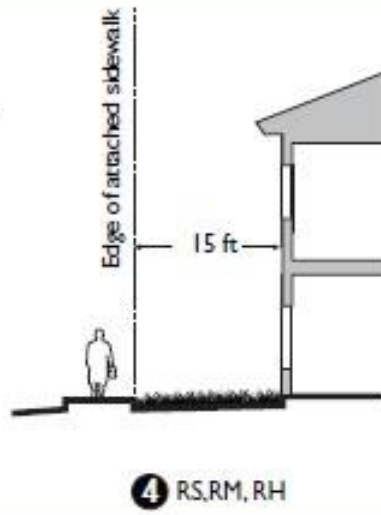
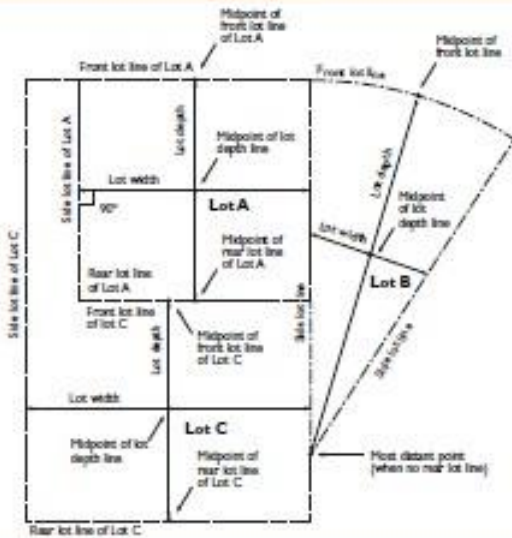
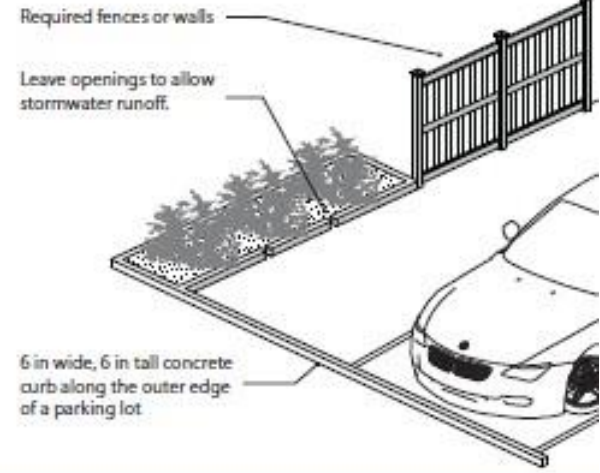


Yuba County Development Code



4 RS, RM, RH



Development Code
Adopted July 21, 2015

Chapter 11.06 Rural Community Districts

Sections:

11.07.010	Purpose
11.07.020	Land Use Regulations
11.07.030	Development Regulations

11.06.010 Purpose

The purpose of the Rural Community Districts is to provide rural residential opportunities with supportive services and agritourism oriented uses consistent with the General Plan and as defined in any adopted rural community plan.

- A. **Rural Residential (RR).** The purpose of the RR district is to:
1. Allow for the appropriate development of very low density, large-lot single family homes and related uses in the rural community areas of the County.
 2. Create standards to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with the surrounding community and adjacent Natural Resources designated lands.
- B. **Residential Estate (RE).** The purpose of the RE district is to:
1. Recognize parcels located within the Natural Resources and Rural Community General Plan designations that have previously been subdivided into parcels less than five (5) acres in size that are predominantly utilized for very low density rural residential uses.
- C. **Rural Commercial (RC).** This zone district is primarily located within rural communities, but is also an allowed zoning designation in the Natural Resource areas of the County when located along major roadways consistent with the overall purpose of the Rural Commercial designation. The purpose of the RC district is to:
1. Provide for the location of commercial uses within a limited and appropriate area of a rural community.
 2. Enhance rural community identity.
 3. Create standards that increase rural residents' access to retail products and services and reduce the need for residents of remote communities to drive long distances to meet basic needs.

11.06.020 Land Use Regulations

Table 11.06.020 prescribes the land use regulations for Rural Community Districts.

