

CHAPTER 12.25

"A/RR" AGRICULTURAL/RURAL RESIDENTIAL ZONE

Sections:

12.25.010 Purpose

12.25.020 Permitted Uses

12.25.030 Uses Permitted with a Conditional Use Permit

12.25.035 Uses Permitted with a Minor Conditional Use Permit

12.25.040 Maximum Building Height

12.25.050 Signs: Maximum Distance Between Structures

12.25.060 Maximum Yard Requirements

12.25.070 Signs

12.25.080 Amended Division of Land

12.25.090 Repealed

12.25.010 Purpose.

1) To preserve the rural character and amenities of these lands best utilized for low density residential development.

2) To promote the most desirable use of land and the direction of building development in accordance with the General Plan. (Ord. #1375, as amended by #1395)

12.25.020 Permitted Uses.

The following uses and structures shall be permitted in the A/RR" zone:

- 1) One single family residence.
- 2) In addition to the residence allowed under paragraph (1) above, one additional residence or mobile home for each parcel over ten (10) acres.
- 3) Growing and harvesting any agricultural crop or product.
- 4) The use of implements of husbandry including aircraft when used in growing crops or raising animals, except as may be regulated by other laws or regulations.
- 5) Aquiculture.
- 6) Game preserves or hunting or fishing clubs except those involving permanent dwellings, or buildings with waste disposal facilities.
- 7) Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers.
- 8) The use of implements of agriculture or aquiculture including aircraft, subject to all applicable regulations.
- 9) Livestock and fowl farming including raising, maintaining, and breeding of horses, cattle,

hogs, rabbits, chickens and similar livestock. No barn, coop, stable or corral shall be located closer than 50 feet to any abutting dwelling except for caretaker quarters. The keeping of hogs shall not include more than one brood sow. Any additional brood sows shall constitute a hog farm and shall require a conditional Use Permit.

10) Accessory buildings such as garages, carports, guest dwellings, barns, lath houses greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure.

11) Home occupations as defined in Chapter 12.95.

12) Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and 30 days thereafter.

13) Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises as well as related agricultural products, provided that there shall not be more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed 300 square feet, and it shall be set back from the street or highway right-of-way a distance of at least 20 feet. Such stand must be of good frame construction.

14) Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises.

15) Family Day Care Homes in accordance with Chapter 12.120. (Ord. #1055, #1375, #1395)

12.25.030 Uses Permitted With A Conditional Use Permit.

The following uses and structures may be permitted in the A/RR" Zone if a conditional Use Permit has first been secured:

1) Commercial uses as follows:

- a) Professional or government offices.
- b) Automotive service stations.
- c) Automotive repair when conducted within a building.
- d) Laundromats.
- e) Plant nurseries.
- f) Restaurants or bars.
- g) Retail stores.
- h) Barbershops, beauty parlors and similar personal service establishments.
- i) Motels, hotels, and inns.
- j) Equipment rental.
- k) Commercial stables, riding academies.

2) Industrial uses including wrecking yards, lumber yards and auction yards, except uses involving the use of noxious, radioactive, explosive or highly combustible materials in sufficient quantities to be incompatible with the purpose of the zone.

3) Game preserves or hunting or fishing clubs with dwellings or buildings having waste disposal facilities.

- 4) Cemetery or mausoleum.
- 5) Commercial or public dumping and disposal areas.
- 6) Mobile home Parks.
- 7) Off-site Advertising Signs. (Also see section 12.90.030)
- 8) Recreational Vehicle Parks and Campgrounds.
- 9) Travel Trailer Parks.
- 10) Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges.
- 11) Churches and religious institutions, private clubs and lodges, public playgrounds and parks.
- 12) Government buildings and property.
- 13) Public utility buildings and public service or utility uses, transmission and distribution lines (excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards, parking lots and fire stations.
- 14) Sewage treatment plant and disposal area.
- 15) Hog farms.
- 16) Caretaker dwelling in addition to any permitted residences.
- 17) Kennels, animal hospitals and veterinary offices.
- 18) Residential Care facilities which serve more than six individuals.
- 19) Private utility transmission and distribution lines.
- 20) Day Care Centers.
- 21) Planned Unit Developments (See Chapter 12.80) (Ord. #959, #1055, #1375, and #1395)

12.25.035 Uses Permitted With A Minor Conditional Use Permit.

- 1) Uses listed under 12.25.030(1) a) through k) that require 10 or less parking spaces pursuant to chapter 12.85.
- 2) **Second Dwelling Units** in accordance with Chapter 12.16. (Ord. #1375, #1422)

12.25.040 Maximum Building Height.

- 1) Thirty-five (35) feet for residential structures.

2) Fifty (50) feet for all agricultural, commercial, and industrial buildings. Electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty (50) feet in height. (Ord. #1375)

12.25.050 Maximum Distance Between Structures.

The distance between any accessory building and a dwelling unit shall not be less than six (6) feet. (Ord. #1375) (* Also see section 12.25.020 9)

12.25.060 Maximum Yard Requirements.

1) Front Yard: The minimum front yard shall be thirty (30) feet from the edge of the existing County right-of-way or easement.

2) Side Yards: the minimum side yards shall be twenty-five (25) feet or 10 percent of the median lot width, whichever is less.

3) Rear Yard: The minimum rear yard shall be twenty-five (25) feet. (Ord. #922, #1375, #1395)

12.25.070 Signs.

All signs shall be subject to the provisions of Chapter 12.90. (Ord. #1395)

12.25.080 Division Of Land.

1) Lot sizes shall be consistent with the current Yuba County Zoning Map unless a Planned Unit Development is approved pursuant to Chapter 12.80 of the Yuba County Zoning Ordinance.

2) Notwithstanding anything to the contrary contained in this chapter, parcels which are developed with lawfully established commercial or industrial buildings may be created with minimum parcel sizes of less than 5 acres providing the resulting parcels comply with all other applicable provisions of the Yuba County Ordinance Code (Ord. #959)

3) A land division of less than 5 acres may be approved in order to permit separation of lawfully established dwelling units provided the following conditions are present:

a) The parcel before division contains more than one detached residential dwelling unit;

and

b) The second or successive dwelling unit has been lawfully established prior to the effective date of this ordinance. (Ord. #959, #1395)

12.25.090 (Deleted) (Ord. #1375)