

# Agricultural Exclusive (AE Zone) Chapter 18.18

## **Sections:**

18.18.010	Purpose
18.18.020	Regulation Applicable
18.18.030	Uses Permitted
18.18.040	Uses permitted with an Administrative Permit
18.18.050	Uses permitted with a Use Permit.
18.18.060	Development Standards
18.18.070	Development standards- minimum lot size

### **18.18.010 Purpose**

The purpose of an AE zone is to protect agricultural as an integral part of the County's economy and lifestyle by limiting incompatible land uses and reserving land 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 not conflicts with the General Plan. The AE zone also provides for uses which support or compliment 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.

### **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 Chapter 18.100 through 18.112 of this title.

### **18.18.030 Uses Permitted**

- A. The growing and harvesting of trees, vines, 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 aviaries.
- 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 operations.
- D. Buildings and structures accessory to and customarily used in conjunction with an agricultural operation including those for the storage of equipment, supplies, 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 fifty 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 fifty 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 (18.100.010).
- I. Flood control or groundwater recharge projects.
- J. Low-intensity recreational uses.
- K. Private energy development, commercial energy exploration.
- L. Residential uses as follows:
  - 1. When the parcel is at least seventy-five acres, one-family dwelling, farm employee housing and accessory uses located on land engaged in a bona-fide agricultural operation when such dwellings are necessary for the use of the owner or occupant and their guests or farm employees.
  - 2. When the parcel is not at least seventy-five acres, one, one-family dwelling and accessory uses.
- M. Public uses and public utilities when land is not take out of production and the use does not conflict with the purpose of the AE zone, excluding uses in Section 18.18.050.
- N. Similar uses (18.100.010)

**18.18.040 Uses Permitted with an Administrative Permit, Subject to the Provisions in Section 18.100.020 or as specified**

- 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.

**18.18.050 Uses Permitted with a Use Permit**

- A. Assemblage of people; home occupation; when the parcel is less than seventy-five acres one second-dwelling, temporary family-care dwelling, guest house or farm employee housing (18.100.030).
- B. Uses in Section 18.18.040 when the criteria in that section are not met.
- C. 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.
- D. Commercial timber or wood processing facilities.
- E. Above-ground public utilities transmission lines not located within an existing right-of-way; commercial energy facilities.
- F. Public uses that are sensitive uses.
- G. Mining (18.100.030); other resource-based industries.
- H. Commercial recreational facilities
- I. Waste facilities
- J. Similar uses (18.100.030).

**18.18.060 Development Standards**

Except as otherwise provided in Chapter 18.100:

- A. Minimum yards:
  - 1. Front, side street: Dwellings and non-farm buildings: twenty feet. Farm Buildings: ten feet.
  - 2. Rear, Side: Dwellings: fifty feet. Farm: ten 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.

**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 minimum current market value of at least \$10,000 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 no 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 qualified 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 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 of any dwelling, second-dwelling, farm employee housing or other portion of the property pursuant to the provisions in this section.

MODOC COUNTY  
PLANNING DEPARTMENT  
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## **Chapter 18.44**

### **COMMERCIAL ( C ) ZONE**

#### **Sections:**

- 18.44.010 Purpose.
- 18.44.020 Regulations applicable.
- 18.44.030 Uses permitted.
- 18.44.040 Uses permitted with an administrative permit.
- 18.44.050 Uses permitted with a use permit.
- 18.44.060 Development standards.
- 18.44.070 Conservation of Values

#### **18.44.010 Purpose.**

The purpose of the C zone is to provide for a wide range of facilities for the sale of goods and services, including retail businesses, personal services, offices, businesses that support residential uses and community facilities. Most uses are conducted within a building but outdoor uses may be allowed as specified. The C zone is consistent with the urban areas and commercial general plan designations and may be applied in other areas to support residential, public or industrial uses when there are no conflicts with the General Plan.

#### **18.44.020 Regulations Applicable.**

The regulations set out in this chapter shall apply in all C zones, subject to the limitations and criteria in Chapters 18.100 through 18.110.