The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE Outside VGB	RR	RC	Additional Regulations
Residential Use Classifications				
Residential Housing Types	See subclassifications below			
<i>Accessory Dwelling Unit</i>	P	P	P	See Section 11.32.030
<i>Junior Accessory Dwelling Unit</i>	P	P	P	See Section 11.32.030
<i>Single-Unit Dwelling Detached</i>	P	P	P	
Family Day Care	See subclassifications below			
<i>Large</i>	P	P	P	See Section 11.32.120
<i>Small</i>	P	P	P(4)	
Caretaker Residence	-	-	P	See Section 11.32.080
Employee Housing	-	A	A	See Section 11.32.110
Mobile Home Park	-	C	C	See Section 11.32.210
Residential Boarding Facilities	M	M	M	
Residential Care & Social Service Facilities	See subclassifications below			
<i>General (more than 10 persons)</i>	-	C	C	See Section 11.32.250
<i>General (7-10 persons)</i>	M	M	M	
<i>Limited (6 or fewer persons)</i>	P	P	P	
Home Occupation	P	P	P	See Section 11.32.140
Public & Semi-Public Use Classifications				
Cemetery	-	C	C	
Colleges/Trade Schools	-	C	C	
Community Assembly	C	C	P	
Cultural Institutions	C	C	P	
<i>Outdoor & Large Scale Cultural Institutions</i>	C	C	C	
Day Care Centers	C	C	P	
Elderly/Long-Term Care	-	C	M	
Emergency Shelter	-	-	M	
Essential/Emergency Service Facilities	C	M	A	
Government Offices	-	M	P	
Hospitals/Clinics	See subclassifications below			
<i>Clinic</i>	-	-	P	
<i>Hospital</i>	-	-	C	
Park & Recreation Facilities; Public	See subclassifications below			
<i>Passive Recreation</i>	P	P	P	
<i>Active Recreation</i>	M	M	M	
Parking: Public or Private	-	-	P	
Schools	C	C	C	
Commercial Use Classifications				
Animal Care: Sales and Services	See subclassifications below			

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE Outside VGB	RR	RC	Additional Regulations
Grooming	-	-	P	
Pet Sales & Associated Services	-	-	P	
Kennels	C	M	M	See Section 11.32.050
Veterinary Services	-	C	A	
Banks & Financial Institutions	-	-	P	
Bars & Drinking Establishments	-	-	P	
Business Services	-	-	P	
Drive-In & Drive Thru Facilities (retail establishments)	-	-	P	
Entertainment & Recreation	See subclassifications below			
Campground	-	C	C	See Section 11.32.070
Indoor Entertainment & Recreation	-	-	P	
Hunting/Fishing Club	-	M	-	
Incidental Hunting and Fishing	P	P	P	
Outdoor Entertainment	-	C(1)	C	
Outdoor Sports & Recreation	-	C(1)	C	
Temporary Uses & Special Events	See Section 11.32.320			
Food & Beverage Sales	See subclassifications below			
Farmers Market	See Section 11.32.130			
General Grocery Market	-	-	P	
Liquor Stores	-	-	P	
Food Preparation	-	-	P	
Funeral Parlors & Internment Services	-	-	A	
Lodging	See subclassifications below			
Agricultural Homestays	*	*	-	See Section 11.32.150
Bed & Breakfast	*	*	*	
Health Resort & Retreat Center	-	C	C	
Hotels & Motels	-	-	P	
Maintenance & Repair Services	-	-	P	
Manufactured Home Sales Lots	-	-	M	
Neighborhood Services	A	A	P	
Professional Services				
Business & Professional	-	-	P	
Medical & Dental	-	-	P	
Personal Services	See subclassifications below			
General	-	-	P	
Instructional Services	-	-	P	
Tattoo or Body Modification Parlor	-	-	P	
Restaurants	See subclassifications below			
With Drive Thru	-	-	M	

