

Article 6. RESIDENTIAL ZONES

Sections:

24-18 – Purpose of the Residential Zones

24-19 – Land Use Regulations for Residential Zones

24-20 – Development Standards for Residential Zones

24-18 Purpose of the Residential Zones

- A. Foothill Residential (FR).** The purpose of the FR zone is to allow for the appropriate development of large-lot single-family home, small farmsteads, and related uses in the foothill areas of the county. Standards for the FR zone are intended to ensure that the development of homes respond sensitively to the foothill setting. Permitted residential uses in the FR zones include a single-family home, small residential care home, and a second unit. The FR zone also conditionally permits non-residential uses compatible with a low-density rural setting, including public and quasi-public uses, mining, animal services, hunting and fishing clubs, nurseries, and commercial stables. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the FR zone. The minimum permitted parcel size in the FR zone ranges from 1 acre to 40 acres. The FR zone implements the Foothill Residential land use designation in the General Plan.
- B. Foothill Country Residential (FCR).** The purpose of the FCR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the foothill areas of the county. The FCR zone is applied to regional areas of the county for the protection of a quiet, country-like setting and does not permit certain uses that would interfere with this purpose. Standards for the FCR zone are intended to ensure that the development of homes respond sensitively to the foothill setting. Permitted residential uses in the FCR zones include a single-family home, small residential care home, and a second unit. Animal grazing, crop cultivation, private and semiprivate stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the FCR zone. The minimum permitted parcel size in the FCR zone is 20 acres. The FCR zone implements the Foothill Residential land use designation in the General Plan.
- C. Rural Residential (RR).** The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. Standards for the RR zone are intended to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with adjacent agricultural uses. Permitted residential uses in the RR zones include a single-family home, small residential care home, and a second unit. The RR zone also conditionally permits non-residential uses compatible with a rural residential setting, including public and quasi-public uses, personal services, nurseries, and animal services. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the RR zone. The minimum permitted parcel size in the RR zone ranges from 5 to 10 acres. The RR zone implements the Rural Residential land use designation in the General Plan.

- D. Rural Country Residential (RCR).** The purpose of the RCR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. The RCR zone is applied to regional areas of the county for the protection of a quiet, country-like setting and does not permit certain uses that would interfere with this purpose. Standards for the RCR zone are intended to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with adjacent agricultural uses. Permitted residential uses in the RCR zones include a single-family home, small residential care home, and a second unit. Animal grazing, crop cultivation, private and semiprivate stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the RCR zone. The minimum permitted parcel size in the RCR zone is 10 acres. The RCR zone implements the Rural Residential land use designation in the General Plan.
- E. Very Low Density Residential (VLDR).** The purpose of the VLDR zone is to allow for single-family homes and related uses in residential neighborhoods within the county. Standards for the VLDR zone are intended to preserve and protect the character of existing neighborhoods and to ensure that new residential neighborhoods provide an appropriate transition from rural to more developed areas. Permitted residential uses in the VLDR zones include single-family homes, small residential care homes, second units, , animal grazing, on-site agricultural product sales, and private stables. . The VLDR zone also conditionally permits non-residential uses compatible with a residential setting, including public and quasi-public uses, golf courses, park and recreational facilities, personal services, animal-keeping, large residential care homes, and medical offices and clinics. The minimum permitted parcel size in the VLDR zone is 1 acre. The VLDR zone implements the Very Low Density Residential land use designation in the General Plan.
- F. Very Low Density Country Residential (VLDCR).** The purpose of the VLDCR zone is to allow large lot single-family homes and related uses in existing residential neighborhoods that are adjacent to or surrounded by areas with uses of a different type or residential uses of a different density. Standards for the VLDCR zone are intended to preserve and protect the character of existing residential neighborhoods. Permitted residential uses in the VLDCR zones include single-family homes, small residential care homes, second units, animal grazing, on-site agricultural product sales, and private stables. The VLDCR zone conditionally permits uses compatible with a low-density residential setting including semiprivate stables animal keeping, and major home-occupations The minimum permitted parcel size in the VLDCR zone is 1 acre. The VLDCR zone implements the Very Low Density Residential land use designation in the General Plan.
- G. Low Density Residential (LDR).** The purpose of the LDR zone is to allow for a mixture of housing types in a low density setting. Standards for the LDR zone are intended to preserve and protect the character of existing neighborhoods. Permitted housing types in the LDR zones include single-family homes and second units. Non-residential uses conditionally permitted in the LDR zone include public and quasi-public uses, park and recreational facilities, personal services, and medical offices and clinics. The maximum permitted residential density in the LDR zone is three dwelling units per acre. The LDR zone implements the Low Density Residential land use designation in the General Plan.
- H. Medium Density Residential (MDR).** The purpose of the MDR zone is to allow for a mixture of housing types in a medium density setting. Permitted housing types in the MDR zones include single-

family homes, duplex homes, and second units. Non-residential uses conditionally permitted in the MDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. The maximum permitted residential density in the MDR zone is six dwelling units per acre. The MDR zone implements the Medium Density Residential land use designation in the General Plan.