#### **18.44.030 Uses Permitted.**

- A. Retail stores, shops and services of a light commercial character, conducted within a building, including:
  - 1. Professional, business or administrative offices; financial institution, insurance or real estate offices.
  - 2. Repair shops for shoes, radios, televisions and other domestic appliances.
  - 3. Personal services, barber or beauty shop, studios for conduct of classes, photo studio, Laundromat, retail dry cleaners, mortuary.
  - 4. Food stores, convenience store, pharmacy, drug store, hardware store, book stores, clothing, used goods, pet shops, feed stores, agricultural products sales, plumbing, electrical and building supplies, furniture.
  - 5. Retail nursery or garden supply.
  - 6. Mini-storage for household items, limited to ten or fewer units.
  - 7. Restaurant, restaurant with drive-in service, fast-food restaurant, any food establishment where alcoholic beverages may be consumed incidental to food service, excluding a bar or lounge.

- 8. Service station, excluding facilities for major repair and overhauls or heavy equipment.
- B. Public uses and quasi-public uses whose principal conduct is within a building or buildings when similar to uses in this section, such as offices, churches, community halls, lodges, elementary school or other school serving a community area with a similar occupancy or character.
- C. Public utilities that require siting on the subject lot for the orderly provision of services, normally do not occupy more than one-half acre and which do not normally require human habitation for their operation outside of maintenance related activities, such as wells and switching equipment; excluding transmission facilities and uses in Section 18.44.050.
- D. Small recycling collection facilities.
- E. Offsite parking lot for businesses in this section.
- F. Shopping center providing space for uses in this section.
- G. Motel, hotel, or recreational vehicle park with 10 or fewer units.
- H. Similar uses (18.100.010).

**18.44.040**     **Uses Permitted with a Use Permit, Subject to the Provisions in Section 18.100.020.**

- A. Assemblage of people.

**18.44.050**     **Uses Permitted with a Use Permit:**

- A. Assemblage of people (18.100.030).
- B. One-family dwelling and accessory uses (18.100.030); two-family dwellings, multiple-family dwellings, recreational vehicle park, mobile home park, motel, hotel, boarding or room houses, bed and breakfast guest facility.
- C. Care facility.
- D. Public utilities such as transmission facilities; quasi-public uses and public uses that create noise, congestion or are not principally conducted within a building when similar to uses in this section such as fire halls, equipment yards, police stations, park, schools or community centers; or sensitive uses.
- E. Service stations with major repair or overhaul facilities, car wash, truck stop, equipment repair shops, bulk fuel storage.
- F. Bar, lounge or any establishment where a principal activity is the on-premises consumption of alcoholic beverages rather than food service (includes a bar or lounge operated in conjunction with a food establishment).
- G. Outdoor new and used retail sale, retail lumber yard, building materials sales yard; outdoor storage, mini-storage with more than ten units; new and used automobile, mobile home, farm, or other heavy equipment rental, sale, and service; wholesale stores; wholesale nursery.
- H. Commercial amusement or recreational facilities such as roller rinks, bowling alley, golf courses; fairs, open air entertainment.
- I. Animal shelter or clinic.
- J. Similar uses (18.100.030).

**18.44.060 Development Standards.**

Except as provided in Chapter 18.110.

- A. Minimum lot size and width:  
Six thousand square feet with a minimum width of sixty feet, except lots used for residential purposes shall be subject to the minimum lot size and width in Section 18.36.060.
- B. Minimum yards:
  - 1. Front, and side yards adjacent to a public street: No setback requirement, except for those provisions necessary to provide for curb, gutter, sidewalk and streets.
  - 2. Rear and side yards: No setback requirement, except where no other access to the rear exists, then the setback shall be ten feet.
- C. Access, parking, signs and height limitations subject to the provisions in Chapter 18.110.

**18.44.070 Conservation of Values.**

- A. Any lot in any zone shall be improved and maintained as follows:
  - 1. No trash or rubbish shall be allowed to accumulate on any lot or parcel.
  - 2. It shall be unlawful to park, store, leave or to permit the parking, storing or leaving of any licensed or un-licensed motor vehicle of any kind or part thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any private property within the County for a period of time in excess of seventy-two (72) hours, except that two (2) or less such vehicles or parts thereof may be stored if within a building, or placed behind an opaque screening fence; and except that said vehicles and parts may be stored in a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of this Chapter.
- B. The storage of merchandise, materials, partially or completely dismantled automobiles or salvage materials in any zone shall be enclosed in a sight-obscuring fence of not less than six (6) feet in height, and such storage shall not be placed in a greater height than the enclosing wall or fence. Where such storage qualified as a legal nonconforming use, the property owner and/or proprietor shall have a period of six (6) months from the date of notification of violation of this provision by the Planning Director to amortize such storage and bring it into conformance with this section.

