

RESOLUTION NUMBER P.C. 2025-05

**RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS TO FIND
THE FRANKS CODE AMENDMENT (CA 6-24/25-02)
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
UNDER CEQA GUIDELINES SECTION 15061(b)(3) AND ADOPT THE CODE AMENDMENT
ZONING ORDINANCE APPROVING THE CODE AMENDMENT**

WHEREAS, on March 4, 2025, Robert and Robyn Franks, applicants, submitted Lot Line Adjustment LLA 3-24/25-06 application to adjust the property lines between 7344 and 7342 Marilyn Drive, Lake Davis, APNs 025-370-036 and 025-370-037, respectively, proposing to increase APN 025-370-036 by 0.42 acres and decrease APN 025-370-037 by 0.42 acres; and

WHEREAS, upon review by Planning Department staff, the application was found to not comply with the requirement of Plumas County Code Section 9-2.1284(c)(2), which require the parcels subject to the lot line adjustment to meet the minimum width required by the applied zone; and

WHEREAS, the applicants submitted a Code Amendment (CA 6-24/25-02) application on June 16, 2025, to initiate an amendment to Plumas County Code Title 9 Planning and Zoning, Chapter 9 Zoning; and

WHEREAS, Code Amendment CA 6-24/25-02 is proposed to amend and add to Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 12.8 Lot Line Adjustment, Sec. 9-2.1284(c)(2) and Sec. 9-2.1284(c)(3) such that the width requirement for a lot line adjustment include provisions to account for the lot line adjustment of parcels that are nonconforming to the width requirement of the applied zoning district; and

WHEREAS, additionally amendments are proposed by Planning Department staff to address historic Title 9 Planning and Zoning internal inconsistencies for lot line adjustments to ensure no need for interpretation by the Planning Director concerning lot line adjustment requirements; and

WHEREAS, the Planning Commission held a workshop on November 6, 2025, to review, take public comment on, and propose amendments to Sec. 9-2.1284 Requirements; Article 30 – Agricultural Preserve Zone (AP), Sec. 9-2.3004(c); Article 31 – General Agriculture Zone (GA), Sec. 9-2.3104(c); Article 32 – Timberland Production Zone (TPZ), Sec. 9-2.3204(b); Article 33 – General Forest Zone (GF), Sec. 9-2.3304(c); and Article 34 – Mining Zone (M), Sec. 9-2.3404(c); and

WHEREAS, on November 6, 2025, the Planning Commission made a motion by majority vote with four (4) commissioners for (West, Spencer, Lewis, and Foster), none against, and one (1) commissioner absent (Montgomery) directing Planning Department staff to bring the Code Amendment back in ordinance and resolution format for a public hearing, with the following changes:

1. Remove typographical error under Sec. 9-2.1284(f) as it is duplicative of the language stated under Sec. 9-2.1284(c)(3); and
2. Add language to the proposed amendments that provides clear direction for how the side lines (l_1 and l_2) in the formula to determine the average side length of a nonconforming parcel ($l_{nonconforming}$) is determined; and

WHEREAS, the Planning Commission held a properly noticed public hearing on December 4, 2025, for the proposed ordinance and resolution and received testimony from all interested parties.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of Plumas, State of California recommends that the Board of Supervisors:

1. Find the Code Amendment (CA 6-24/25-02) amending Chapter 2 Zoning, Title 9 Planning and Zoning of Plumas County Code, approval by Ordinance, pursuant to California Public Resources Code Section 15378, a “zoning ordinance” and is therefore considered a “project” subject to CEQA and is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because after conducting the initial environmental evaluation for the project, which showed no potential adverse effects on the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment because the project action is a zoning ordinance amendment causing no ground disturbance; and
2. Adopt the Zoning Ordinance approving the Code Amendment (CA 6-24/25-02) amending Title 9 Planning and Zoning, Chapter 2 Zoning, of the Plumas County Code as shown in Exhibit “1” as amended at the December 4, 2025, Planning Commission meeting, attached herein.

The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 4th day of December, 2025, by the following roll call vote:

AYES: Commissioners: **LEWIS, WEST, FOSTER, MONTGOMERY, SPENCER**
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:

Said resolution to be effective as of the 4th day of December, 2025.

