the AG-3, Agricultural/El Camino district classification is to implement the Valley Floor Agriculture - El Camino lands designation of the Land Use element of the Tehama County General Plan, applicable within the boundaries of the El Camino Irrigation District, by recognizing lands which are suited for, and are appropriately retained for, rural residential living opportunities; the small-scale production of orchard and field crops and the limited keeping of animals. This district classification includes lands with present or future potential for small-farm and hobby-farm agricultural production, the limited keeping and grazing of animals, and agricultural supporting land uses. Permitted non-agricultural uses within this district, to the greatest extent possible, should be limited to rural residential dwellings, agriculture supporting land uses and land uses that will not impact agricultural and rural living uses within in the El Camino and surrounding areas.

Chapter 17.13 - AG-4 AGRICULTURAL/CAPAY DISTRICT

17.13.010 - Purpose.

A. The purpose of the AG-4, Agricultural/Capay district classification is to implement the Valley Floor Agriculture - Capay lands designation of the land use element of the Tehama County General Plan, applicable within the unincorporated community of Capay, by recognizing lands which are suited for, and is appropriately retained for, the production of orchard and field crops. This district classification includes lands with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed

smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses within this district, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

Chapter 17.14 - RE RESIDENTIAL ESTATE DISTRICT

17.14.010 - Purpose.

- A. The purpose of the RE, residential estate district classification is to implement the suburban residential designation or category of the development pattern and community organization element of the county general plan.

Chapter 17.16 - R-1 ONE-FAMILY RESIDENCE DISTRICT

17.16.010 - Purpose.

- A. The R-1, one-family residence district classification is intended to be applied in areas where topography, access, utilities and public services make the land suitable and desirable for single-family home development, and where the regulations of this classification will supply the necessary protection for such development. This district classification is consistent with the urban residential land use designation or category of the development pattern and community organization element of the county general plan. This district classification is also consistent with the rural small lot and rural large lot land use designations with the application of the B combining district set out in Chapter 17.50 to restrict the maximum density to those permitted under the RS and RL classifications.

Chapter 17.18 - R-2 TWO-FAMILY RESIDENCE DISTRICT

17.18.010 - Purpose.

- A. The R-2, two-family residence district classification is intended to be applied in areas close to urban centers where all utilities are available and where housing demand justifies a density of two families per lot. This district classification is consistent with the urban residential land use designation or category of the development pattern and community organization element of the county general plan.

Chapter 17.20 - R-3 NEIGHBORHOOD APARTMENT DISTRICT

17.20.010 - Purpose.

- A. The R-3, neighborhood apartment district classification is intended to be applied where it is reasonable to permit and protect garden-type low density apartment developments. This district is consistent with urban residential designation or category of the land use and housing elements of the county general plan.

Chapter 17.22 - R-4 GENERAL APARTMENT DISTRICT

17.22.010 - Purpose.

- A. The R-4 district classification is intended to be applied in areas suitable for higher density residential uses and for professional offices and institutional uses, with adequate provisions for off-street parking. This district is consistent with the urban residential designation or category of the land use and housing elements of the county general plan.

Chapter 17.24 - C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

17.24.010 - Purpose.

- A. The C-1, neighborhood commercial district classification is consistent with the general commercial designation or category of the land use and housing elements of the county general plan. This district provides locations for commercial facilities providing for the sale of daily needs and convenience goods and personal services. Neighborhood commercial districts include both storefront commercial areas along streets, as well as small shopping centers with their own off-street parking.

Chapter 17.26 - C-2 COMMUNITY COMMERCIAL DISTRICT

17.26.010 - Purpose.

- A. The C-2, community commercial district classification is consistent with the general commercial designation or category of the land use and housing elements of the county general plan. It is intended to be applied where complete retail sales facilities are necessary for community service and convenience.

Chapter 17.28 - C-3 GENERAL COMMERCIAL DISTRICT

17.28.010 - Purpose.

- A. The C-3, general commercial district classification is intended to provide for a wide range of goods and services required by residents and business firms and which are inappropriate in community or neighborhood centers due to size or operating characteristics, or are not economically feasible in such centers. This district classification is consistent with the general commercial designation or category of the land use and housing elements of the county general plan of the county general plan.

Chapter 17.30 - C-4 LOCAL CONVENIENCE CENTER COMMERCIAL DISTRICT

17.30.010 - Purpose.

- A. The C-4, local convenience center commercial district classification is intended to provide a limited selection of convenience goods to provide a neighborhood center for the vicinity and the provision of goods and services necessary to support the needs of the local communities. This classification is consistent with the neighborhood center category of the land use and housing elements of the county general plan.

