

ORDINANCE NO. 2018- 1 1 1 4

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,
AMENDING PLUMAS COUNTY CODE SECTIONS WHICH IMPLEMENT THE STATE RESPONSIBILITY AREA FIRE
SAFE REGULATIONS BY ADOPTING AND AMENDING CERTAIN SECTIONS
OF TITLE 8 (BUILDING REGULATIONS) AND TITLE 9 (PLANNING AND ZONING) OF THE PLUMAS COUNTY CODE

The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:

Section 1. Sections 8-14.01 through 8-14.03 of Chapter 14 of Title 8 and Sections 9-2.216, 9-2.227.5, and 9-2.299.8 of Article 2 of Chapter 2 (Definitions); Section 9-2.419 of Article 4 of Chapter 2 (General Requirements); Section 9-2.1205 of Article 12 of Chapter 2 (Administration and Enforcement); Section 9-2.1305 of Article 13 of Chapter 2 (Single-Family Residential Zones); Section 9-2.1405 of Article 14 of Chapter 2 (Multiple-Family Residential Zone); Section 9-2.1505 of Article 15 of Chapter 2 (Suburban Zone); Section 9-2.1605 of Article 16 of Chapter 2 (Secondary Suburban Zone); Section 9-2.1705 of Article 17 of Chapter 2 (Rural Zone-R-10); Section 9-2.1805 of Article 18 of Chapter 2 (Rural Zone-R-20); Section 9-2.1902 of Article 19 of Chapter 2 (Core Commercial Zone); Section 9-2.2005 of Article 20 of Chapter 2 (Periphery Commercial Zone); Section 9-2.2105 of Article 21 of Chapter 2 (Convenience Commercial Zone); Section 9-2.2205 of Article 22 of Chapter 2 (Recreation Commercial Zone); Section 9-2.2305 of Article 23 of Chapter 2 (Recreation Zone); Section 9-2.2405 of Article 24 of Chapter 2 (Recreation-Open Space Zone); Section 9-2.2505 of Article 25 of Chapter 2 (Heavy Industrial Zone); Section 9-2.2605 of Article 26 of Chapter 2 (Light Industrial Zone); Section 9-2.2905 of Article 29 of Chapter 2 (Lake Zone); Section 9-2.3005 of Article 30 of Chapter 2 (Agricultural Preserve Zone); Section 9-2.3105 of Article 31 of Chapter 2 (General Agriculture Zone); Section 9-2.3207 of Article 32 of Chapter 2 (Timberland Production Zone); Section 9-2.3305 of Article 33 of Chapter 2 (General Forest Zone); Section 9-2.3405 of Article 34 of Chapter 2 (Mining Zone); Sections 9-3.305 and 9-3.315 of Article 3 of Chapter 3 (Design-Subdivisions); Section 9-3.802 of Article 8 of Chapter 3 (Violations); Section 9-4.104 of Article 1 of Chapter 4 (Purposes and Application-Development Standards); Sections 9-4.301 through 9-4.370 of Article 3 of Chapter 4 (Definitions-Development Standards); Sections 9-4.402 through 9-4.413 of Article 4 of Chapter 4 (Classification of Public and Private Roads-Development Standards); Sections 9-4.501 through 9-4.504 of Article 5 of Chapter 4 (Minimum Design Standards-Development Standards); Sections 9-4.603 through 9-4.606 of Article 6 of Chapter 4 (Road Specifications-Development Standards); Section 9-4.703 of Article 7 of Chapter 4 (Traffic Volume-Development Standards); Sections 9-4.902 through 9-4.907 of Article 9 of Chapter 4 (Access-Development Standards); Sections 9-4.1002 and 9-2.1006 of Article 10 of Chapter 4 (Emergency Water for Fire Protection-Development Standards); Sections 9-8.101 of Article 1 of Chapter 8 (Purposes and Application-Street Address System); Sections 9-8.202 through 9-8.208 of Article 2 of Chapter 8 (Definitions-Street Address System); Sections 9-8.403 and 9-8.404 of Article 4 of Chapter 8 (Posting-Street Address System); Section 9-8.602 of Article 6 of Chapter 8 (Road Identification-Street Address System); Sections 9-9.101 through 9-9.103 of Article 1 of Chapter 9 (Purpose and Application-State Responsibility Area Fire Safe Regulations); Section 9-9.202 of Article 2 of Chapter 9 (Exceptions-State Responsibility Area Fire Safe Regulations); Sections 9-9.402 through 9-9.406 of Article 4 of Chapter 9 (Definitions-SRA Fire Safe Regulations) of Title 9 of the Plumas County Code are adopted and amended as set forth in Exhibit "A".

Section 2.

Exhibit "A" shall take effect when, and if, the Board of Forestry and Fire Protection certifies Plumas County ordinances, as amended, as equaling or exceeding the State Responsibility Area Fire Safe Regulations. If the Board of Forestry does not so certify, this Ordinance with Exhibit "A", shall be null and void.

Section 3. Codification.

Once certified by the Board of Forestry and Fire Protection, this ordinance shall be codified.

Section 4. Publication.

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Feather River Bulletin*, the *Indian Valley Record*, the *Chester Progressive*, and the *Portola Reporter*, newspapers of general circulation in the County of

Plumas.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on


the 2nd day of OCTOBER, 2018, and passed and adopted on the 9th

day of OCTOBER, 2018 by the following vote:

AYES: Supervisors: SIMPSON, THRALL, GOSS, SANCHEZ, ENGEL

NOES: Supervisors: NONE

ABSENT: Supervisors: NONE


Chairman, Board of Supervisors

ATTEST:

Clerk of said Board of Supervisors

Exhibit "A"

Sec. 8-14.01. - Disposal of flammable vegetation and fuels.

Disposal, including chipping, burying, burning or removal to a landfill site approved by the County, of flammable vegetation and fuels removed during construction shall be completed before final inspection of a building permit.

Sec. 8-14.02. - Driveways.

- (a) General. Driveways shall be provided and maintained in accordance with the provisions of this section. Driveways shall be constructed as provided by Chapter 4 of Title 9 of this Code, commencing with Section 9-4.101.
- (b) Where required. Driveways shall be required for every building constructed after the effective date of this code, but shall not be required for accessory buildings as defined in Section 9-4.302 (Accessory Building) and under (i) (1) of this section.

EXCEPTIONS: Exceptions from the provisions of this section may be made as provided in Section 9-9.202 of Chapter 9 of Title 9 of this Code.

More than one driveway may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

- (c) Permissible modifications. Vertical clearances or widths required by this section shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.
- (d) Obstruction. The required width of any driveway shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.
- (e) Signs. When required, approved signs or other approved notices shall be provided and maintained for driveways to identify such roads and prohibiting their obstruction.
- (f) Gates. Gate entrances shall be at least two (2') feet wider than the width of the traffic lanes serving that gate. Minimum width of gate entrances shall be of a minimum width of 14 (14') foot unobstructed horizontal clearance and 15 (15') foot vertical clearance.

All gates providing access from a road to a driveway shall be located at least thirty (30') feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

Security gates shall not be installed without approval of the Building Official, who may consult with emergency services providers prior to issuance of the approval. Security gates and the emergency operation shall be maintained operational at all times.

The regulations in this section do not apply to gates serving agricultural uses.

Where a one-way road with a single traffic lane provides access a gated entrance, a forty (40') foot turning radius shall be provided.

- (g) Administration. It shall be the duty of the chief and the Building Official to administer the provisions of this section. Before issuing a building permit for new construction not related to an existing structure and before issuing a permit for siting of a manufactured home (as defined by the National Fire Protection Association, National Fire Code, Section 501A, Standards for Fire Safety, Criteria for Manufactured Home Installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code Sections 18007, 18008, and 19971), the Building Official shall require submittal of plans for required driveway construction. The County Engineer shall review those plans and may impose any needed conditions for their conformance with the provisions of this section. If a driveway will have any grade in excess of thirteen (13%) percent, a registered engineer shall prepare the plans. The driveway shall be constructed before final inspection or issuance of a

certificate of occupancy as decided by the Building Official. The Building Official shall establish a procedure for coordination with the chiefs in the issuance of building permits.

(h) Reports of violations of this section shall be forwarded to the California Department of Forestry and Fire Protection Unit Headquarters.

(i) Certain words and phrases used in this section are defined as set forth below:

(1) "Accessory building" shall mean any building used as an accessory to residential, commercial, recreational, industrial, or educational purposes as defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1, Occupancy that requires a building permit.

(2) "Building" shall mean any structure used or intended for supporting or sheltering any use of occupancy that is defined in the California Building Code, 1989 Amendments, Chapter 11, except Group M, Division 1, Occupancy. For the purposes of this subchapter, building includes mobile homes and manufactured homes, churches, and day care facilities.

(3) "Driveway" shall mean a vehicular access that serves no more than two (2) buildings, with no more than three (3) dwellings on a single parcel, and any number of accessory buildings.

(3) "One-way road" shall mean a roadway designed for traffic flow in one direction only.

(4) "Roadway" shall mean any surface designed, improved, or ordinarily used for vehicle travel including appurtenant structures.

Sec. 8-14.03. - Premises identification.

Addresses and road signs shall be posted and installed as provided for in Chapter 8 of Title 9 of this Code, commencing with Section 9-8.101. Reports of violations of this section shall be forwarded to the California Department of Forestry and Fire Protection Unit Headquarters.

- (b) The owner of manager resides on the property.
- (c) Meals are served to guests of the inn only;
- (d) On-site parking is adequately screened from view from the street;
- (e) The use maintains the architectural integrity of the building and the character of the neighborhood; and
- (f) There is no more than one business sign of no more than six (6) square feet, or no more than one business sign of no more than twenty-four square feet where the use is in the Multiple-Family Residential Zone (M-R).

(§ 1, Ord. 89-716, eff. October 5, 1989, as amended by § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 92-787, eff. July 16, 1992; as amended by Exh. A, § 1, Ord. 96-873, eff. October 31, 1996, as amended by § 1, Ord. 99-916, eff. June 10, 1999)

Sec. 9-2.214. Boat Ramp.

"Boat ramp" shall mean a ramp from land to water for launching boats. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.215. Boat service.

"Boat service" shall mean the service of boats or accessory commodities. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.216. Building.

"Building" shall mean any structure used or intended for supporting or sheltering any use of occupancy that is defined in the California Building Code.

Sec. 9-2.217. Building coverage.

"Building coverage" shall mean that area of a parcel covered by roofs. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.217.5. Building Supply.

"Building Supply" shall mean a store engaged in the sale of materials used in the construction of buildings or other structures; other than the retail sale of paint, fixtures and hardware. (§ 1, Ord. 94-832, eff. June 9, 1994)

Sec. 9-2.218. Business office.

"Business office" shall mean an office used for provision of sales, professional, executive, management, financial or administrative services. (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 89-719, eff. November 2, 1989)

Sec. 9-2.218.5. California redemption value materials.

"California redemption value materials" shall mean anything bearing the messages "CA Redemption Value," "California Redemption Value," "CA Cash Refund," or "California Cash Refund" under the authority of the California Beverage Container Recycling and Litter Reduction Act [Division 12.1 Public Resources Code, commencing with Section 14500]. (§ 1, Urgency Ord. 91-757 eff. July 18, 1991; Ord. 91-759, eff. August 1, 1991)

Sec. 9-2.219. Camp ground.

"Camp ground" shall mean a facility of two (2) or more spaces for temporary habitation in tents, recreational vehicles, or mobile shelters. (§ 3, Ord. 84-593, eff. January 3, 1985; as amended by Exh. A, § 3, Ord. 99-924, eff. November 11, 1999)

Sec. 9-2.225.3. Community care facility.