- I. **Medium High Density Residential (MHDR).** The purpose of the MHDR zone is to allow for a mixture of housing types in a medium high density setting. Permitted housing types in the MHDR zone include single-family homes, duplex homes, multi-family dwellings, and second units. The MHDR zone also conditionally permits mobile home parks. Non-residential uses conditionally permitted in the MHDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. The maximum permitted residential density in the MHDR zone is 14 dwelling units per acre. The MDHR zone implements the Medium High Density Residential land use designation in the General Plan.
- J. **High Density Residential (HDR).** The purpose of the HDR zone is to allow for a mixture of housing types in a high density setting. Permitted housing types in the HDR zones include single-family homes, duplex homes, multi-family dwellings, and second units. The HDR zone also conditionally permits mobile home parks. Non-residential uses conditionally permitted in the HDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. Permitted residential density in the HDR zone ranges from a minimum of 14 dwelling units per acre to a maximum of 20 dwelling units per acre. The HDR zone implements the High Density Residential land use designation in the General Plan.
- K. **Very High Density Residential (VHDR).** The purpose of the VHDR zone is to allow for a mixture of housing types at the highest residential densities in unincorporated Butte County. Permitted housing types in the VHDR zones include single-family homes, duplex homes, multi-family dwellings, , and second units. The VHDR zone also conditionally permits mobile home parks. Non-residential uses conditionally permitted in the VHDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. Permitted residential density in the VHDR zone ranges from a minimum of 20 dwelling units per acre to a maximum of 30 dwelling units per acre. The VHDR zone implements the Very High Density Residential land use designation in the General Plan.

24-19 Land Use Regulations for Residential Zones

- A. **Permitted Uses.** Table 24-19-1 (Permitted Land Uses in the Residential Zones) identifies land uses permitted in the residential zones.

24-20 Development Standards for Residential Zones

- A. **Foothill Residential (FR Sub-Zones).** The FR zone is divided into six sub-zones, each with its own minimum parcel size. All standards that apply to the FR zone in general also apply to each individual sub-zone, except for minimum parcel area as specified in Table 24-20-1 (Parcel Size and Density for Residential Zones) .

TABLE 24-19-1 PERMITTED LAND USES IN THE RESIDENTIAL ZONES [1] [2]

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
Agriculture Uses												
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Grazing	P	P	P	P	P	P	-	-	-	-	-	Section 24-158
Animal Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Processing, Custom	P	P	P	P	-	-	-	-	-	-	-	-
Feed Store	-	-	-	-	-	-	-	-	-	-	-	-
Crop Cultivation	P	P	P	P	P	P	-	-	-	-	-	-
Intensive Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-
Stables, Commercial	C [3]	C [3]	C [3]	C [3]	-	-	-	-	-	-	-	-
Stables, Private	P	P	P	P	P	P	-	-	-	-	-	-
Stables, Semiprivate	P [3]	P [3]	P [3]	P [3]	M [3]	M	-	-	-	-	-	-
Natural Resource Uses												
Forestry and Logging	P	P	-	-	-	-	-	-	-	-	-	-
Mining and Surface Mining Operations	C [4]	C [4]	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	-	-	-	-	-	-	-	-	-
Timber Processing	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses												
Agricultural Worker Housing Center	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Quarters	-	-	-	-	-	-	-	-	-	-	-	-
Duplex Homes	-	-	-	-	-	-	-	P	P	P	P	-
Home Occupations - Major	M	M	M	M	M	M	M	M	M	M	M	Section 24-162
Home Occupations - Minor	A	A	A	A	A	A	A	A	A	A	A	Section 24-162
Live/Work Unit	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	C	C	C	Section 24-167
Multiple-Family Dwelling	-	-	-	-	-	-	-	-	P	P	P	-