## **Chapter 18.36**

### **RESIDENTIAL -- HIGH DENSITY (RH) ZONE**

#### **Section:**

18.36.010	Purpose.
18.36.020	Regulations applicable.
18.36.030	Uses permitted.
18.36.040	Uses permitted with an administrative permit.
18.36.050	Uses permitted with a use permit.
18.36.060	Development standards.
18.36.070	Animal restrictions.
18.36.080	Conservation of Values

#### **18.36.010 Purpose.**

The purpose of an RH zone is to promote the health, safety and general welfare by providing sufficient space in appropriate locations for residential development of all densities to meet the varying housing needs of the existing and expected future population and to provide appropriate space for public and quasi-public uses and other private uses necessary to serve the needs of the nearby residents when such uses are compatible with residential uses. The regulations applicable to the RH zone are necessary to protect residential areas against fire, explosion, toxic and noxious substances, radiation and other hazards and against offensive noise, odors, vibrations, smoke, electronic interference and other objectionable influences.

#### **18.36.020 Regulations Applicable.**

The regulations set out in this chapter shall apply in all RH zones and shall be subject to the provisions and limitations set out in Chapters 18.100 through 18.112 of this title. The regulations in the AR zone shall combine with the RH zone in every location in which the RH zone is applied.

#### **18.36.030 Uses Permitted.**

- A. One one-family dwelling and accessory uses, (100.010); or one two-family dwelling when the minimum lot size is met.
- B. Recreational facilities incidental to a planned development, such as a swimming pool, tennis courts or clubhouse.
- C. Public utilities necessary in the locations proposed to support residential uses when compatible in a residential setting. Such uses are generally located and conducted within a building or completely screened from view, do not emit noise, electronic interference or other influences detectable at the property boundary and do not occupy more than one-half acre.

- D. Public use and quasi-public uses which are conducted within a building, primarily serve the immediately area, and are compatible in the residential setting in which they are located; neighborhood park.
- E. Similar uses (18.100.010).

**18.36.040 Uses Permitted with an Administrative Permit, Subject to the Provisions in Section 18.100.020.**

- A. One second-dwelling.
- B. Guest house.
- C. Temporary family care dwelling.

**18.36.050 Uses Permitted with a Use Permit.**

- A. One second-dwelling, guest house, temporary family care dwelling, home occupation (18.100.030).
- B. Two-family dwellings, multiple-family dwellings, bed and breakfast guest facility, apartments, boarding or rooming house, mobile home park, any other residential use.
- C. Recreational vehicle park, motel, hotel.
- D. Care facilities.
- E. Professional offices; personal services.
- F. Other public uses, quasi-public uses, and public utilities necessary to support residential uses and which are compatible in a residential setting.

**18.36.060 Development Standards.**

Except as provided in Chapter 18.110:

- A. Minimum lot size and width:
  - 1. Six thousand square feet, with a minimum width of fifty feet when public water and sewer or only public sewer are available and utilized.
  - 2. Fifteen thousand square feet, with a minimum width of one hundred feet when only public water is available and utilized.
  - 3. Three acres, with a minimum width of one hundred fifty feet when neither public water or public sewer are available or utilized. Lots created by division may be granted an exception by the Planning Commission, action on a finding by the County Health Officer, that a lesser size is adequate to accommodate the proposed water system and sewage disposal system without endangering any person. If granted, the minimum lot size and width shall not be less than fifteen thousand square feet with a minimum lot width of one hundred feet.
- B. Minimum yards:
  - 1. Front, side streets: Dwellings and non-farm buildings; twenty feet; farm buildings: Ten feet.
  - 2. Rear, side: Five feet.
- C. Maximum height: Buildings: Two stories, not to exceed fifty feet; other structures: fifty feet.



- D. Maximum lot coverage: Sixty percent.
- E. Access, parking, signs, other: As provided in Chapter 18.110.

**18.36.070 Animal Restrictions.**

The AR zone shall by this reference overlay and combine with the RH zone in every area in which the RH zone is applied and the provisions of the AR zone shall apply to the keeping of animals in the RH zone.