"Community care facility" shall mean any facility, place, or building which is maintained and operated to provide nonmedical residential care, adult day care, or home-finding agency services for children, adults, or children and adults, including, but not limited to, physically handicapped, mentally impaired, or incompetent persons, and shall not include drug recovery facilities. Such use is subject to additional requirements of the County and the State. (§ 2, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.225.7. Community care facility, limited residential.

"Community care facility, limited residential" shall mean a community care facility which provides twenty-four (24) hour care for six (6) or fewer persons, with the residents and operators being considered a family. "Six (6) or fewer persons" shall not include the provider, or members of the provider's family, or persons employed as facility staff. Such use is subject to additional requirements of the County and the State. (§ 2, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.226. Construct.

"Construct" shall mean to erect, reconstruct, alter, move in, or move upon. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.226.5. Development permit

"Development permit" shall mean any permit or other grant of approval under the provisions of this Title for any man-made change to improved or unimproved real estate, including walled and roofed buildings, gas storage tanks that are principally above ground, liquid storage tanks that are principally above ground, manufactured homes, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. (Exh. A, § 3, Ord. 98-902, eff. September 10, 1998)

Sec. 9-2.227. Dock.

"Dock" shall mean a structure for the mooring of two (2) or fewer boats. (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.227.5. Driveway.

"Driveway" shall mean a vehicular access that serves no more than two buildings, with no more than three dwellings on a single parcel and which may serve any number of accessory buildings. (§ 1, Ord. 91-762, eff. December 13, 1991, as amended by § 1, Ord. 92-783, eff. July 9, 1992, as amended by Exh. A, § 1, Ord. 96-873, eff. October 31, 1996)

Sec. 9-2.228. Dwelling unit.

"Dwelling unit" shall mean a building, or portion of a building, which provides for sleeping, cooking, eating and sanitation for one family and may include one additional quarters and shall include household animals. (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-759, eff. August 1, 1991, as amended by § 1, Ord. 92-783, eff. July 9, 1992)

Sec. 9-2.229. Electric generation.

"Electric generation" shall mean the conversion of various forms of energy to electricity. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.230. Electric generation, limited.

"Electric generation, limited" shall mean electric generation by the use of water or of resources immediately available on the premises. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.3. Warehousing.

"Warehousing" shall mean the holding of commodities before distribution to retailers or to intermediaries between manufacture and sale to wholesalers or retailers. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.4. Wholesale commercial supply.

"Wholesale commercial supply" shall mean a service for stocking and supplying materials, machines, and products essential to businesses or services in the vicinity. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.5. Wholesaling.

"Wholesaling" shall mean the selling of commodities in large quantities, especially to retailers. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.6. Width.

"Width" shall mean the average distance between the side lines of a lot. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.7. Wildlife management.

"Wildlife management" shall mean the management of wildlife and its ecosystem to provide for the maintenance of desirable populations. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.8. Yard.

"Yard" shall mean an area extending from a property line into a property, which area shall be free of buildings and any aboveground structures, except as otherwise provided by this chapter.

- (a) "Front yard" shall mean a yard measured from the front **property** line or, if the front **property** line is in a street, from the edge of the **easement or the edge of a right-of-way line to the nearest point of the foundation or support of a building or structure. Setbacks adjacent to existing private roads without defined right-of-way or road easements shall be measured from the edge of the maintained area of the road.**
- (b) "Rear yard" shall mean a yard measured from the rear **property** line **to the nearest point of the foundation or support of a building or structure.**
- (c) "Side yard" shall mean a yard measured from the side **property** line **to the nearest point of the foundation or support of a building or structure.**

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.299.9. Zoning Administrator.

"Zoning Administrator" shall mean the Zoning Administrator of the County.
(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.419. Yards.

These yard requirements are applicable to all properties located within the State Responsibility Area as shown on the latest version of the California Department of Forestry and Fire Protection Fire and Resource Assessment Program (FRAP) Map.

Yard requirements for properties located within a Local Responsibility Area as shown on the latest version of the California Department of Forestry and Fire Protection Fire and Resource Assessment Program (FRAP) Map shall be as provided by the applicable zoning district.

The following requirements pertain to building permit applications for new buildings and accessory buildings approved after the effective date of this ordinance. (California Code of Regulations, Title 14, 1270.02)

- (a) Yard requirements for parcels of one acre or more shall be:
 - (1) The minimum front yard requirement shall be not less than required in the applicable zone and Section 9-2-408, Garages and carports, and Section 9-2-414.5, Porches and stoops, of this Article; but in no case shall the minimum front yard requirement be less than thirty (30') feet from the center line of the street; and
 - (2) The minimum side and rear yard requirements shall be at least thirty (30') feet **from property lines, or, if any of the following are met, shall be as provided by the applicable zoning district: (California Code of Regulations, Title 14, Section 1276.01)**
 - (3) **Structures built prior to the effective date of this ordinance may be expanded without being subject to the above limitations on setbacks if:**
 - (i) The expansion or addition does not expand the existing building footprint any further into the thirty (30') foot setback; and
 - (ii) The expansion or addition is in compliance with the setback standard imposed by the applicable zoning district.
 - (4) **A detached accessory building may be located within the 30-foot setback when it is constructed using non-combustible or fire resistant materials, meeting the standards of Sections 704A and 705A Ignition-Resistant Construction, Materials and Construction Methods for Exterior Wildfire Exposure, 2013 California Building Code and is located not closer than 20 feet to another building.**
 - (5) **The minimum side and rear yard requirements may be reduced to the standard setback for the zone if an exception is granted by the California Department of Forestry and Fire Protection. This exception shall be subject to review and approval by the Planning Director.**
- (b) **For parcels less than one acre in size, the County shall provide for the “same practical effect” as defined in Section 9-4.348.** Yard requirements for parcels of less than one acre shall be:
 - (1) The minimum front yard requirement shall be not less than required in the applicable zone and Section 9-2.408, Garages and carports, and Section 9-2.414.5, Porches and stoops, of this Article; but in no case shall the minimum front yard requirement be less than thirty (30') feet from the center line of the street; and
 - (2) **Methods of achieving the same practical effect are listed below.** The minimum

side and rear yard shall be thirty (30') feet, or, if any of the following are met, **shall be as** provided by the applicable zoning district:

- (i) The building is proposed to be built on a property located within a district that provides structural fire protection and that has an ISO class of 9 or better and the property meets all applicable conditions of that district for provision of structural fire protection by the district; or
- (ii) The construction is for commercial or industrial use consisting of commercial or industrial occupancies meeting the construction standards of the California Building Code; or
- (iii) For all buildings and accessory buildings within thirty (30') feet of the side or rear property lines, all exterior building materials meet the standards of Section 704A and Section 705A Roofing, Ignition-Resistant Construction, Materials and Construction Methods for Exterior Wildfire Exposure, 2013 California Building Code; or
- (iv) The property owner has the right, through easement or similar entitlement, to meet on adjoining property the minimum thirty (30') clearance standards of Public Resources Code Section 4290 and 4291; or
- (v) The side or rear property line is contiguous to a street that provides an area that meets the minimum thirty (30') foot clearance standards of Public Resources Code Section 4290 and 4291; or
- (vi) The side or rear property line is contiguous to a stream, lake, other body of water or wetland that provides an area that meets the minimum thirty (30') foot clearance standards of Public Resources Code Section 4290 and 4291; or
- (v) An exception granted under Sections 9-2.702 (Planned Development Permits), 9-2.802 (Variances), 9-3.205 (Administration-Modifications), 9-4.202 (Modifications), or 9-9.202 (Exceptions) that provides same overall practical effect as the section from which it is granted. Exceptions granted shall be forwarded to the California Department of Forestry and Fire Protection Unit Headquarters. (California Code of Regulations, Title 14, 1270.07)

Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).

The minimum yard requirements in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story.

Sec. 9-2.1306. Parking and loading (2-R, 3-R, 7-R).

Parking and loading in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1307. Signs (2-R, 3-R, 7-R).

Signs in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1405. Yards (M-R).

The minimum yard requirements in the Multiple-Family Residential Zone (M-R) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: None (0') feet and;
- (b) Side and rear yards: Five (5') feet per story.

Sec. 9-2.1406. Parking and loading (M-R).

Parking and loading in the Multiple-Family Residential Zone (M-R) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1407. Signs (M-R).

- (a) Signs in the Multiple-Family Residential Zone (M-R) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall not exceed a total area of twenty-four (24) square feet for each street frontage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 15. Suburban Zone (S-1)

Sec. 9-2.1501. Purpose (S-1).

The purpose of the Suburban Zone (S-1) is to provide for dwelling units at the ratio of one to three (3) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1502. Uses (S-1).

(a) The following uses shall be permitted in the Suburban Zone (S-1):

- (1) One dwelling unit; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and
- (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, home businesses, small animal husbandry, and horticulture.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) ' Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H breeding projects and FFA animal projects, nurseries, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 11, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 4, Ord. 93-817, eff. November 11, 1993; and Exh. A, § 8, Ord. 99-924, eff. November 11, 1999; and § 2, Ord. 00-932, eff. June 8, 2000, and § 2, Ord. 07-1061, eff. December 6, 2007)

Sec. 9-2.1503. Height (S-1).

No structure in the Suburban Zone (S-1) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1504. Area and width (S-1).

(a) The minimum net lot area in the Suburban Zone (S-1) shall be one acre.

(b) The minimum width shall be 120 feet. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1505. Yards (S-1).

The minimum yard requirements in the Suburban Zone (S-1) shall be **as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):**

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story.

Sec. 9-2.1506. Parking and loading (S-1).

Parking and loading in the Suburban Zone (S-1) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1605. Yards (S-3).

The minimum yard requirements in the Secondary Suburban Zone (S-3) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story.

Sec. 9-2.1606. Parking and loading (S-3).

Parking and loading in the Secondary Suburban Zone (S-3) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1607. Signs (S-3).

Signs in the Secondary Suburban Zone (S-3) shall be as permitted by Section 92.416 of Article 4 of this chapter (General Requirement: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1705. Yards (R-10).

The minimum yard requirements in the Rural Zone (R-10) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story.

Sec. 9-2.1706. Parking and loading (R-10).

Parking and loading in the Rural Zone (R-10) shall be required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1707. Signs (R-10).

Signs in the Rural Zone (R-10) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1805. Yards (R-20).

The minimum yard requirements in the Rural Zone (R-20) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: twenty (20') feet; and
- (b) Side and rear yards: five (5') feet per story.

Sec. 9-2.1806. Parking and loading (R-20).

Parking and loading in the Rural Zone (R-20) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1807. Signs (R-20).

Signs in the Rural Zone (R-20) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 19. Core Commercial Zone (C-1)

Sec. 9-2.1901. Purpose (C-1).

The purpose of the Core Commercial Zone (C-1) is to provide for primarily pedestrian-oriented commercial uses near dense residential areas.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1902. Uses (C-1).

(a) The following uses shall be permitted in the Core Commercial Zone (C-1):

- (1) Business offices, child day care homes, limited child day care homes, child day care facilities, personal services, retail stores, taverns, restaurants, and parking lots.
- (2) Lodging on the second floor if the entire first floor is in commercial use.
- (3) One dwelling unit where the residential uses does not exceed the floor area of the commercial use; and
- (4) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Alcohol and drug recovery facilities, limited electric generation, gas stations, health service, mining, places of assembly, postal services, public service facilities, public utility facilities, recreation facilities, schools, and community care facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 15, Ord. 86-623, eff. February 6, 1986, and § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Urgency Ord. 91-757, eff. July 18, 1991, and § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 94-836, eff. July 14, 1994, and §1, Ord. 05-1031, eff. Sept. 8, 2005, and § 2, Ord. 07-1061, eff. December 6, 2007)

Sec. 9-2.1903. Height (C-1).

No structure in the Core Commercial Zone (C-1) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1904. Area (C-1).

The minimum net lot area in the Core Commercial Zone (C-1) shall be 2,000 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1905. Yards (C-1).

