

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)