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
<i>Use Classification</i>	<i>RE Outside VGB</i>	<i>RR</i>	<i>RC</i>	<i>Additional Regulations</i>
<i>Without Drive-Thru</i>	-	-	P	See Sections 11.32.090 & 11.32.180
Retail Sales	See subclassifications below			
<i>Building Materials & Services</i>	-	-	P	See Section 11.32.190
<i>Convenience Retail</i>	-	-	P	
<i>General Retail</i>	-	-	P	
<i>Nurseries & Garden Centers</i>	-	M(2)	P	
Vehicle Sales & Services	See subclassifications below			
<i>Rentals, Sales, & Leasing</i>	-	-	P	See Section 11.32.060
<i>Repair: Major</i>	-	-	M	
<i>Service & Repair: Minor</i>	-	-	P	
<i>Trucks & Heavy Equipment Sales, Service & Rental</i>	-	-	C	
<i>Service Station</i>	-	-	P	
<i>Towing & Impound</i>	-	-	M	
<i>Washing</i>	-	-	P	
Industrial Use Classifications				
Construction & Material Yards	-	-	M	
Custom Manufacturing	-	-	A	
Limited Industrial	-	-	C	
Recycling Facilities	See subclassifications below			
<i>Recycling Collection Facility</i>	-	-	P	
<i>Recycling Processing Facility</i>	-	-	M	
Research & Development	-	-	M	
Warehousing, Storage & Distribution	See subclassifications below			
<i>Chemical, Mineral & Explosive Storage</i>	-	-	C	
<i>Outdoor Storage</i>	-	-	C	
<i>Personal Storage</i>	-	C	A	See Section 11.32.200
Transportation, Communications & Utilities Use Classifications				
Communications Facilities	See Section 11.32.300			
Light Fleet-Based Services	-	-	M	
Transportation Passenger Terminals	-	-	C	
Major Utilities	-	C	C	
Minor Utilities	C	M	M	
Renewable Energy Systems	See subclassifications below			
<i>Personal Hydro Energy System</i>	-	P	P	See Section 11.32.270
<i>Personal Solar Energy System</i>	P	P	P	
<i>Large Solar Generation Facility</i>	-	C	C	

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE			Additional Regulations
	Outside VGB	RR	RC	
Small Solar Generation Facility	M	M	M	
Personal Wind Energy System	-	P	P	See Section 11.32.280
Large Wind Generation Facility	-	C	C	
Small Wind Energy Generation Facility	-	M	M	
Agricultural & Extractive Use Classifications				
Agricultural Labor Housing	-	A	A	See Section 11.32.040
Agricultural Processing	-	-	M	
Animal Raising - Imported Feed	P	P	P(5)	See Section 11.32.050
Crop Production	P	P	P(5)	
Custom Farming	A	A	A	
Farm Machinery & Equipment, Sales & Service	-	-	P	
Feed & Farm Supply Store	-	M	A	
Grazing (Animal Raising)	P	P	P	
Agricultural Packing & Storage	See subclassifications below			
On-site Products	A	A	A	
Off-site Products	-	C	M	
Produce Stand	P	P	P	See Section 11.32.220
Ranch Marketing	See Section 11.32.230			
Resource Protection & Restoration	M (3)	P(3)	P(3)	
Sales Lot, Feed Lot, Stockyard	C	-	C	
Slaughterhouse	-	-	C	
Wineries & Tasting Rooms	See Section 11.32.330			
Timber Production & Harvesting	-	P	-	
Specific Limitations:				
1. Uses that are typically associated with rural communities such as but not limited to equestrian facilities and shooting/archery ranges as determined by the Zoning Administrator.				
2. Wholesale nursery operations only.				
3. Copies of any easements or land development restrictions shall be submitted to the Planning Department.				
4. When located within an existing legally permitted single family residence.				
5. Permitted on parcels that are at least five acres in size unless a Waiver is approved.				
Key To Permit Requirements				
Principally Permitted Use	P	Conditional Use Permit Required		C
Zoning Clearance Required	Z	Surface Mining Permit Required		SMP
Administrative Use Permit Required	A	See Numbered Footnote For Additional Limitations		(#)
Minor Conditional Use Permit Required	M	As Outlined In Additional Regulations Section		*
		Use Is Not Allowed		-

11.06.030 Development Regulations

Table 11.06.030, Development Regulations—Rural Community Districts, prescribes the development standards for Rural Community Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code. The numbers in the “#” column refer to the numbers in Figure 11.06.030: Development Regulations—Rural Community Districts.