The minimum yard requirements in the Core Commercial Zone (C-1) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: None and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2005. Yards (C-2).

The minimum yard requirements in the Periphery Commercial Zone (C-2) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2006. Landscaping (C-2).

Landscaping in the Periphery Commercial Zone (C-2) shall be as required by Section 9-2.410 of Article 4 of this article (General Requirements: Landscaping).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2007. Parking and loading (C-2).

Parking and loading in the Periphery Commercial Zone (C-2) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2008. Signs (C-2).

- (a) Signs in the Periphery Commercial Zone (C-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
 - (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
 - (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.
- (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 16, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.2105. Yards (C-3).

The minimum yard requirements in the Convenience Commercial Zone (C-3) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: None, except ten (10') feet when adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1 Ord. 91-762, effective December 13, 1991; and § 10, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.2106. Parking and loading (C-3).

Parking and loading in the Convenience Commercial Zone (C-3) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2107. Signs (C-3).

- (a) Signs in the Convenience Commercial Zone (C-3) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 17, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.2205. Yards (R-C).

The minimum yard requirements in the Recreation Commercial Zone (R-C) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 11, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.2206. Parking and loading (R-C).

Parking and loading in the Recreation Commercial Zone (R-C) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2207. Signs (R-C).

- (a) Signs in the Recreation Commercial Zone (R-C) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 18, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.2304. Area, width, and coverage (Rec).

- (a) The minimum lot areas in the Recreation Zones shall be as follows:
 - (1) The minimum net lot area in the Rec-P Zone shall be 8,500 square feet.
 - (2) The minimum net lot area in the Rec-1 Zone shall be one acre.
 - (3) The minimum gross lot area in the Rec-3 Zone shall be three (3) acres.
 - (4) The minimum gross lot area in the Rec-10 Zone shall be ten (10) acres.
 - (5) The minimum gross lot area in the Rec-20 Zone shall be twenty (20) acres.
- (b) The minimum widths in the Recreation Zones shall be as follows:
 - (1) The minimum width in the Rec-P Zone shall be sixty (60') feet.
 - (2) The minimum width in the Rec-1 Zone shall be 120 feet.
 - (3) The minimum width in the Rec-3 Zone shall be 150 feet.
 - (4) The minimum width in the Rec-10 Zone shall be 300 feet.
 - (5) The minimum width in the Rec-20 Zone shall be 300 feet.
- (c) The maximum building coverage in the Rec-P Zone shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by Exh. A, § 6, Ord. 99-915, eff. June 3, 1999)

Sec. 9-2.2305. Yards (Rec).

The minimum yard requirements in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 12, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.2306. Parking and loading (Rec).

Parking and loading in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading). (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2307. Signs (Rec).

- (a) Signs in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that every frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 19, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986)

Article 24. Recreation-Open Space Zone (Rec-OS)

Sec. 9-2.2401. Purpose (Rec-OS).

The purpose of the Recreation-Open Space Zone (Rec-OS) is to provide for open space recreation uses of prime recreation sites and to provide for cemeteries.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2402. Uses (Rec-OS).

(a) The following uses shall be permitted in the Recreation-Open Space Zone (Rec-OS):

(1) Golf facilities, parks, grazing, horticulture, timber management, and boat ramps.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Public utility facilities, public service facilities, outdoor shooting ranges, and hunting clubs.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 20, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.2403. Height (Rec-OS).

No structure in the Recreation-Open Space Zone (Rec-OS) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2404. Area, width, and coverage (Rec-OS).

(a) The minimum net lot area in the Recreation-Open Space Zone (Rec-OS) shall be 8,500 square feet.

(b) The minimum width shall be sixty (60') feet.

(c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2405. Yards (Rec-OS).

The minimum yard requirements in the Recreation-Open Space Zone (Rec-OS) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

(a) Front yards: Twenty (20') feet; and

(b) Side and rear yards: Five (5') feet, except ten (10') feet for yards adjacent to residentially zoned parcels.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 12, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.2406. Parking and loading (Rec-OS).

Parking and loading in the Recreation-Open Space Zone (Rec-OS) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading)

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 25. Heavy Industrial Zone (I-1)

Sec. 9-2.2501. Purpose (I-1).

The purpose of the Heavy Industrial Zone (I-1) is to provide for industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most industrial uses without major adverse impacts.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2502. Uses (I-1).

- (a) The following uses shall be permitted in the Heavy Industrial Zone (I-1) subject to site development review as set forth in Article 11.3 of this chapter:
 - (1) Assembly, building supply, manufacturing, processing, electric generation, junk yards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment services, storage, and transport stations;
 - (2) Retail sales and wholesaling when associated with and appurtenant to a use permitted in subsection (1) of this subsection or subsection (b) of this section;
 - (3) One dwelling unit when in conjunction with an industrial use; and
 - (4) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit.
 - (1) Mining, and public service facilities; and
 - (2) Permitted uses which exceed the height limitations.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 21, Ord. 86-623, eff. February 6, 1986, and § 2, Ord. 94-832, eff. June 9, 1994, and § 1, Ord. 00-930, eff. May 4, 2000)

Sec. 9-2.2503. Height (I-1).

No timber product manufacturing structure in the Heavy Industrial Zone (I-1) shall exceed 125 feet in height; no other structure shall exceed seventy-five (75') feet in height, except for dwelling units which shall not exceed thirty-five (35') feet. (§ 3, Ord. 84-593, eff. Jan. 3, 1985)

Sec. 9-2.2504. Area, width, and coverage (I-1).

- (a) The minimum net lot area in the Heavy Industrial Zones (I-1) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) There shall be no requirement for maximum building coverage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2505. Yards (I-1).

The minimum yard requirements in the Heavy Industrial Zone (I-1) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: None, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 13, Ord. 04-998, eff. Feb. 5, 2004)

Article 26. Light Industrial Zone (I-2)

Sec. 9-2.2601. Purpose (I-2).

The purpose of the Light Industrial Zone (I-2) is to provide for light industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most light industrial uses without major adverse impacts. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2602. Uses (I-2).

- (a) The following uses shall be permitted in the Light Industrial Zone (I-2) subject to site development review as set forth in Article 11.3 of this chapter:
 - (1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;
 - (2) Building supply, car wash, storage, transport stations, warehousing, wholesaling, public utility facilities, vehicle sales, and vehicle services;
 - (3) Retail sales when associated with and appurtenant to a use permitted by subsections (1) and (2) of this subsection and subsection (b) of this section;
 - (4) One dwelling unit when in conjunction with an industrial use; and
 - (5) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Junk yards, salvage operations, heavy equipment services, places of assembly, and public service facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, amended by § 22, Ord. 86-623, eff. February 6, 1986; § 2, Ord. 94-832, eff. June 9, 1994; Exh. A, §2, Ord. 99-915, eff. June 3, 1999, § 1, Ord. 99-926, eff. January 13, 2000, and § 1, Ord. 02-965, eff. May 21, 2002)

Sec. 9-2.2603. Height (I-2).

No structure in the Light Industrial Zone (I-2) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet. (§ 3, Ord. 84-593, eff. Jan. 3, 1985)

Sec. 9-2.2604. Area, width, and coverage (I-2).

- (a) The minimum net lot area in the Light Industrial Zone (I-2) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) There shall be no requirement for maximum building coverage.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2605. Yards (I-2).

The minimum yard requirements in the Light Industrial Zone (I-2) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to residentially zoned parcels.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 1, Ord. 01-952, eff. September 20, 2001; and § 15, Ord. 04-998, eff. Feb. 5, 2004)

Article 29. Lake Zone (L)

Sec. 9-2.2901. Purpose (L).

The purpose of the Lake Zone (L) is to provide for the utilization and management of water resources.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2902. Uses (L).

(a) The following uses shall be permitted in the Lake Zone (L):

(1) Water impoundment, hydroelectric generation, grazing, timber management, wildlife management, and docks.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Boat ramps, marinas, and recreation facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 22.5, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.2903. Height (L).

No building in the Lake Zone (L) shall exceed one story, as defined in the Uniform Building Code.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2904. Area and width (L).

(a) The minimum gross lot area in the Lake Zone (L) shall be five (5) acres.

(b) The minimum width shall be 250 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2905. Yards (L).

The minimum yard requirements in the Lake Zone (L) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

(a) Front yards: none, and

(b) Side and rear yards: none.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended § 1, Ord. 91-762, eff. December 13, 1991; and § 16, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.2906. Signs (L).

(a) Signs in the Lake Zone (L) shall be as permitted by Section 92.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall not exceed thirty-two (32) square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 30. Agricultural Preserve Zone (AP)

Sec. 9-2.3001. Purpose (AP).

The purpose of the Agricultural Preserve Zone (AP) is to provide land use regulations consistent with the intent of the Plumas County Williamson Act program for agricultural preserves.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3002. Uses (AP).

- (a) The following uses shall be permitted in the Agricultural Preserve Zone (AP):
 - (1) Agriculture, timber management, agricultural product sales, animal breeding and boarding, and employee housing;
 - (2) One dwelling unit; and
 - (3) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Mining, limited electric generation, public utility facilities, public service facilities, wildlife management, transport stations, agricultural auction yards, outdoor shooting ranges, hunting clubs, and bed and breakfast inns; and
 - (2) Recreational uses, but not limited to walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985, as amended by § 1, Ord. 85-613, eff. August 15, 1985, and § 23, Ord. 86-623, eff. Feb. 6, 1986, and § 1, Ord. 2004-1018, eff. Dec. 2, 2004)

Sec. 9-2.3003. Height (AP).

No structure in the Agricultural Preserve Zone (AP) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet, and windmills, silos, elevators, and barns, which may be any height. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3004. Area and width (AP).

- (a) The minimum gross lot area in the Agricultural Preserve Zone (AP) shall be eighty (80) acres, except as provided in subsection (b) of this section.
- (b) The minimum gross lot area shall be ten (10) acres solely where the primary use is an agricultural auction yard with no dwelling unit permitted.
- (c) When a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP), that area shall be at least the minimum area required by subsections (a) or (b) of this section, as applicable, or the lot line adjustment shall be denied.

(§ , Ord. 84-593, eff. Jan. 3, 1985, as amended by § 3, Ord. 94-834, eff. June 23, 1994)

Sec. 9-2.3005. Yards (AP).

The minimum yard requirements in the Agricultural Preserve Zone (AP) shall be **as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):**

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985, as amended by § 1, Ord. 91-762, eff. Dec. 13, 1991; and § 17, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.3006. Parking and loading (AP).

Article 31. General Agriculture Zone (GA)

Sec. 9-2.3101. Purpose (GA).

The purpose of the General Agriculture Zone (GA) is to protect and preserve for present and future utilization commercially viable important agriculture resource production areas.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3102. Uses (GA).

- (a) The following uses shall be permitted in the General Agriculture Zone (GA):
 - (1) Agriculture, timber management, wildlife management, agricultural product sales, animal breeding and boarding, and employee housing;
 - (2) One dwelling unit and, on any parcel of eighty (80) acres or more, one additional dwelling unit; and
 - (3) Child day care homes, limited child day care homes, and home businesses.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Mining, limited electric generation, home industry, public utility facilities, public service facilities, agricultural auction yards, transport stations, veterinary services, outdoor shooting ranges, and hunting clubs; and
 - (2) On land of a soil type not suitable for identification as an important agricultural area, non-commercial campgrounds, recreation facilities, and resorts.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 24, Ord. 86-623, eff. February 6, 1986; and Exh. A, § 6, Ord. 96-873, eff. October 31, 1996)

Sec. 9-2.3103. Height (GA).

No structure in the General Agriculture Zone (GA) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet, and windmills, silos, elevators, and barns, which may be any height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3104. Area and width (GA).