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required – Use not allowed	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLCR	LDR	MDR	MHDR	HDR	VHDR	
Residential Care Homes, Large	-	-	-	-	M	-	M	M	M	M	M	
Residential Care Homes, Small	P	P	P	P	P	P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	P	P	P	P	P	Section 24-172
Single-Family Home	P [6]	P [6]	P [6]	P [6]	P [6]	P [6]	P	P	P	P	P	
Community Uses												
Cemeteries, Private	-	-	-	-	-	-	-	-	-	-	-	
Cemeteries, Public	-	-	-	-	-	-	-	-	-	-	-	
Child Care Center	-	-	-	-	C	-	C	C	C	C	C	Section 24-159
Child Day Care, Large	M	M	M	M	M	-	M	M	M	M	M	Section 24-159
Child Day Care, Small	P	P	P	P	P	P	P	P	P	P	P	Section 24-159
Clubs, Lodges and Private Meeting Halls	C	C	C	C	C	-	C	C	C	C	C	
Community Centers	C	C	C	C	C	-	C	C	C	C	C	
Correctional Institutions and Facilities	-	-	-	-	-	-	-	-	-	-	-	
Cultural Institutions	-	-	-	-	-	-	-	-	-	-	-	
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	-	
Golf Courses and Country Clubs	C	C	C	C	C	-	-	-	-	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	-	
Medical Office and Clinic	C [11]	C [11]	C [11]	C [11]	C	-	C	C	C	C	C	
Office, Governmental	-	-	-	-	-	-	-	-	-	-	-	
Outdoor Education	-	-	-	-	-	-	-	-	-	-	-	
Parks and Recreational Facilities	C	C	C	C	C	-	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	-	C	C	C	C	C	
Religious Facilities	C	C	C	C	C	-	C	C	C	C	C	
Schools, Public and Private	C	C	C	C	C	-	C	C	C	C	C	
Water Ski Lakes	-	-	-	-	-	-	-	-	-	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required – Use not allowed	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
Commercial Uses												
Adult Businesses	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Product Sales, Off-Site	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Product Sales, On-Site	P	P	P	P	P	P	-	-	-	-	-	-
Agricultural Support Services, General	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Support Services, Light	-	-	-	-	-	-	-	-	-	-	-	-
Animal Services	C	C	C	C	-	-	-	-	-	-	-	-
Bars, Nightclubs and Lounges	-	-	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast	M	M	M	M	M	-	M	M	M	M	M	-
Commercial Recreation, Indoor	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Recreation, Outdoor	C [3]	C [3]	-	-	-	-	-	-	-	-	-	-
Construction, Maintenance and Repair Services	-	-	-	-	-	-	-	-	-	-	-	-
Drive-through Facility	-	-	-	-	-	-	-	-	-	-	-	-
Equipment Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	-
Firewood Storage, Processing and Off-Site Sales, Small	P	P	P	P	P	-	-	-	-	-	-	-
Firewood Storage, Processing and Off-Site Sales, Medium	M	M	M	M	M	-	-	-	-	-	-	-
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	C	C	C	C	-	-	-	-	-	-	-	-
Gas and Service Stations	-	-	-	-	-	-	-	-	-	-	-	-
Heavy Equipment Storage	P	See Section 24-173.2	P	See Section 24-173.2	See Section 24-173.1	-	-	-	-	-	-	Section 24-156
Hotel and Motel	-	-	-	-	-	-	-	-	-	-	-	-
Hunting and Fishing Clubs	C [3]	C [3]	-	-	-	-	-	-	-	-	-	-
Nursery, Retail	C [5]	C [5]	C [5]	C [5]	-	-	-	-	-	-	-	-

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLCR	LDR	MDR	MHDR	HDR	VHDR	
Nursery, Wholesale	C [5]	C [5]	C [5]	C [5]		-						
Offices, Professional	-	-	-	-	-	-	-	-	-	-	-	
Personal Services	C	C	C	C	C	-	C	M	M	M	M	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	-	
Public/Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	
Retail, General	-	-	-	-	-	-	-	C	C	C	C	
Retail, Large Projects	-	-	-	-	-	-	-	-	-	-	-	
Retail, Restricted	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Repair	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Service and Maintenance	-	-	-	-	-	-	-	-	-	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	See Section 24-175				-	-	-	-	-	-	-	
Industrial Uses												
Composting Facilities	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	
Transportation, Communication and Utility Uses												
Aerial Applicator and Support Services	-	-	-	-	-	-	-	-	-	-	-	
Airport-Related Uses	-	-	-	-	-	-	-	-	-	-	-	
Farm Airstrips	-	-	-	-	-	-	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	-	-	-	-	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
Recycling Collection Facility, Large	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Small	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Light	-	-	-	-	-	-	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	-	-	-	-	-	-	
Runways and Heliports	-	-	-	-	-	-	-	-	-	-	-	
Telecommunications Facilities	See Article 26 (Telecommunication Facilities)											
Utilities, Major	C [10]	C [10]	C [10]	C [10]	-	-	-	-	-	-	-	Section 24-157
Utilities, Intermediate	M [9]	M [9]	M [9]	M [9]	-	-	-	-	-	-	-	Section 24-157
Utilities, Accessory	A [8]	M [13]	A[8]	M [13]	-	-	-	-	-	-	-	Section 24-157
Utilities, Minor	P [7]	P [7]	P [7]	P [7]	P [7]	P [12]	P [7]	P [7]	P [7]	P [7]	P [7]	Section 24-157
Other Uses												
Accessory Uses and Structures	See Section 24-156											