**18.36.080 Conservation of Values.**

- A. Any lot in any zone shall be improved and maintained as follows:
  - 1. No trash or rubbish shall be allowed to accumulate on any lot or parcel.
  - 2. It shall be unlawful to park, store, leave or to permit the parking, storing or leaving of any licensed or un-licensed motor vehicle of any kind or part thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any private property within the County for a period of time in excess of seventy-two (72) hours, except that two (2) or less such vehicles or parts thereof may be stored if within a building, or placed behind an opaque screening fence; and except that said vehicles and parts may be stored in a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of this Chapter.
- B. The storage of merchandise, materials, partially or completely dismantled automobiles or salvage materials in any zone shall be enclosed in a sight-obscuring fence of not less than six (6) feet in height, and such storage shall not be placed in a greater height than the enclosing wall or fence. Where such storage qualified as a legal nonconforming use, the property owner and/or proprietor shall have a period of six (6) months from the date of notification of violation of this provision by the Planning Director to amortize such storage and bring it into conformance with this section.

## **Chapter 18.54**

### **INDUSTRIAL (I) ZONE**

#### **Sections:**

- 18.54.010 Purpose.
- 18.54.020 Regulations applicable.
- 18.54.030 Uses permitted.
- 18.54.040 Uses permitted with a use permit.
- 18.54.050 Development standards.

#### **18.54.010 Purpose.**

The purpose of an I zone is to permit the normal operation of almost all types of industrial uses and their accessory uses, while limiting incompatible uses. Commercial and public uses such as offices, community buildings and similar uses are generally excluded in order to preserve the limited supply of industrial zoned land for industrial uses. The I zone is consistent with heavy industrial, general agriculture and exclusive agriculture general plan designations, and may be applied in the urban areas and other areas when there are no conflicts with the general plan.

#### **18.54.020 Regulations Applicable.**

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

#### **18.54.030 Uses Permitted.**

- A. Manufacture and/or assembly of the following or similar products:
  - 1. Equipment, machinery, aircraft, and related components; automobiles and related components; boats, motors, mobile homes, and other products that require the use of heavy machinery.
  - 2. Small equipment, instruments, appliances, and electrical products such as clocks, watches, electrical appliances, computers, optical goods, and medical equipment.
  - 3. Refrigeration, heating and ventilation, sheet metal products, machine tools, and sheet metal products.
  - 4. Shoes, textiles, toys, sporting goods, musical instruments, and novelties.
  - 5. Ceramics, linoleum, and concrete products.
- B. Manufacture of products made from aluminum, batteries, boxes, paper, brass, cans, copper, glass, iron, linoleum, steel, tin, wool, cloth, tools, yarn, plastic, leather or stone.

- C. Research activities, such as research and development laboratories, institutes, and trade schools which do not involve explosive, flammable, or hazardous materials.
- D. Manufacture, research assembly, testing and repair of components, devices, equipment and systems such as coils, semi-conductors, communication, navigation, metering, testing, photographic, optical, radio and television, scientific and mechanical equipment.
- E. Wholesaling, warehouses, distribution centers, mini-storage and other storage, excluding those involving flammable, explosive, hazardous, or other potentially objectionable materials such as dead animals, sewage, or garbage.
- F. Public uses such as a fire station, police station, or corporation yard; excluding sensitive public uses, recreational facilities, offices when not accessory to a permitted use, community buildings, and similar uses.
- G. Public utilities.
- H. Agricultural processing and storage facilities, nurseries, greenhouses, dairies, or creameries, excluding uses in Section 18.54.040.
- I. Bulk storage of propane, oil, gasoline, and similar products.
- J. Automobile, truck, bus, trailer, mobile home, and heavy equipment repair, maintenance, service, wash, terminals, and yards; rail sidings, repair, and maintenance; other miscellaneous repair and maintenance services.
- K. Construction supply, maintenance services and contractors yards including building, electrical, plumbing, heating, roofing, painting, landscaping, excavation, and similar contractors, and janitorial, septic tank supply, and similar services.
- L. Animal shelter or clinic; animal kennel.
- M. Caretaker's residence or night watchman's quarters, provided the use requires continued supervision of a caretaker, superintendent, or security persons and the residence is to be occupied only by such person and family.
- N. Recycling facilities, excluding heavy recycling processing facilities.
- O. Light industrial condominiums that provide space for uses listed in this section.
- P. Commercial woodlot, wood working shops such as box, furniture, and wood products, provided that when a planer router, molder or similar equipment is maintained, the use of such equipment shall be conducted within a building.
- Q. Businesses that provide accessory support services to uses permitted, when located on the same lot.
- R. Retail sales incidental and accessory to a permitted use.
- S. Heliport accessory to permitted uses.
- T. Private energy development, commercial energy exploration.
- U. Agricultural uses when a continuation of existing land use, excluding new residential uses.
- V. Assemblage of people.
- W. Similar uses (18.100.010).