- (a) The minimum gross lot area in the General Agriculture Zone (GA) shall be forty (40) acres.
- (b) The minimum width shall be 300 feet.
- (c) When a parcel resulting from a lot line adjustment contains an area zoned General Agriculture Zone (GA), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 4, Ord. 94-834, eff. June 23, 1994).

Sec. 9-2.3105. Yards (GA).

The minimum yard requirements in the General Agriculture Zone (GA) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 18, Ord. 04-998, eff. Feb. 5, 2004)

- (4) The area is in one ownership of at least forty (40) acres.
- (5) The average timber site is III or higher according to the site rating system of the State Board of Forestry; and
- (6) The currently existing uses on the parcel are permitted uses as set forth in Section 9-2.3202 of this article.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3204. Area (TPZ).

Parcels zoned as Timberland Production Zone (TPZ) shall not be divisible into parcels containing less than forty (40) acres, unless:

- (a) Four-fifths (4/5) of the members of the Board find that a proposed division is in the public interest; and
- (b) The original owner prepares a joint timber management plan prepared or approved as to content by a registered professional forester for the parcels to be created. The joint timber management plan shall provide for the management and harvesting of timber by the original owner and any subsequent owners, and shall be recorded with the County Recorder as a deed restriction on all newly-created parcels, and shall be subject to all the other provisions of the Forest Taxation Reform Act of 1976, in addition to the normal requirements of this chapter.

When a parcel resulting from a lot line adjustment contains an area zoned Timberland Production Zone (TPZ), that area shall be of at least the minimum area required by this section, or the lot line adjustment shall be denied.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 5, Ord. 94-834, eff. June 23, 1994).

Sec. 9-2.3205. Rezoning (TPZ).

Any rezoning of land from Timberland Production Zone (TPZ) to another zoning district classification shall be in conformance with the requirements of the Forest Taxation Reform Act of 1976, in addition to the normal requirements of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3206. Height (TPZ).

No structure in the Timberland Production Zone (TPZ) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-2.3207. Yards (TPZ).

The minimum yard requirements in the Timberland Production Zone (TPZ) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

(§ 1, Ord. 91-762, eff. December 13, 1991; and § 19, Ord. 04-998, eff. Feb. 5, 2004)

Article 33. General Forest Zone (GF)

Sec. 9-2.3301. Purpose (GF).

The purpose of the General Forest Zone (GF) is to protect and preserve for present and future utilization commercially viable important timber resource production areas not in the Timberland Production Zone (TPZ).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3302. Uses (GF).

(a) The following uses shall be permitted in the General Forest Zone (GF):

- (1) Timber management, agriculture, wildlife management, and animal breeding and boarding;
- (2) One dwelling unit and, on any parcel of eighty (80) acres or more, one additional dwelling unit; and
- (3) Child day care homes, limited child day care homes, and home businesses.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Mining, limited electric generation, home industry, public utility facilities, public service facilities, outdoor shooting ranges, and hunting clubs.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 26, Ord. 86-623, eff. February 6, 1986; and Exh. A, § 7, Ord. 96-873, eff. October 31, 1996)

Sec. 9-2.3303. Height (GF).

No structure in the General Forest (GF) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3304. Area and width (GF).

(a) The minimum gross lot area in the General Forest Zone (GF) shall be (40) acres.

(b) The minimum width shall be 300 feet.

(c) When a parcel resulting from a lot line adjustment contains an area zoned General Forest Zone (GF), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994).

Sec. 9-2.3305. Yards (GF).

The minimum yard requirements in the General Forest Zone (GF) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

(a) Front yards: Not less than twenty (20') feet; and

(b) Side and rear yards: Not less than five (5') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 20, Ord. 04-998, eff. Feb. 5, 2004)

Article 34. Mining Zone (M)

Sec. 9-2.3401. Purpose (M).

The purpose of the Mining Zone (M) is to provide for the utilization of commercially viable prime mining resources and to permit no use which will preclude the extraction of materials.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3402. Uses (M).

(a) The following uses shall be permitted in the Mining Zone (M):

- (1) Mining, agriculture, timber management, hydroelectric generation, water impoundment, public utility facilities, animal breeding and boarding, and limited electric generation;
- (2) One dwelling unit; and
- (3) Child day care homes and limited child day care homes.

(b) The following uses shall be permitted subject to site development review as set forth in Article 11.3 of this chapter:

- (1) Hydroelectric generation.

(c) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Recreation facilities and public service facilities.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 27, Ord. 86-623, eff. February 6, 1986)

Sec. 9-2.3403. Height (M).

No structure in the Mining Zone (M) shall exceed 100 feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.3404. Area and width (M).

(a) The minimum gross lot area in the Mining Zone (M) shall be ten (10) acres.

(b) The minimum width shall be 300 feet.

(c) When a parcel resulting from a lot line adjustment contains an area zoned Mining Zone (M), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994).

Sec. 9-2.3405. Yards (M).

The minimum yard requirements in the Mining Zone (M) shall be :as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

(a) Front yards: Twenty (20') feet; and

(b) Side and rear yards: Five (5') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 21, Ord. 04-998, eff. Feb. 5, 2004)

Article 3. Design

Sec. 9-3.301. Scope.

The general requirements for subdivisions shall be as provided in this article. More detailed requirements shall be as set forth in the current departmental subdivision regulations of the Engineer-Surveyor, the Planning Director, the Road Commissioner, and the Health Officer.

(§ 61204, P.C.O.C., as amended by Ords. 413, 554, and 664)

Sec. 9-3.302. Preliminary conferences.

The subdivider, or his authorized agent, shall confer with the Engineer-Surveyor, the Planning Director, the Road Commissioner, and the Director of Environmental Sanitation regarding the contemplated subdivision and shall inform himself as to the applicable provisions of the Map Act, the provisions of this chapter, the current zoning provisions, and the current departmental subdivision regulations of the Engineer-Surveyor, the Planning Director, the Road Commissioner, and the Health Officer.

(§ 61204, P.C.O.C., as amended by Ords. 413, 554, and 664, and § 4, Ord. 77-211, eff. August 4, 1977)

Sec. 9-3.303. General Plan & Zoning.

Proposed subdivisions shall conform to both the zoning provisions set forth in Chapter 4 of this title and to the County General Plan before the application shall be complete.

(§ 61204, P.C.O.C., as amended by Ords. 413, 554, 664, and § 1, Ord. 80-404, eff. October 12, 1980, and § 1, Ord. 01-959, eff. December 6, 2001)

Sec. 9-3.304. General Plan & Zoning.

(§ 61204, P.C.O.C., as amended by Ords. 413, 554, 664; and Ord. 96-875, eff. December 30, 1996; repealed by §2, Ord. 01-959, eff. December 6, 2001)

Sec. 9-3.305. Streets, roads, and highways.

Road and street networks, whether public or private, unless exempted under the provisions of Chapter 4 of Title 9 of this code, shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

Streets, roads, and highways in all land divisions shall conform to the requirements of the departmental subdivision regulations and the approved specifications of the County as to rights-of-way, alignment, gradients, drainage, structural design, and surfacing. When it is determined that safe and adequate access does not exist to a land division, the Advisory Agency may require the dedication of rights-of-way or easements for, and the construction of, off-site improvements to serve the parcels being created, in conformance with the requirements of the departmental subdivision regulations.

If the streets or highways are proposed to be dedicated to the public and added to the County road system, they shall be improved to conform in all respects to the current standards for County roads. If the streets or highways proposed are to be private streets or highways, the requirements as to rights-of-way, alignment, gradients, structural design and surfacing shall be determined in the light of the characteristics of the proposed subdivision, considering the number and size of the lots, the type of terrain, whether for year-round or summer occupancy, and other pertinent considerations. In cases where private roads are approved to be constructed with only drainage provisions and

Sec. 9-3.311. Resubdivisions.

As a condition of approval of a proposed subdivision, the Board may require a stipulation or agreement precluding future resubdivisions of the lots, or prescribing conditions under which such resubdivisions will be permitted, in instances where it is the judgment of the Board that such a condition is necessary to protect the public health, safety, and welfare.

(§ 61204, P.C.O.C., as amended by Ords. 413, 554, and 664)

Sec. 9-3.312. Miscellaneous technical requirements.

Miscellaneous technical requirements for subdivisions, such as soil tests, provisions for fire protection, and similar requirements, shall be as set forth in the appropriate departmental subdivision regulations.

(§ 61204, P.C.O.C., as amended by Ords. 413, 554, and 664)

Sec. 9-3.313. Panhandle lots.

The required width of not more than twenty-five (25%) percent of the lots in a subdivision may be reduced by the Commission at the time of the approval of the tentative map to provide for panhandle lots, with the driveway portion of the lot not less than twenty (20') feet wide. The buildable portion of all panhandle lots shall conform to the normal required width.

(§ 61604, P.C.O.C., as added by Ord. 752, as renumbered by § 2, Ord. 84-593, eff. January 3, 1985)

Sec. 9-3.314. Development fees for fire protection services.

Prior to development, as defined in the General Plan, a fee established by resolution of the governing fire protection district shall be deposited in the respective fire protection district's account for the purpose of mitigating the impact of such development on the capacity of the fire district to serve existing development within the district, thereby maintaining the health, safety, and welfare of County residents.

(§ 1, Ord. 86-642, eff. October 23, 1986)

Sec. 9-3.315. Greenbelts.

When greenbelts are proposed they shall be located strategically as a separation between wildland fuels and structures. **The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or County Fire Plan.**

(§1, Ord. 91-762, eff. December 13, 1991)

Article 3. Definitions

Sec. 9-4.301. Application.

The words and phrases set forth in this article and used in this chapter shall be defined as set forth in this article and by common usage and context, except as specifically defined in this title.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.302. Accessory building.

"Accessory building" shall mean any building used as an accessory to residential, commercial, recreational, industrial, or educational purposes as defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1 Occupancy that requires a building permit.

Sec. 9-4.303. ADT (average daily traffic).

"ADT" (average daily traffic) shall mean the number of vehicle trips on a road per twenty-four (24) hours averaged over a period of days. Unless otherwise stated, the period shall be the peak month.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.304. Agriculture.

"Agriculture" shall mean the planting, raising, harvesting and production of agricultural, horticultural, aquaculture and forestry crops; the breeding, raising, husbandry of, pasturing, grazing, and small scale slaughter and processing of livestock; the breeding, raising, harvesting and production of bees, fish, poultry and other fowl; and the associated support services and value added services, such as agritourism, necessary for the economic viability of agriculture.

Sec. 9-4.305. Base.

"Base" shall mean a layer of specified material of required thickness placed immediately above the subbase, upon which the pavement or surfacing is to be placed.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.306. Basement material.

"Basement material" shall mean the material in excavation or embankment upon which the lowest layer of subbase, base, pavement, surfacing or other specified layer is to be placed.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.307. Building.

"Building" shall mean any structure used or intended for supporting or sheltering any use of occupancy that is defined in the California Building Code, 1989 Amendments, Chapter 11, except Group M, Division 1, Occupancy. For the purposes of this subchapter, building includes mobile homes and manufactured homes, churches and day care facilities.

Sec. 9-4.308. Clearing.

"Clearing" shall mean the removal of objectionable materials from that portion of the right-of-way to be used for construction.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.309. Commercial Area.

"Commercial Area" shall mean an area identified in the General Plan as **Commercial**.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.310. Cul-de-sac.

"Cul-de-sac" shall mean a road open at one end only, with provisions for turning around at the unopen end.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.311. Culvert.

"Culvert" shall mean any structure, other than a bridge, which provides an opening under a roadway for drainage or other purposes.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.312. Community.

"Community" shall mean an area designated as a "community" in the General Plan. Communities are places where some public infrastructure and services are available. Few commercial services are present and these services generally are of the type, size, and scale that serve local residents. Representative areas include Taylorsville, Crescent Mills, Cromberg, Sloat, Beckwourth, Chilcoot, and La Porte.