Notes:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column “Applicable Regulations,” defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only on sites 5 acres or larger.
- [4] Requires the approval of a mining permit and reclamation plan pursuant to Butte County Code Chapter 13.
- [5] Permitted only on sites 1-acre or larger.
- [6] One single-family home and a second dwelling is permitted per legal parcel.
- [7] Micro Wind Systems are subject to an Administrative Permit in all residential zones.
- [8] Agricultural Wind Energy System permitted in the FR and RR with a Minor Use Permit and not allowed in all other residential zones.
- [9] Small Wind Energy Systems are subject to a Conditional Use Permit in the RR, RCR, FR and FCR zones and not allowed in all other residential zones.
- [10] Large Wind Energy Systems not allowed.
- [11] Medical Offices and Clinics are not permitted in areas subject to the Unique Agriculture Overlay Zone.
- [12] Micro Wind Systems are not permitted in the VLDCR Zones.
- [13] Minor Use Permit for Tier 2 Solar Electric System only, all other Utility, Accessory uses not allowed.

B. Parcel Size and Density. Table 24-20-1 (Parcel Size and Density for Residential Zones) identifies the parcel size and density standards that apply in residential zones.

TABLE 24-20-1 PARCEL SIZE AND DENSITY FOR RESIDENTIAL ZONES

	Parcel Area (min.) [4] [5]	Parcel Width (min.) [1] [4]	Residential Density [2]	
			Min.	Max. [3]
FR-1	1 acre	65 ft.	–	1 unit per acre
FR-2	2 acres	65 ft.	–	1 unit per 2 acres
FR-5	5 acres	65 ft.	–	1 unit per 5 acres
FR-10	10 acres	65 ft.	–	1 unit per 10 acres
FR-20 / FCR-20	20 acres	65 ft.	–	1 unit per 20 acres
FR-40	40 acres	65 ft.	–	1 unit per 40 acres
RR-5	5 acres	65 ft.	–	1 unit per 5 acres
RR-10 / RCR-10	10 acres	65 ft.	–	1 unit per 10 acres
VLDR	1 acre	65 ft.	–	1 unit per acre
VLDR-2.5	2.5 acres	65 ft.	–	1 unit per 2.5 acres
VLDCR	1 acre	65 ft.	–	1 unit per acre
LDR	13,500 sq. ft.	50 ft.	–	3 units per acre
MDR	6,000 sq. ft.	50 ft.	–	6 units per acre
MHDR	3,500 sq. ft.	35 ft.	–	14 units per acre
HDR	3,500 sq. ft.	35 ft.	14 units per acre	20 units per acre
VHDR	3,500 sq. ft.	35 ft.	20 units per acre	30 units per acre

Notes:

[1] A minimum 40-foot parcel width is permitted for cul-de-sac parcels.

[2] Second units are permitted in all residential zones.

[3] In the FR, FCR, RR, RCR, LDR and VLDR zones, only one primary dwelling unit and one second unit is permitted per parcel, regardless of parcel size.

[4] Applies only to the creation of new parcels through the subdivision process.

[5] Corner parcels may exceed maximum permitted parcel area by up to 10 percent.

C. Structure Setbacks and Height. Table 24-20-2 (Setback and Height Standards for Residential Zones) identifies structure setback and height standards that apply in residential zones.

TABLE 24-20-2 SETBACK AND HEIGHT STANDARDS FOR RESIDENTIAL ZONES [1]

	Standard by Zone									Additional Standards
	FR/FCR	RR/RCR	VLDR	VLDCR	LDR	MDR	MHD	HDR	VHDR	
Primary Structure Setbacks (min.)										
Front	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	Article 17 (Agricultural Buffers) Article 16 (Riparian Areas) Article 12 (Setbacks Requirements and Exceptions)
Interior Side	10ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Street Side	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Rear	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	
Accessory Structure Setbacks	See Section 24-156									
Separation Between Structures	As required by the California Building Code									
Primary Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	Article 11 (Height Measurements and Exceptions)
Accessory Structure Height	See Section 24-156									Article 11 (Height Measurements and Exceptions)

Notes:

[1] Additional setbacks may be required by the Butte County Fire Safe regulations and the Public Resources Code, Section 4290.