**18.54.040 Uses Permitted with a Use Permit.**

- A. Waste facilities.
- B. Airports.
- C. Junkyard, auto dismantling.
- D. Heavy recycling processing facility.
- E. Commercial feed lot, auction yard, slaughter facilities, bone distillation, tannery or curing of raw hides.
- F. Manufacture of acids, alcohol, ammonia, asphalt, cellulose, cement, dyes, fertilizer, film, gelatin, glass, glue, tar, paint, plaster, gypsum, plastics, rubber, soap, vinyl floor covering, hazardous chemical products including acetylene, carbide, caustic soda, chlorine, cleaning and polishing preparations, creosote, exterminating agents, industrial gases, or explosives.
- G. Processing plants which may produce objectionable odors, such as breweries, wineries, food processing and canneries; incinerators, metal smelting, alloying, foundries, drop forges, rolling, or other types of ore reduction; rubber processing; petroleum refining, and related uses; concrete or batch plants.
- H. Storage of flammable, explosive, hazardous, or potentially objectionable materials such as dead animals, sewage, or garbage.
- I. Commercial energy facilities.
- J. Saw mills, pulp mills.
- K. Mining (18.100.030).
- L. Public uses such as offices, community buildings and recreational facilities when not accessory to a permitted use, but excluding sensitive uses.
- M. Similar uses (18.100.030).

**18.54.050 Development Standards.**

Except as provided in Chapter 18.110.

- A. Minimum lot size and width:  
Three acres with a minimum width of one hundred feet, except uses similar to uses listed in Section 18.50.030 shall be permitted on lots with a lesser area.
- B. Minimum yards:
  - 1. Front, side street: Ten feet.
  - 2. Rear, side: Zero feet, except where the zone abuts an RH, RL or RT zone, the yard shall be fifty feet and shall be increased one foot for each foot of height exceeding fifty feet. No storage, parking or other outside activity shall be conducted in any yard abutting an RH, RL, RR or RT zone.
- C. Maximum structure height: One hundred feet, except where the zone lot abuts an RH, RL, RR, or RT zone, the height shall be fifty feet and one foot of height for each foot the yard is increased more than fifty feet. Height regulations may be modified when a use permit is approved.
- D. Access, parking, signs, other: As provided in Chapter 18.110.

## **Chapter 18.66**

### **UNCLASSIFIED (U) ZONE**

#### **Sections:**

18.66.010	Purpose
18.66.020	Regulations applicable
18.66.030	Uses permitted
18.66.040	Uses permitted with an administrative permit
18.66.050	Conditional uses
18.66.060	Developmental standards

**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.

**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.

**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.

**18.66.040 Uses permitted with an administrative permit.** Uses permitted with an administrative permit, subject to the provisions in Section 18.100.020 or as specified, shall be as follows:

- A. Assemblage of people
- B. Guest house.
- C. One second dwelling or farm employee housing, subject to the provisions in Section 18.100.020, subsection B or G; provided that for lands designated exclusive agriculture on the general plan land use map, Section 18.100.020, subsection C or F shall apply.
- D. 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.

**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.

**18.66.060 Development standards.** Except as provided in Chapter 18.110:

A. Minimum lot size: Three acres, except as follows: 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, size: 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.

## Land Use Designation Summaries

**Residential High Density:** This zoning is typically applied in the higher density subdivisions and unincorporated communities. Permitted uses include a residence and structures and uses accessory to the established residential use.

**Agricultural General:** This zoning includes the majority of agricultural lands not included in Agricultural Exclusive and typically includes grazing and dry land farming lands. Permitted uses include a residence and agricultural uses. Structures and uses accessory to the established residential use and/or to the agricultural operation are also allowed.

**Agricultural Exclusive:** This zoning includes the most productive agricultural lands and typically requires a minimum lot size of 80 acres. Permitted uses include a residence and agricultural uses. Structures and uses accessory to the established residential use and/or to the agricultural operation are also allowed.

**Commercial:** This zoning is to provide for a wide range of facilities for the sale of goods and services, including retail businesses, personal services, offices, businesses that support residential uses and community facilities.

**Industrial:** This zoning is to permit the normal operations of almost all types of industrial uses and their accessory uses while limiting incompatible uses.