Sec. 9-4.313. Cut.

"Cut" shall mean an excavation of soil or rock required in order that the roadbed meet the required or desired standards of width, location, grade and curvature.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.314. Day.

"Day" shall mean, unless otherwise designated, calendar day.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.315. Dead-end road.

"Dead-end-road" shall mean a road that has only one point of vehicular access to a State highway or major thoroughfare; and shall include looped roads **and cul-de-sacs** which have only one point of access, immediately or ultimately, to a State highway or major thoroughfare.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.316. Defensible space.

"Defensible space" shall mean the area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this subchapter is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Sec. 9-4.317. Development.

"Development" shall mean lot creation, **condominium projects, or utilization of commercial, multi-family residential, or industrial parcels.**

(§ 1, Ord. 87-662, eff. June 4, 1987; as amended by Exh. A, § 9, Ord. 96-873, eff. October 31, 1996)

Sec. 9-4.318. Driveway.

"Driveway" shall mean a vehicular access that serves no more than two buildings, with no more than three

dwellings, on a single parcel, with any number of **accessory** buildings.

(§1, Ord. 91-762, eff. December 13, 1991, amended by § 1, Ord.92-783, eff. July 9, 1992; and Exh. A, § 9, Ord. 96-873, eff. October 31, 1996)

Sec. 9-4.319. Engineer.

"Engineer" shall mean the Public Works Director acting either directly or through properly authorized agents, such agents acting within the scope of the particular duties delegated to them.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.320. Exception.

"Exception" shall mean an alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites that provide mitigation of the problem.

Sec. 9-4.321. Fill.

"Fill" shall mean rock, soil or gravel, or a mixture, placed so as to raise the roadbed above the natural land surface in order that the roadbed may be secure, or to meet the required or desired standards of width, location, grade or curvature.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.322. Fire valve.

"Fire valve" shall mean hydrant.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.323. Fuel modification area.

"Fuel modification area" shall mean an area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration.

Sec. 9-4.324. Grading plane.

"Grading plane" shall mean the surface of the basement material upon which the lowest layer of subbase, base, pavement, surfacing, or other specified layer, is placed. "Grading plane" shall be interchangeable with subgrade.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.325. Greenbelt.

"Greenbelt" shall mean a facility or land use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.

Sec. 9-4.326. Hammerhead turnaround.

"Hammerhead turnaround" shall mean a roadway that provides a "T" shaped three (3) point turnaround space for emergency equipment, being no narrower than the road that serves it.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.327. Hydrant.

"Hydrant" shall mean a valved connection on a water supply or storage system having at least one two and one-half (2-1/2") inch outlet with male American National Fire Hose Screw Threads used to supply fire apparatus and hoses with water.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.328. Industrial Area.

"Industrial Area" shall mean an area identified in the General Plan as **Industrial**.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-2.329. Major Arterial.

"Major arterial" shall mean a road that has a key role in providing high mobility of inter-regional and intra-regional travel. Efforts are made to minimize access points in order to aid through travel flow.

Sec. 9-2.330. Major Collector.

"Major collector" shall mean a road that generally serves the more important intra-county travel corridors and traffic generators not served by major or minor arterials.

Sec. 9-4.331. Major thoroughfare.

"Major thoroughfare" shall mean **all arterials and major collector roads**.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.332. Multiple-Family Residential Area.

"Multiple-Family Residential Area" shall mean an area identified in the General Plan as a Multiple-Family Residential Area.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.333. Occupancy

"Occupancy" shall mean the purpose for which a building, or part thereof, is used or intended to be used.

Sec. 9-4.334. One-way road.

"One-way road" shall mean a roadway **a minimum of one traffic lane width** designed for traffic flow in one direction only.
(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.335. Pavement.

"Pavement" shall mean asphalt surfacing placed on the traveled way or shoulders.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.336. Planned roadway alignment.

"Planned roadway alignment" shall mean an approximate location of future roadways or improvements, or both, including widening of existing roadways, as they are specifically designated in Appendix II of the General Plan.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.337. Plans.

"Plans" shall mean the official maps, project plans, and standard plans, profiles, typical cross sections, general cross sections, working drawings, and supplemental drawings, or reproductions thereof, approved by the Engineer, which show the location, character, dimensions and details of the work to be performed.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.338. Precise planned road.

"Precise planned road" shall mean a County Road other than a major thoroughfare.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.339. Prime coat.

"Prime coat" shall mean an even application of liquid asphalt applied to the base material prior to placement of asphalt surfacing.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.340. Recreation Area.

"Recreation Area" shall mean an area identified in the General Plan as **Resort and Recreation Lands**.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.341. Resource Transportation Route.

"Resource Transportation Route" shall mean a road **that provides primary access to Timber and Mining Resource Lands**.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.342. Right-of-way.

"Right-of-way" shall mean the whole right-of-way or area which is reserved for and secured for use in constructing the roadway and its appurtenances. "Right-of-way" shall be interchangeable with road.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.343. Roads, streets, private lanes.

"Roads, streets and private lanes" shall mean vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two buildings or more than four or more dwelling units.

Sec. 9-4.344. Roadbed.

"Roadbed" shall mean that portion of the roadway which is graded, upon which the pavement or surface and shoulders are to be constructed. Its outer limits are the inner faces of curbs or the intersection of the graded surface with the side slopes. A divided road is considered to consist of two (2) roadbeds if there is a median area of undisturbed land between them.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.345. Roadway.

"Roadway" shall mean any surface designed, improved, or ordinarily used for vehicle travel including **bridges, culverts, and other** appurtenant structures **which supplement the roadway bed or shoulders**.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.346. Rural Place.

"Rural place" shall mean an area defined as a "rural place" in the General Plan. Rural Places are defined as having little to no public infrastructure and services. If commercial services are present they tend to be small and often seasonal. Rural places may also consist of a grouping of homes. Representative areas include Johnsville, Blairsden, Twain and Greenhorn Ranch.

Sec. 9-4.347. Rural Residential Area.

"Rural **Residential Area**" shall mean an area identified in the General Plan as a Rural **Residential Area**.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.348. Same practical effect.

"Same practical effect" shall mean an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (a) access for emergency wildland fire equipment,
- (b) safe civilian evacuation,
- (c) signing that avoids delays in emergency equipment response,
- (d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
- (e) fuel modification sufficient for civilian and fire fighter safety.

Sec. 9-4.349. Seal Coat.

"Seal coat" shall mean an application of bituminous binder sprayed on the surface of the paving course.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.350. Secondary Suburban Residential Area.

"Secondary Suburban Residential Area" shall mean an area identified in the General Plan as a Secondary Suburban Residential Area.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.351. Shoulder.

"Shoulder" shall mean that portion of the completed roadbed between the edge of the traveled way and the side slopes.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.352. Side slope.

"Side slope" shall mean the inclined surfaces of both cuts and fills required to meet the approved specifications for construction of the roadbed.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.353. Specifications.

"Specifications" shall mean the directions, provisions and requirements contained in this chapter.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.354. Subbase.

"Subbase" shall mean a layer of specified material of required thickness between a base and the basement material.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.355. Subdivision.

"Subdivision" shall mean subdivision as defined in Section 66424 of the Government Code.

Sec. 9-4.356. Subgrade.

"Subgrade" shall mean that portion of the roadbed on which the pavement, surfacing, base, subbase, or a layer of any other material is placed. "Subgrade" shall be interchangeable with grading plane.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.357. Substructure.

"Substructure" shall mean all that part of the bridge below the bridge seats, tops of piers, or haunches of rigid frames or below the spring lines of arches. Back walls and parapets of abutments and wing walls of bridges shall

be considered as parts of the substructure.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.358. Suburban Residential Area.

"Suburban **Residential** Area" shall mean an area identified in the General Plan as a Suburban **Residential** Area.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.359. Superstructure.

"Superstructure" shall mean all that part of the bridge above the bridge seats, tops of piers, haunches of rigid frames, or above the spring lines of arches.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.360. Surfacing.

"Surfacing" shall mean the uppermost layer of material placed on the traveled way or shoulders. "Surfacing" shall include pavement and rock.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.361. Town.

"Town" shall mean an area designated as a "town" in the General Plan. Towns are places where the highest complement of public infrastructure and services are available or can be made available. Such services consist of water service, community sewer service, maintained year-round roads, fire, police and emergency medical services. In addition, towns serve as both the commercial and public services hubs for both local residences as well as surrounding communities. Representative areas include Chester, Greenville, Quincy/East Quincy and Graeagle.

Sec. 9-4.362. Traffic Lane.

"Traffic lane" shall mean that portion of **a roadway that provides** a single line of vehicle **travel**.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.363. Traveled Way.

"Traveled way" shall mean that portion of the roadbed for the movement of vehicles, exclusive of shoulders and auxiliary lanes.
(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.364. T Turnaround.

"T turnaround" shall mean a "T" shaped three (3) point turnaround space.
(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.365. Turnaround.

"Turnaround" shall mean a roadway, unobstructed by parking, which allows for a safe opposite change of direction to emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

Sec. 9-4.366. Turnout.

"Turnout" shall mean a widening in a roadway to allow vehicles to pass.

Sec. 9-4.367. Vertical clearance.

"Vertical clearance" shall mean the minimum specified height of a bridge or overhead projection above the roadway.

Article 4. Classification of Public and Private Roads

Sec. 9-4.401. Classification.

County roads and private roads shall be designated with a classification based upon the planned density of development and projected traffic volumes as determined by the General Plan designation of areas to be served as set forth in this article.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.402. Service roads.

- (a) Roads which are within a Commercial, Industrial, Recreation or Multiple-Family Residential Area on one or both sides serve such areas.
- (b) Roads which are within a **Town or a Community** and roads which provide access to a **Town or a Community** from a State highway or a major thoroughfare serve a **Town or a Community**.
- (c) Roads which are within a Suburban **Residential** Area and roads which provide access to a Suburban **Residential** Area from a State highway or a major thoroughfare serve a Suburban **Residential** Area.
- (d) Roads which are within a Secondary Suburban **Residential** Area and roads which provide access to a Secondary Suburban **Residential** Area from a State highway or a major thoroughfare serve a Secondary Suburban **Residential** Area.
- (e) Roads which are within a Rural **Residential** Area and roads which provide access to a Rural **Residential** Area from a State highway or a major thoroughfare serve a Rural **Residential** Area.
- (f) Roads which are within a Limited **Access Rural Residential** Area and roads which provide access to a Limited **Access Rural Residential** Area from a State highway or a major thoroughfare serve a Limited **Access Rural Residential** Area.
- (g) Roads which are within an **Agricultural Preserve, Agriculture and Grazing, Mining Resource Lands, Timber Resource Lands** Area serve such areas.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.403. Class 1 Roads.

Class 1 Roads shall be:

- (a) County roads with a projected traffic volume of more than 7500 ADT and which serve Commercial, Industrial, Recreation, or Multiple-Family Residential Areas, or any combination thereof.
- (b) Private roads in **Towns or Communities** with a projected traffic volume of more than 7500 ADT and which serve Commercial, Industrial, or Recreation Areas or any combination thereof; and
- (c) Private roads with a projected traffic volume of more than 7500 ADT and which serve Commercial or Industrial Areas, or both.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.404. Class 2 Roads.

Class 2 Roads shall be:

- (a) County roads with a projected traffic volume of 5000 to 7500 ADT and which serve Commercial, Industrial, Recreation, or Multiple-Family Residential Areas, or any combination thereof.
- (b) Private roads in **Towns or Communities** with a projected traffic volume of 5000 to 7500

ADT and which serve Commercial, Industrial, Recreation, or Multiple-Family Residential Areas, or any combination thereof; and

- (c) Private roads with a projected traffic volume of 5000 to 7500 ADT and which serve Commercial or Industrial Areas, or both.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.405. Class 3 Roads.