Chapter 17.32 - G-R GENERAL RECREATION DISTRICT

17.32.010 - Purpose.

- A. The G-R, general recreation district classification is intended to be applied to land areas in private ownership which are suitable for and are or may be used and developed primarily for recreational purposes based on their natural resource value; and to lands adjacent thereto and affected thereby in accordance with the commercial recreation category or designation of the general plan.

Chapter 17.34 - M-1 LIGHT INDUSTRIAL DISTRICT

17.34.010 - Purpose.

- A. The purpose of the M-1, light industrial district classification is to provide opportunities for light industrial land uses and support facilities. This district is consistent with the general industry category of the land use and housing elements of the county general plan.

Chapter 17.36 - M-2 GENERAL INDUSTRIAL DISTRICT

17.36.010 - Purpose.

The purpose of the M-2, general industrial district classification is to provide opportunities for heavy industrial land uses and support facilities. This district is consistent with the general industry category of the development pattern and community organization element of the county general plan.

Chapter 17.38 - PD PLANNED DEVELOPMENT DISTRICT

17.38.010 - Purpose.

A. The PD, planned development district classification is intended to be applied on parcels of land which, in the opinion of the planning commission, are suitable for and of sufficient acreage to contain a planned community or development.

Chapter 17.40 - AV AIRPORT DISTRICT

17.40.010 - Purpose.

A. The AV, airport district classification is intended to be applied on properties used or planned to be used as airports and all lands within the 55 CNEL noise contour of the Red Bluff Municipal Airport and Corning Municipal Airport, as identified in the Red Bluff Municipal Airport Master Plan and the Corning Municipal Airport Master Plan, as amended, where special regulations are necessary for the protection of life and property.

Chapter 17.42 - PF PRIMARY FLOODPLAIN DISTRICT

17.42.010 - Purpose.

A. The PF, primary floodplain district is intended to be applied by the county to properties which lie within a primary floodway which, for the purposes of this title, shall be construed to be a stream channel, and the portions of the adjacent floodplain as are required to efficiently carry the flood flow of the stream and on which properties special regulations are necessary for the minimum protection of the public health and safety and of property and improvements from hazards and damage resulting from floodwaters.

Chapter 17.44 - NR NATURAL RESOURCE LANDS AND RECREATION DISTRICT⁽⁴⁾

17.44.010 - Purpose.

A. The NR, natural resource lands and recreation district classification is intended to be applied to properties which are found most properly to be preserved in a natural state and/or to provide open space buffer areas in which uses are restricted to recreational, conservation or light agricultural types and including accessory and public services uses. This district is consistent with and designed to implement the Habitat Resources and Resource Lands designations of the land use element of the Tehama County General Plan.

Chapter 17.65 - FS FARMLAND SECURITY COMBINING DISTRICT

17.65.010 - Generally.

A. The FS, farmland security combining district classification, is intended to be applied in combination with the EA and PF district classifications upon lands which are found to be suitable for agricultural purposes and other purposes compatible therewith.

Chapter 17.66 - TPZ TIMBER PRODUCTION ZONING DISTRICT

17.66.010 - Purpose.

The TPZ timber production zoning district classification is intended to encourage and permit management, production, and harvest of timberlands; to provide for the processing of raw materials resulting from such activity; to protect and insure continuous timber production in support of a major industry in the county; and to allow all lands subject to timber production zoning to be valued for property taxation, in general, on the basis of its use for growing and harvesting timber only. This district is consistent with and is intended to implement the policies of the timberlands category of the timberlands element of the county general plan.

OTHER SECTIONS THAT MAY BE PERTINANT

17.04.280 - Home occupation.

"Home occupation" shall mean any use customarily carried on within a dwelling by the inhabitants thereof, including a cottage food operation, as defined in Health and Safety Code section 113758, which use is incidental to the residential use of the dwelling, and which use:

- A. Is confined within the dwelling and occupies not more than twenty-five percent of the floor space thereof;
- B. Involves no sales of merchandise other than that produced on the premises or merchandise directly related to and incidental to the services offered;
- C. Is carried on by the members of the family occupying the dwelling, with no other person employed, provided that a cottage food operation, as defined in Health and Safety Code section 113758, may have not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged;
- D. Produces no evidence of its existence beyond the premises, except signs of not more than one square foot, such as noise, smoke, odors, vibration, etc.

17.04.464 - Premises.

"Premises" shall mean a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall be counted as a single "premises" for purposes of this chapter.