FIGURE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS

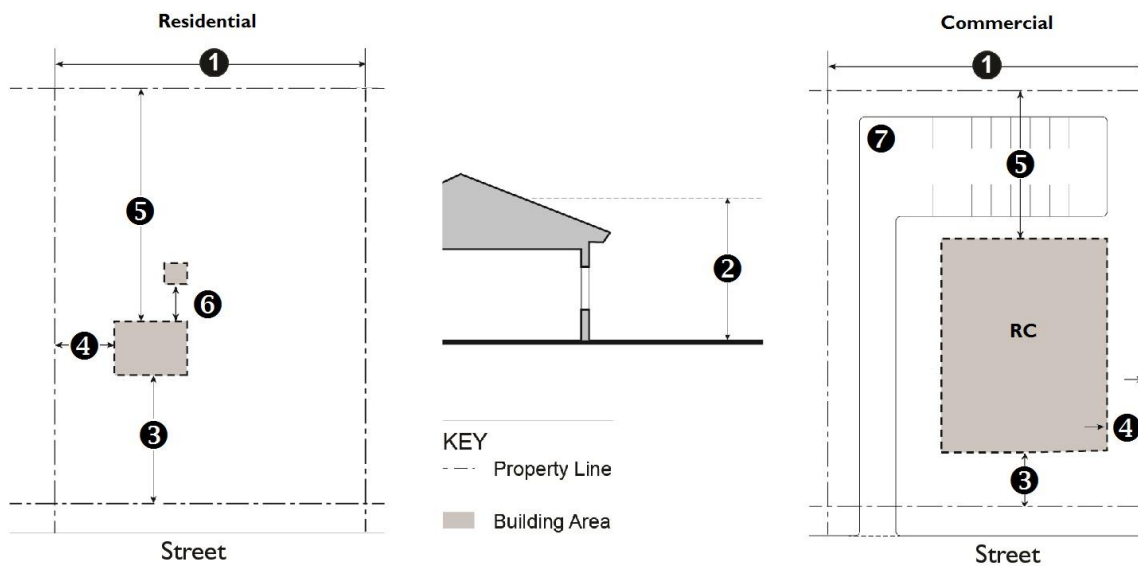


TABLE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS						
Standard	RE	RR		RC	Additional Regulations	#
	Outside VGB	5	10			
Lot and Density Standards						
Minimum Lot Area (acres)	1(A)	5	10	0.46 (20,000 s.f.) (B)		
Minimum Lot Width (ft)	120 (C)	120 (C)	120(C)	100		1
Maximum Density	1 unit/ parcel (D)					
Maximum Floor Area Ratio (FAR)	N/A			0.5		
Building Form and Location Standards						
Maximum Height (ft)						
Primary Structure	35		35		11.19.050 Height Exceptions	2
Accessory Structure	35		35			
Minimum Setbacks (ft.) Measured from PL or ROW whichever distance is greater from the center line of road						
Front or Street Side	30		15 (E)		11.19.090	3

TABLE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS							
Standard	RE		RR		RC	Additional Regulations	#
	Outside VGB		5	10			
Interior Side	Lots less than 1 acre: 10 (E) Lots 1 acre or larger: 20 (E)				5 (E)	Setbacks and Yards	4
Rear Primary Structure	25 (E)	30 (E)			20 (E)		5
Rear Accessory Structure	20 (E)	25 (E)			20 (E)		
Maximum Lot Coverage	Less than 1 acre: 40% Greater than 1 acre: 25%	15%			N/A		
Parking & Loading						11.25 Parking & Loading	

Additional Regulations

- A. **No Further Subdivision.** Parcels in the RE District within the Natural Resource land use designation of the General Plan cannot be further subdivided. Parcels in the RE district located within Rural Community Boundaries may be further subdivided consistent with the County’s sewage disposal and water supply requirements. No parcels less than 1 acre in size shall be created and average parcel size shall be consistent with other RE parcels within the Rural Community.
- B. **Sewage Disposal and Water Supply.** Parcels between one acre and 2.5 acres in size shall provide either a public sewer service or water supply as determined by the Environmental Health Director. Setback requirements equivalent to those that would be required on a five acre parcel shall apply to any parcel between one acre and 2.5 acres in size that has either a well or septic system. Parcels smaller than one acre in size shall provide both a public sewer service and public water supply.
- C. **Lot Width.** The lot width at the primary street frontage for cul-de-sac and knuckles may be reduced to no less than 35 feet provided the minimum lot width for the zone district is met at the front yard setback line. Flag lots shall also meet the minimum lot width at the front yard setback line.
- D. **Density.** Additional regulations pertaining to the maximum density allowed by zone district are as follows:
 - 1. **Accessory Dwelling Units.** Where accessory dwelling units are permitted they do not count towards the maximum density restrictions of the zone district.
 - 2. **Rural Commercial.** A residential unit may be allowed on the second story of a commercial building or on the back portion of the lot. The residential unit shall be ancillary to the primary rural commercial use of the parcel.
- E. **Increased Setbacks in High Fire Severity Zone.** Parcels located within a high fire severity zone shall have a minimum setback of 30 feet from all property lines. Upon written clearance from Cal Fire the setback may be reduced.