Class 3 Roads shall be:

- (a) County roads with a projected traffic volume of 5000 ADT or less and which serve Commercial, Industrial, Recreation, or Multiple-Family Residential Areas, or any combination thereof.
- (b) Private roads in **Towns or Communities** with a projected traffic volume of 5000 ADT or less and which serve Commercial, Industrial, Recreation, or Multiple-Family Residential Areas, or any combination thereof.
- (c) Private roads with a projected traffic volume of 5000 ADT or less and which serve Commercial or Industrial Areas, or both.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.406. Class 4 Roads.

Class 4 Roads shall be:

- (a) County roads which are Resource Transportation Routes with a projected traffic volume of more than 1000 ADT and which do not qualify for any of Road Classifications 1, 2, or 3; which shall be Class 4A;
- (b) Private roads in **Towns or Communities** which are Resource Transportation Routes with a projected traffic volume of more than 1000 ADT and which do not qualify for any of Road Classifications 1, 2, or 3; which shall be Class 4A;
- (c) County roads which are Resource Transportation Routes with a projected traffic volume of 400 to 1000 ADT and which do not qualify for any of Road Classifications 1, 2, or 3; which shall be Class 4B;
- (d) Private roads in **Towns or Communities** which are Resource Transportation Routes with a projected traffic volume of 1000 ADT or less and which do not qualify for any of Road Classifications 1, 2, or 3; which shall be Class 4B;
- (e) County roads which are Resource Transportation Routes with a projected traffic volume of 400 ADT or less and which do not qualify for any of Road Classifications 1, 2, 3, 5, 6, or 7; which shall be Class 4C; and
- (f) Private Roads which are Resource Transportation Routes and which do not serve any Commercial or Industrial Areas; which shall be Class 4C.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.407. Class 5 Roads.

Class 5 Roads shall be:

- (a) County roads with a projected traffic volume of more than 1000 ADT and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area and which are not Resource Transportation Routes; and
- (b) Private roads in with a projected traffic volume of 1000 ADT or more and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.408. Class 6 Roads.

Class 6 Roads shall be:

- (a) County roads with a projected traffic volume of 400 to 1000 ADT and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area and which are not Resource Transportation Routes; and
- (b) Private roads in **Towns or Communities** with a projected traffic volume of 400 to 1000 ADT and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.409. Class 7 Roads.

Class 7 Roads shall be:

- (a) County roads in **Towns or Communities** with a projected traffic volume of 400 ADT or less and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area and which are not Resource Transportation Routes;
- (b) County roads outside **Towns or Communities** with a projected traffic volume of 400 ADT or less and which do not serve any Commercial, Industrial or Recreation Area;
- (c) Private roads in **Towns or Communities** with a projected traffic volume of 400 ADT or less and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area;
- (d) **Private roads outside Towns or Communities which serve Suburban Residential Areas with a projected traffic volume of 400 ADT or less, and which do not serve any Commercial, Industrial, Recreation, or Multiple-Family Residential Area; and**
- (e) Roads which have no feasible possibility of future extension or connection which could result in an ADT of more than 400. Where such a possibility exists, a road which would otherwise be Class 7 shall be Class 6.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.410. Class 8 Roads.

Class 8 Roads shall be:

- (a) One-way County roads which provide access to an area zoned for no more than ten (10) dwellings; and
- (b) One-way private roads in **Towns or Communities** which provide access to an area zoned for no more than ten (10) dwellings.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.411. Class 9 Roads.

Class 9 Roads shall be private roads serving Secondary Suburban Residential and Rural Residential Areas which do not serve any Commercial or Industrial Area.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by Ord. 87-668, eff. July 9, 1987, and § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.412. Class 10 Roads.

Class 10 Roads shall be roads which serve only Limited Access Rural Residential Areas, Agricultural Preserve, and Agriculture and Grazing, and which are not Resource Transportation Routes.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by Ord. 87-668, eff. July 9, 1987, and § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.413. Class 11 Driveways.

Class 11 Driveways shall be driveways which provide access to no more than two buildings, with no more than three dwellings, on a single parcel, and any number of accessory buildings.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991, and § 1, Ord. 92-783, eff. July 9, 1992; and Exh. A, § 10, Ord. 96-873, eff. October 31, 1996, and § 1, Ord. 02-975, eff. October 2, 2002)

Article 5. Minimum Design Standards
(Amended by Ord. 02-975)

Sec. 9-4.501. Minimum Road Design Standards.

- (a) For purposes of this section, these terms are designed as follows:
 - (1) "Surfaced" means pavement unless otherwise specified.
 - (2) "Shoulder" means rocked (class 2 aggregate base) shoulder unless otherwise specified.
 - (3) "Total shoulder width" means the sum of the widths of the shoulders on both sides of the road.
 - (4) "Clearing limit" means clearing limit measured from the outer limit of construction; or in flat land from the bottom of the ditch.
- (b) Minimum road design standards for each class of public and private road defined in Article 4 of this chapter shall be as follows:

CLASS 1: Projected Traffic + 7,500 ADT

Surfaced traveled way 48 ft. (4 lanes); total paved shoulder width-16 ft., with 4' (total) rocked shoulders. Curb and gutter can substitute for rocked shoulder; roadbed 68 ft.; right-of-way 80 ft. for parallel parking, 98 ft. for diagonal parking; no clearing limit. An additional nine (9) feet of paved shoulder is required for each side where diagonal parking will be placed.

CLASS 2: Projected Traffic + 5,000 - 7,500 ADT

Surfaced traveled way 36 ft. (3 lanes with center lane to be either a passing lane, a left turn lane, or a combination of the two); total paved shoulder width 16 ft.; width 4' (total) rocked shoulder. Curb and gutter can substitute for rocked shoulder; roadbed 56 ft.; right-of-way 80 ft. for parallel parking, 98 ft. for diagonal parking; no clearing limit. An additional nine (9) feet of paved shoulder is required for each side where diagonal parking will be placed.

CLASS 3: Projected Traffic - 5,000 ADT

Surfaced traveled way 22 ft.; total paved shoulder width 16 ft., with 4' (total) rocked shoulders. Total shoulder width may be reduced to 6 ft. where no on-street parking is permitted and where no special maneuvering areas are necessary for traffic safety and ADT is less than 1,000. Curb and gutter can substitute for rocked shoulder; roadbed 42 ft.; right-of-way 60 ft. for parallel parking, 78 ft. for diagonal parking; no clearing limit. An additional nine (9) feet of paved shoulder is required for each side where diagonal parking will be placed.

CLASS 4A: Projected Traffic + 1,000 ADT

Surfaced traveled way 24 ft.; total shoulder width 16 ft.; roadbed 40 ft.; right-of-way 60 ft.; clearing limit 4 ft.

CLASS 4B: Projected Traffic 400 - 1,000 ADT

Surfaced traveled way 24 ft.; total shoulder width 8 ft.; roadbed 32 ft.; right-of-way 60 ft.; clearing limit 4 ft.

CLASS 4C: Projected Traffic - 400 ADT

Surfaced traveled way 20 ft. (rocked); total shoulder width 4 ft.; roadbed 24 ft.; right-of-way 60 ft.; clearing limit 2 ft.

CLASS 5: Projected Traffic + 1,000 ADT

Surfaced traveled way 22 ft.; total shoulder width 18 ft.; roadbed 40 ft.; right-of-way 60 ft.; clearing limit 4 ft.

CLASS 6: Projected Traffic + 400 - 1,000 ADT

Surfaced traveled way 22 ft.; total shoulder width 8 ft.; roadbed 30 ft.; right-of-way 60 ft.; clearing limit 4 ft.

CLASS 7: Projected Traffic - 400 ADT

Surfaced traveled way 22 ft.; total shoulder width 4 ft.; roadbed 26 ft.; right-of-way 50 ft.; clearing limit 2 ft.

CLASS 8

Surfaced traveled way 12 ft. (one way); total shoulder width 8 ft.; roadbed 20 ft.; right-of-way 40 ft. clearing limit 2 ft.

CLASS 9

Surfaced traveled way 20 ft. (rocked); total shoulder width 4 ft., but 0 ft. if exception is granted under Section 9-9.202 of this Code; roadbed 24 ft.; right-of-way 40 ft.; clearing limit 2 ft.

CLASS 10

Surfaced traveled way 20 ft. (graded); total shoulder width 4 ft., but 0 ft. if exception is granted under Section 9-9.202 of this Code; roadbed 24 ft.; right-of-way 40 ft.; clearing limit 2 ft.

CLASS 11

Surfaced traveled way 10 ft. (graded); total shoulder width 4 ft.; roadbed 10 ft.; right-of-way 20 ft., where right-of-way is needed; unobstructed horizontal clearing limit of fourteen (14) ft. and unobstructed vertical clearing limit of fifteen (15) ft.

- (c) Roadway surfaces on classes of public and private roads (Class 1 through Class 10, inclusive), shall be designed and maintained to support an imposed load of fire apparatus weighing at least 75,000 pounds as required by Vehicle Code Sections 35250 and 35550 through 35796. Roadway surfaces shall provide an all-weather aggregate base. All bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250 and 35550 through 35796. Applicant shall provide engineering specifications to support design, if requested by the County Engineer.
- (d) Class 11 roadways (residential driveways) shall be designed to support an imposed load of fire apparatus weighing at least 40,000 pounds as required by Vehicle Code Sections 35250 and 35550 through 35796. Driveway surfaces shall provide an all-weather base.
- (e) All roadways shall provide a minimum vertical clearance of 15 ft.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by Ord. 87-668, eff. July 9, 1987, and § 1, Ord. 91-762, eff. December 13, 1991, and § 1, Ord. 92-783, eff. July 9, 1992, and § 1, Ord. 93-802, eff. March 4, 1993, and § 3, Ord. 02-975, eff. October 2, 2002)

Sec. 9-4.502. Turnouts.

Turnouts shall be a minimum of **twelve (12')** wide and thirty (30') feet long with a minimum twenty-five (25') foot taper on each end.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.503. Turnarounds.

- (a) The turnaround area at the end of dead-end roads shall be improved with subbase and base as required by the road classification for a diameter of eighty (80') feet and shall be provided with shoulders as required for the class of road served. The turnaround area at the end of dead-end paved roads shall be paved for a diameter of sixty (60') feet. Right-of-way for turnarounds shall be a minimum diameter of twenty (20') feet more than the diameter of the required surfaced area and shoulder.
- (b) T turnarounds
 - (1) T turnarounds shall be permitted at the end of driveways.
 - (2) T turnarounds may be permitted through an exception granted as provided in Section 9-9.202 of Article 2 of Chapter 9 of Title 9 of this Code.
 - (3) The top of the "T" of a T turnaround shall be at least sixty (60') feet long.
 - (4) The components of a T turnaround shall be no narrower than the roadway which serves it and shall be constructed to the same standards.
 - (5) The top of the "T" of a T turnaround at the end of a driveway shall be no narrower than twenty (20') feet and shall be constructed to the same standard as the driveway.
- (c) Provisions shall be made for adequate snow storage areas at cul-de-sacs or turnarounds. These areas shall be free of above ground utility equipment and driveways. The areas shall be a minimum of thirty (30') feet wide by twenty (20') feet deep and be located behind surface drainage improvements.

(§ 1, Ord. 91-762, eff. December 13, 1991, as amended by § 1, Ord. 92-783, eff. July 9, 1992, and § 2, Ord. 93-802, eff. March 4, 1993)

Sec. 9-4.504. Gates.

Gate entrances shall be at least two (2') wider than the width of the traffic lanes serving that gate. Minimum width of gate entrances shall be of a minimum width of 14 (14') foot unobstructed horizontal clearance and 15 (15') foot vertical clearance.

