

ARTICLE 6

SEC. 21-6. REGULATIONS FOR THE TIMBERLAND PRESERVE ZONE OR “TPZ” DISTRICT.

6.1 Purpose: To provide for timberland preserve zoning and the conservation and protection of land capable of producing timber and forest products. The uses specified in this Section have been determined to be compatible uses consistent with the Timberland Productivity Act of 1982. The following regulations shall apply in all “TPZ” districts.

6.2 Applicability: Parcels proposed for Timberland Preserve Zone shall comply with the following criteria:

- (a) The land area concerned shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code and shall be comprised of single or contiguous parcels totaling eighty (80) acres, or forty (40) acres for Class I or II timberland soils.
- (b) The land shall be a site quality Class V or higher under Section 434 of the Revenue and Taxation Code.

6.3 Application requirements:

- (a) Applicants shall submit to the Planning Department a legible map drawn to scale defining the parcel(s) to be included. Said map shall be accompanied by an accurate legal description of the subject parcel(s).
- (b) Applicants shall submit to the Planning Department a plan for forest management either prepared by or approved as to content by a registered professional forester. The plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.
- (c) The parcel(s) shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel(s) is located, or the owner must sign an agreement with the Board of Supervisors to meet these stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement. If the parcel is subsequently zoned as “TPZ”, failure to meet the stocking standards and forest practice rules within this time period provides the Board with grounds for rezoning of the parcel pursuant to Government Code Section 51121. **(Ord. 1749, 7/7/1988)**
- (d) The parcel(s) shall be timberland, as defined in Subdivision (f) of Government Code Section 51104.

6.4 Performance standards: All uses permitted within this district shall be subject to the performance standards set forth in Article 41.

6.5 Uses permitted:

- (a) Management of lands and forests for the primary use of commercial production and harvest of trees.
- (b) Removal of timber, including uses integrally related to growing, harvesting and on-site processing of forest products including, but not limited to, roads, log landings, log storage areas; and incidental logging camps during harvest.
- (c) One (1) single-family dwelling or mobilehome which shall be constructed according to the residential construction standards of Section 10.20.
- (d) Agricultural and residential accessory uses and accessory structures; small kennels. **(Ord. No. 2128, 1/14/1993)**
- (e) Crop and livestock farming, apiaries, aviaries, except those uses indicated in Sections 6.6 and 6.7.
- (f) Prospecting, claiming, and preliminary geophysical investigations for natural resources including oil, gas, geothermal, or other mineral resources.
- (g) Game preserves. **(Ord. No. 1897, 12/7/1989)**
- (h) Management for watershed.
- (i) Management for fish and wildlife habitat.
- (j) Those uses permitted in the "TPZ" district with a zoning permit in Table A, Article 27.

6.6 Uses permitted subject to first obtaining a Minor Use Permit:

- (a) Uses permitted in Section 6.5 when not in compliance with the performance standards set forth in Article 41.
- (b) Equipment storage yards incidental to the growing and harvesting of forest products, including parking, repairing and storage of equipment so used.
- (c) Private fishing and hunting clubs on parcel(s) containing not less than forty (40) acres; and commercial fishing and hunting clubs on parcel(s) containing not less than one hundred (100) acres. **(Ord. No. 1897, 12/7/1989)**
- (d) Commercial wood yards.
- (e) Commercial dairies.
- (f) Large and commercial kennels; commercial stables or riding academies. **(Ord. No. 2128, 1/14/1993)**

- (g) Uses which are minor additions or alterations to existing uses or structures permitted by Section 6.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (h) Those uses permitted in the “TPZ” district with a minor use permit in Table B, Article 27.

6.7 Uses permitted subject to first obtaining a Major Use Permit:

- (a) Uses permitted in Sections 6.5 and 6.6 when not in compliance with the performance standards set forth in Article 41.
- (b) Saw mills, planer mills, pulp mills, particle board plants, and log ponds, with associated uses.
- (c) Retreats, public and private campgrounds, and recreational vehicle parks. **(Ord. No. 2706, 01/06/2005)**
- (d) Cattle and hog feed yards, veal calf feeders, and animal sales yards.
- (e) Those uses permitted in the “TPZ” district with a major use permit in Table B, Article 27.

SEC. 21-6.10. DEVELOPMENT STANDARDS.

6.11 Minimum lot size:

- (a) All parcels except as noted below: One hundred sixty (160) acres.
- (b) For parcels with Class I or II timberland soils and a joint timber management plan as required in Government Code Section 51119.5: Forty (40) acres.
- (c) For parcels with less than forty (40) acres of Class I or II timberland soils and a joint timber management plan as required in Government Code Section 51119.5: Eighty (80) acres.

6.12 Minimum yards:

- (a) Front yard: Thirty (30) feet from lot line, or fifty-five (55) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Twenty-five (25) feet from lot line.
- (c) Side yard: Fifteen (15) feet from lot line.
- (d) Accessory uses: The above yards shall apply.

6.13 Maximum height:

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structure: Twenty (20) feet. **(Ord. 1749, 7/7/1988)**
- (c) Agricultural accessory structures: Forty-five (45) feet. **(Ord. 1749, 7/7/1988)**

6.14 Parking: The following minimum parking requirements shall apply except as provided in Article 46.

- (a) Residential use: two (2) spaces.
- (b) Other uses: As provided for in Article 46. **(Ord. No. 2128, 1/14/1993; Ord. No. 2305, 10/19/1995)**

6.15 Signs: As provided in Article 45.

6.16 Notice of farming practices: Shall be required as set forth in Section 4.18 for all single-family dwellings and farm labor quarters. **(Ord. 1749, 7/7/1988)**

6.17 Minimum residential construction standards: All single-family dwellings except “Temporary Dwellings” and “Farm Labor Quarters” shall meet the minimum residential construction standards of the “R1” district, Section 10.20.

6.18 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE ARTICLE 42. (Ord. 1749, 7/7/1988)

SEC. 21-6.20. NONCONFORMING USES.

6.21 Nonconforming uses:

- (a) Changes or additions to any nonconforming uses shall be limited to ordinary maintenance and repair, except that no change or addition which enlarges or tends to make more permanent any nonconforming use shall be permitted.
- (b) If any nonconforming use ceases for a period of one year or more, use subsequent to the cessation shall comply with this Article.