All gates providing access from a road to a driveway shall be located at least thirty (30') feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

Security gates shall not be installed without approval of the Building Official, who may consult with emergency services providers prior to issuance of the approval. Security gates and the emergency operation shall be maintained operational at all times.

The regulations in this section do not apply to gates serving agricultural and/or timber harvesting uses.

Article 6. Road Specifications

Sec. 9-4.601. Public and Private Road Specifications.

- (a) Public and private roads shall be built or improved to the specifications set forth in this Article.
- (b) Any developer, person, or organization that offers for dedication to the public any road shall first improve the road according to these specifications. If new road specifications are enacted after approval of a development, those specifications in effect at the time of approval of the development shall apply.
- (c) Roads within or required to serve any development which are not offered for dedication to the public shall be improved by the developer according to the standards for their class and to these specifications. If new road specifications are enacted after approval of a development, those specifications in effect at the time of approval of the development shall apply.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.602. Right-of-way.

The width of right-of-way of all roads outside of the incorporated limits of any city in the County shall be as set forth in Article 5 of this chapter. Additional width may be required to accommodate cuts and fills.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.603. Clearing of the right-of-way.

The width of clearing of the right-of-way shall be the width of the roadbed plus the width of cuts and fills plus the clearing limit, all as set forth in Article 5 of this chapter, except that public safety may require the removal of dead or dying trees beyond the limits of construction. The minimum clearing limit may be waived for the preservation of individual trees that are of exceptional size or beauty, but under no circumstance will any trees be allowed within three (3') feet of the edge of traveled way. All due consideration shall be given to the protection of trees from damage during construction. In flat land, the clearing limit shall be measured from the bottom of the ditch. Disposal, including chipping, burying, burning or removal to a landfill site approved by the County, of flammable vegetation and fuels removed during road construction shall be completed before completion of road construction.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.604. Design standards.

- (a) The widths of roadbeds, shoulders, pavement and clearing limits shall be set forth in Article 5 of this chapter, dependent upon the classification of the road and projected ADT.
- (b) In addition, the requirements set forth in this section shall be met.
- (c) The roadbed shall be in the center of the right-of-way except where excess width of right-of-way is required to accommodate cuts or fills, or where in the opinion of the Director of Public Works topography precludes the desirability of the required coincidence, or where it is desirable to preserve individual trees of exceptional size or beauty.
- (d) The geometric design of roadbeds shall be such as to accommodate a minimum speed of twenty-five (25) miles per hour, except the minimum design speed for rocked surfacing shall be fifteen (15) miles per hour and the minimum design speed for major

thoroughfares shall be thirty to fifty (30-50) miles per hour, in accordance with engineering practice. An additional surface width of four (4') feet shall be added to curves of fifty to one hundred (50-100') feet radius, and two (2') feet shall be added to curves of 100 to 200 feet radius.

- (e) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than 100 feet.
- (f) Roadway grades shall not exceed seven (7%) percent for public roadways and thirteen (13%) percent for private roadways, except with written permission of the Director of Public Works and either the chief of the appropriate structural fire protection agency or, if the roadway is not within the boundaries of such an agency, **the designated representative of the California Department of Forestry and Fire Protection (CALFIRE).** Roadway grades shall not exceed sixteen (16%) percent.
- (g) All gutters, drains, culverts and bridges shall be installed as shown on the approved plans. **All bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250 through 35252 and 35550 through 35796, with a minimum design vehicle loading as per the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference.** All drainage facilities shall have a minimum longitudinal grade of one-quarter (0.25%) percent.
- (h) Cut sections shall have a three to one (3:1) side slope between the outer shoulder edge and flow line of the side ditch, and cut and fill slopes shall be two to one (2:1) except where the condition of a cut in rock can be shown to be stable at steeper slopes, in which case the approval of the Director of Public Works shall be required.
- (i) The maximum length of dead-end roads, including all dead-end roads accessed from that dead-end, shall not exceed the following cumulative lengths regardless of the number of parcels served:

Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres.....	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

- (1) All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.
- (2) Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
- (3) Each dead-end road shall have a turnaround constructed at its terminus.
- (j) The roadbed shall have the necessary base material placed and compacted for the full roadbed width, and shall be surfaced for the entire length of the road for a width as set forth in Article 5 of this chapter.
- (k) All Class 8 Roads shall connect to a two-lane roadway at both ends, shall not exceed 2,640 feet in length, and shall have a turnout constructed at the approximate midpoint.
- (l) Class 11 Driveways exceeding 150 feet, but no more than 800 feet, shall provide a turnout near the midpoint of the driveway. Where a Class 11 Road exceeds 800 feet, turnouts

shall be provided no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991; § 1, Ord. 92-783, eff. July 9, 1992, and § 2, Ord. 02-975, eff. October 2, 2002)

Sec. 9-4.605. Inspection.

Each phase of construction must be inspected by a representative of the Department of Public Works. The phases of construction are: Clearing, grading, subbase, base and paving or surfacing. When the contractor or developer requires such inspection, he shall notify the Department of Public Works of his requirement in writing or by telephone call not less than five (5) working days prior to the time that he would like to have the inspection made, and in advance of starting his next phase of construction. Inspection will be made within three (3) working days after completion of the construction phase requiring inspection.

Written reports on the results of the inspection will be available to all parties concerned within thirty-six (36) hours after the field inspection is made. The contents of the report shall be defined by the Engineering Station, or relationship to street or highway intersections if stationing is not available.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.606. Construction standards.

The structural section of the roadbed shall conform to the following thicknesses, or alternative thicknesses, utilizing the California Design Method (R values) and approved by the Director of Public Works:

- (a) **Clearing of the right-of-way.** All objectionable material shall be removed from that portion of the right-of-way to be utilized for construction, including but not exceeding the clearing width set forth in Article 5 of this chapter.
- (b) **Subgrade.** Fill shall be placed and compacted in layers not to exceed eight (8") inches thick. Large boulders, lumps of earth, and other unsuitable materials that will interfere with proper grading and compaction shall be removed and disposed of. Fill material shall be moistened so that a relative compaction of at least ninety (90%) percent is attained. The subgrade shall be crowned two (2%) percent for cross drainage, or as directed by the Director of Public Works.
- (c) **Culverts.** Necessary culverts shall be installed before applying subbase or base rocks, and the backfill shall be compacted to a relative compaction of at least ninety (90%) percent. The minimum size of culvert shall be eighteen (18") inch by eleven (11") inch arch, or fifteen (15") inch round. If concrete culvert pipe is used, that part under the roadbed must be the reinforced heavy wall type. Culverts shall have a minimum cover of twelve (12") inches below the surface. Culverts shall be located and sized in conformance with an engineered drainage plan for the road and shall be constructed to carry the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250 through 35252 and 35550 through 35796, with a minimum design vehicle loading as per the American Association of State Highway and Transportation Officials (AASHTO) Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. All drainage facilities shall have a minimum longitudinal grade of one-quarter.

Article 7. Traffic Volume

Sec. 9-4.701. Traffic volume.

Traffic volume shall be expressed in ADT. (Average Daily Traffic).

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.702. Existing traffic volume.

The existing traffic volume for a road shall be the higher of the actual summer ADT and the estimated winter ADT.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.703. Projected traffic volume.

The projected traffic volume for a road shall be:

- (a) Based on the maximum potential number of dwelling units served by that road based on the planned density of development of the areas to be served as determined by the General Plan designation of areas to be served. The projected traffic volume from areas to be served shall be calculated as follows:
 - (1) The maximum potential number of dwelling units within two (2) road miles of a United States Post Office shall be multiplied by eight (8).
 - (2) The maximum potential number of dwelling units between two (2) and four (4) road miles of a United States Post Office shall be multiplied by five (5).
 - (3) The maximum potential number of dwelling units more than four (4) road miles from a United States Post Office shall be multiplied by two (2).
 - (4) The figures resulting from the above procedure shall be added and shall be the projected traffic volume for the road in ADT.
- (b) The predicted traffic volume arising from a development shall be calculated as follows:
 - (1) If any portion of development is within two (2) road miles of a United States Post Office, the traffic volume arising from the development equals the proposed number of lots or dwelling units times eight (8).
 - (2) If all of the development is more than two (2) road miles from a United States Office and if any portion of the development is within (4) road miles of a United States Post Office, the traffic volume arising from the development equals the proposed number of lots or dwelling units times five (5).
 - (3) If all of the development is more than four (4) road miles from a United States Post Office, the traffic volume arising from the development equals the proposed number of lots or dwelling units times two (2).
 - (4) The figures resulting from the above procedure shall be the predicted traffic volume arising from the development in ADT.
- (c) The projected traffic volumes calculated by the above methods may be adjusted in specific cases where actual traffic count or analyses or both of comparable traffic situations yield alternative values.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Article 9. Access

Sec. 9-4.901. Access.

All developments must have access as required by the General Plan.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.902. Towns.

- (a) All developments in **Town boundaries** shall have access by a paved roadway maintained year-round by the State, County or a private association.
- (b) All internal roadway systems in developments shall be paved and improved to the standards for their class.
- (c) Parking lots, whether providing on-site parking or independent of other uses, shall be paved.
- (d) All developments shall make provisions for access to any adjacent lands which are not served by or shown on a planned roadway alignment to be served by another paved public roadway.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.903. Communities and Rural Places.

- (a) Roads **within Community and Rural Place boundaries** serving Commercial and Industrial parcels shall be paved before issuance of building permits for those parcels.
- (b) (1) All parcels within developments in Suburban **Residential** Areas shall be served by paved maintained roads designed and constructed to County Public Road Standards.
(2) In all developments in Suburban **Residential** Areas, provision shall be made for future access to roads from adjacent **Communities and Rural Places**.
- (c) All parcels within developments in **Secondary Suburban Residential** Areas shall be served by a paved, maintained County road or State highway or by a public or private road connected to a paved, maintained County road or State highway.
- (d) All parcels within developments in Rural **Residential** Areas shall be served by a public or private road connecting to a paved maintained County road or State highway.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.904. Limited Access Rural Residential.

- (a) All developments shall have legal access by means of Forest Service roads, private road easements or public roads.
- (b) All parcels within developments shall be provided access by a roadway.
- (c) If roads are not in existence, they shall be provided before development.
- (d) Legal access by means of Forest Service roads is:
 - (1) Access by a Forest Development Transportation System Road if rights-of way exist across all private lands to a County Road or a State Highway.
 - (2) Access by a non-system road of National Forest Lands if a use permit is issued by the Forest Service.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.905. Forest Service roads.

Forest Service roads do not satisfy access requirements for developments outside Limited Opportunity Areas except where a development has an irrevocable right to use the road.

(§ 1, Ord. 87-662, eff. June 4, 1987)

Sec. 9-4.906. Identification.

- (a) All access roads shall be marked with a sign approved by the Director of Public Works.
- (b) All lots shall be identified by a street address assigned by the Planning Director.
- (c) Road signs shall be located at intersections of roads.
- (d) Signs identifying traffic access or flow limitations shall be placed:
 - (1) At the intersection preceding the traffic access limitation; and
 - (2) No more than 100 feet before the traffic access limitation.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.907. Bridges.

- (a) The traveled way of bridges shall be the same as the traveled way of the road serving each end, except as set forth in (b) below.
- (b) The traveled way of bridges may be the same as one traffic lane of the road serving each end if:
 - (1) The road is a Class 7, 9, 10 or 11 Road, with an ADT of less than 200; and
 - (2) The bridge is no longer than 330 feet; and
 - (3) The entire bridge and the road at both ends are visible from on the bridge and both ends in a manner which would permit a driver to ascertain whether or not the bridge can be safely entered and crossed.
 - (4) Warning signs reading "One-Lane Bridge 90 Feet" shall be installed thirty (30) yards from each end of the bridge.
 - (5) Turnouts shall be provided at both ends of the bridge.
- (c) Bridges shall be provided with appropriate signs, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions of each bridge. The signs shall be clearly visible and be installed thirty (30) yards from each end of the bridge.
- (d) Where a bridge or an elevated structure is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Director of Public Works. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the Director of Public Works, shall be installed and maintained.

(§ 1, Ord. 87-662, eff. June 4, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Article 10. Emergency Water for Fire Protection

Sec. 9-4.1001. Application.

- (a) When a community water system is required for land division, the requirements of this article shall be satisfied before completion of road construction
- (b) When individual water systems are required for land division, the requirements of this article shall be satisfied before final inspection for building construction.
- (c) Provisions of this article shall not apply to construction within land divisions approved before adoption of this article.

(§1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.1002. Water

- (a) Developments **located within the boundaries of any Towns and Master Planned Communities, as identified in the General Plan**, shall be served by a community water system with adequate water, volume, pressure and storage capacity. **Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 Edition, hereby incorporated by reference, and California Fire Code, California Code of Regulations Title 24, Part 9, shall be accepted as meeting these requirements. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available. Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided.**
- (b) Developments **not located within Towns or Master Planned Communities** may provide water systems that meet or exceed the standards set forth in Section 1275.10 of the SRA Fire Safe Regulations in lieu of the requirements set forth in subsection (b) of this section.

(§1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.1003. Hydrants.

- (a) Where hydrants or fire valves are required, they shall be located eighteen (18") inches above grade, eight (8') feet from flammable vegetation, no closer than four (4') feet nor farther than twelve (12') feet from a roadway, and in a location where fire apparatus using it will not block the roadway.
- (b) Hydrants serving buildings shall not be less than fifty (50') feet nor more than one-half (1/2) mile by road from the building served and shall be located at a turnout or turnaround along the driveway of the building served or along the road that intersects with that driveway.
- (c) Hydrant heads shall be brass with two and one-half (2-1/2") inch National Hose male thread with cap for pressure or gravity flow systems and four and one-half (4-1/2") inch for draft systems. Hydrants shall be wet or dry barrel as required by the delivery system. Hydrants shall have crash protection as required by the local fire protection entity.

(§1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.1004. Signing of water sources.

- (a) Hydrants and fire valves and access to water located along a driveway shall be identified by a reflectorized blue marker with a minimum dimension of three (3") inches on the street address sign, mounted on a fire retardant post.
- (b) Hydrants and fire valves and access to water located along a road shall be identified by a reflectorized blue marker with a minimum dimension of three (3") inches, mounted on a fire retardant post. The sign post shall be within three (3') feet of the hydrant or fire valve. The sign shall be no fewer than three (3') feet nor more than five (5') feet above ground. The sign shall be horizontal and visible from the driveway.
- (c) Hydrants and fire valves and access to water may be identified as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988, in lieu of the methods described above.

(§1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.1005. Accessibility.

Emergency water for fire protection shall be available for use within twelve (12') feet of a driveway or road.

(§1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-4.1006. Inspection.

Inspection of community water systems shall be made by a representative of the Department of Public Works. Inspections of individual water systems shall be made by representatives of the Building Official and the local fire protection entity. When the contractor or developer requires such inspection, he shall notify the appropriate department in writing or by telephone call not less than five (5) working days prior to the time that he would like to have the inspection made, and in advance of starting his next phase of construction. Inspection will be made within three (3) working days after completion of the construction phase requiring inspection.

Written reports on the results of the inspection will be available to all parties concerned within thirty-six (36) hours after the field inspection is made.

(§1, Ord. 91-762, eff. December 13, 1991)

CHAPTER 8. STREET ADDRESS SYSTEM

Article 1. Purposes and Application

Sec. 9-8.101. Purposes.

The provisions of this chapter are adopted to implement the General Plan by providing for the identification of all lots by an address and to thereby facilitate provision of emergency services and utilities, and avoid delays in response, thus promoting the public health, safety, and general welfare.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Sec. 9-8.102. Application.

The application of the provisions of this chapter shall be held to be only the minimum requirements for the promotion of the public health, safety and general welfare.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Article 2. Definitions.

Sec. 9-8.201. Scope.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined in this article.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Sec. 9-8.202. Dead-end road.

"Dead-end road" shall mean a road that has only one point of vehicular access to a State highway or major thoroughfare; and shall include looped roads **and cul-de-sacs** which have only one point of access, immediately or ultimately, to a State highway or major thoroughfare.

(§ 1, Ord. 91-762, eff. October 3, 1991)

Sec. 9-8.203. Internal roadway.

"Internal roadway" shall mean a roadway within a property which is not a street and which provides access to functionally independent units of a residential, commercial, industrial or other complex.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Sec. 9-8.204. Roads, streets, private lanes.

"Roads, streets and private lanes" shall mean vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two buildings or more than four or more dwelling units.

Sec. 9-8.205. Roadway.

"Roadway" shall mean any surface designed, improved, or ordinarily used for vehicle travel including **bridges, culverts, and other** appurtenant structures **which supplement the roadway bed or shoulders.**

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-8.206. Street.

"Street" shall mean any legally established access easement which provides a primary means of access to property or a County road, a State highway or a Forest Service System road.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Sec. 9-8.207. Street address.

"Street address" shall mean a locational identification comprised of a systematically determined number, a road identification, and a locality identification.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Sec. 9-8.208. Street address system.

"Street address system" shall mean a method for the logical allocation of the numerical component of a street address and may include provisions for the determination of road identification or locality identification or both.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Article 4. Posting

Sec. 9-8.401. Required.

Where a street address system has been established, the placement of numbers shall be required as provided for by this article.

(§ 1, Ord. 87-674, eff. October 8, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-8.402. Notices.

Upon adoption of an ordinance establishing a street address system, the Planning Director shall notify by mail the owners of all properties within the street address system of a street address allocated to each property, of the possibility of the allocation of additional street addresses if needed, and of the requirements for the placement of numbers.

(§ 1, Ord. 87-674, eff. October 8, 1987)

Sec. 9-8.403. Placement of numbers.

- (a) The numbers of a street address shall be affixed to the building to which allocated. **Accessory buildings will not be required to have a separate address, however each dwelling unit or business within a building shall be separately identified.**
 - (b) The numbers of an allocated street address which are affixed to a building shall be clearly visible and legible from the street which provides access to the property, except that, if the building is provided access by an internal roadway, the numbers shall be clearly visible and legible from the internal roadway.
 - (c) The numbers of an allocated street address which are affixed to a building or to a street address sign shall be in Arabic numerals.
 - (d) It shall be the responsibility of the property owner to affix the numbers of an allocated street address.
 - (e) The numbers of a street address shall be affixed within ninety (90) days after the mailing of the notice provided for in Section 9-8.402 of this article.
 - (f) The numbers of a street address need not be affixed for a property which is unimproved and for which no use has been established.
 - (g) Street addresses shall be affixed to buildings before January 1, 1992.
 - (h) Street addresses shall be affixed to buildings before final inspection.
- (§ 1 Ord. 87-674, eff. October 8, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-8.404. Street address signs.

- (a) A street address sign is a display of the numbers of an allocated street address by means other than affixture to a building.
- (b) The numbers of a street address shall be affixed to street address sign.
- (c) It shall be the responsibility of the property owner to affix the numbers of an allocated street address.
- (d) Street address signs shall be subject to the provisions of Section 9-2.416 of Article 4 of Chapter 2 of this title.
- (e) **Design.**
 - (1) The face area of a street address sign shall be that area within the boundary of a simple plane which encompasses all characters and intervening voids.
 - (2) The face area of a street address sign shall not exceed six (6) square feet except when it is necessary to accommodate additional minimum signage.
 - (3) Size of letters, numbers, and symbols for street address signs shall be a minimum

four (4") inch letter height, one half (1/2") inch stroke, reflectorized, contrasting with the background color of the sign.

- (4) The numbers for street address signs shall be in Arabic numerals.
- (5) Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

(f) ***Location.***

- (1) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road.
- (2) Addresses shall be visible and legible from the road on which the address is located.
- (3) Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.
- (4) Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

- (g) The street address sign shall be placed within fifteen (15) days after issuance of a building permit for a building.

- (h) Street address signs shall be placed for all improved properties before January 1, 1992.

(§ 1, Ord. 87-674, eff. October 8, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-8.405. Uniform Fire Code.

(§ 1, Ord. 87-674, eff. October 8, 1987, repealed § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-8.602. Road signs.

- (a) Before an approved subdivision map or planned development permit may be recorded, the County roads and private roads providing access thereto and therewithin shall be marked with signs which shall give the identification as determined pursuant to subsections (b) and (d) of Section 9-8.601 of this article: (b) identification, County roads, and (d), road identification, private roads.
 - (b) State highways and Forest Service roads within the area of an approved subdivision map or planned development permit shall be marked with signs which shall give the identification as determined pursuant to subsections (a) and (c) of Section 9-8.601 of this article before the subdivision map or planned development permit may be recorded.
 - (c) When the Public Works Department marks a road with a sign, that sign shall give the identification as determined pursuant to Section 9-8.601 of this article.
 - (d) A new or replacement sign marking a road within a street address system adopted by ordinance shall give the street address number of its location and shall indicate the direction in which street address numbers ascend.
 - (e) Size of letters, numbers, and symbols for road signs, shall be a minimum four (4") inch letter height, one-half (1/2") stroke, reflectorized, contrasting with the background color of the sign.
 - (f) Road signs shall be visible and legible from both directions of travel for a distance of at least 100 feet.
 - (g) The height of road signs shall be eight and one-half (8-1/2') feet.
 - (h) Signs shall be placed at intersections of roads.
- (§ 1, Ord. 87-674, eff. October 8, 1987, as amended by § 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-8.603. Road names.

- (a) New names for County or private roads shall not duplicate any road name in the County's jurisdiction. The differences in road name suffixes shall not be considered differences in road names.
- (b) A dead-end road less than 200 feet long which has no feasible possibility of future extension or connection may have the same name as the road which provides access to the dead-end road provided the cul-de-sac has a different suffix.
- (c) New names which are phonetic duplications or sound very similar to existing names shall be voided.
- (d) **Continuity.**
 - (1) The continuation of an existing road shall have the same name.
 - (2) If a road significantly changes direction for a substantial distance, and if the change is readily discernible on the road, the portions may have different names.
- (e) **Discontinuity.**
 - (1) Discontinuous roads shall have a different name for each portion, except as provided in subsection (2) of this subsection.
 - (2) If it is anticipated and feasible that portions of a discontinuous road may become continuous, the portions may have the same name, to which a locational affix may be appended.

Article 4. Definitions

Sec. 9-9.401. Application.

The words and phrases set forth in this article and used in this title shall be defined as set forth in this article and by common usage and context, except as specifically defined in this title.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-9.402. Defensible space.

"Defensible space" shall mean the area within the perimeter of a parcel, development, neighborhood or community, where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this subsection is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-9.403. Distance measurements.

"Distance measurements" shall mean all specified or referenced distances as measured along the ground, unless otherwise stated.

Sec. 9-9.404. Dwelling.

"Dwelling" shall mean a building, or portion of a building, which provides for sleeping, cooking, eating, and sanitation for one family (as defined in Section 9-2.232 of Chapter 2 of this Title); and shall mean any additional quarters and guest house.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-9.405. Same Practical Effect.

"Same Practical Effect" shall mean an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (a) Access for emergency wildland fire equipment,
- (b) Safe civilian evacuation,
- (c) Signing that avoids delays in emergency equipment response,
- (d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
- (e) Fuel modification sufficient for civilian and fire fighter safety.

(§ 1, Ord. 91-762, eff. December 13, 1991)

Sec. 9-9.406. SRA Fire Safe Regulations

"SRA Fire Safe Regulations" shall mean the provisions of Section 1270 *et seq.* of Title 14 of the California Code of Regulations.

(§ 1, Ord. 91-762, eff. December 13, 1991)