Harvey E. West
Harvey West
Chair, Plumas County Planning Commission

ATTEST:

Tracey Ferguson
Tracey Ferguson, AICP, Planning Director

EXHIBIT “1”

**CODE AMENDMENT ZONING ORDINANCE
FRANKS CODE AMENDMENT (CA 6-24/25-02)
ORDINANCE NO. 2026-_____**

**AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,
AMENDING PLUMAS COUNTY CODE TITLE 9 PLANNING AND ZONING, CHAPTER 2 ZONING,
ARTICLE 12.8. - LOT LINE ADJUSTMENT, SEC. 9-2.1284. - REQUIREMENTS;
ARTICLE 30. - AGRICULTURAL PRESERVE ZONE (AP), SEC. 9-2.3004(c);
ARTICLE 31. - GENERAL AGRICULTURE ZONE (GA), SEC. 9-2.3104(c);
ARTICLE 32. - TIMBERLAND PRODUCTION ZONE (TPZ), SEC. 9-2.3204(b);
ARTICLE 33. - GENERAL FOREST ZONE (GF), SEC. 9-2.3304(c); AND
ARTICLE 34. - MINING ZONE (M), SEC. 9-2.3404(c)**
ENACTED BY BOARD OF SUPERVISORS RESOLUTION NO. 2026-_____

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

SECTION 1. Ordinance Amendments

Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, is amended, deleted, or added to and adopted as set forth in the Draft Zoning Ordinance (applicant proposed – red text; staff proposed – green text), as attached in Exhibit “A.”

Chapter 2 Zoning, Article 12.8. Lot Line Adjustment

Sec. 9-2.1284. Requirements.

Chapter 2 Zoning, Article 30. Agricultural Preserve Zone (AP)

Sec. 9-2.3004(c). Area, width, and coverage (AP).

Chapter 2 Zoning, Article 31. General Agriculture Zone (GA)

Sec. 9-2.3104(c). Area, width, and coverage (GA).

Chapter 2 Zoning, Article 32. Timberland Production Zone (TPZ)

Sec. 9-2.3204(b). Area (TPZ).

Chapter 2 Zoning, Article 33. General Forest Zone (GF)

Sec. 9-2.3304(c). Area, width, and coverage (GF).

Chapter 2 Zoning, Article 34. Mining Zone (M)

Sec. 9-2.3404(c). Area, width, and coverage (M).

SECTION 2. Resolutions

The ordinance amendments are consistent with and will serve to implement the Franks Code Amendment (CA 6-24/25-02) Zoning Ordinance recommended by Planning Commission Resolution No. 2025-05 and enacted by the Board of Supervisors Resolution No. 2026-_____.

SECTION 3. Environmental

The ordinance adoption for Code Amendment (CA 6-24/25-02), amending Chapter 2 Zoning, Title 9 Planning and Zoning of Plumas County Code, pursuant to California Public Resources Code Section 15378, is a “zoning ordinance” and is therefore considered a “project” subject to CEQA and is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because after conducting the initial environmental evaluation for the project, which showed no potential adverse effects on the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment because the project action is a zoning ordinance amendment causing no ground disturbance.

SECTION 4. Codification

This Ordinance shall be codified as set forth in the Final Zoning Ordinance as attached in Exhibit "B."

SECTION 5. Publication

A summary of this Ordinance shall be posted in a prominent location, pursuant to Section 25124(a) of the Government Code of the State of California, before the expiration of fifteen (15) days after the passage of this Ordinance, once, with the names of the supervisors voting for and against this Ordinance, at the Board of Supervisors' chambers and shall remain posted thereafter for at least one (1) week.

SECTION 6. Effective Date

This Ordinance shall become effective 30 days from the date of final passage.

The foregoing Franks Code Amendment (CA 6-24/25-02) Zoning Ordinance was introduced at a regular meeting of the Board of Supervisors on the ____ day of ____ 2026, and passed and adopted on the ____ day of ____ 2026 by the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSTAIN: Supervisors:

ABSENT: Supervisors:

<INSERT NAME>, Chair of the Board of Supervisors

ATTEST:

Allen Hiskey, Clerk of the Board of Supervisors

EXHIBIT “A”

DRAFT ZONING ORDINANCE

Sec. 9-2.1284. Requirements.

- (a) Lot lines may be adjusted between ~~four two~~ or ~~fewer more~~ existing adjacent parcels, where the land taken from a parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not created. Fewer parcels than originally existed may result from a lot line adjustment. A parcel to which no land is added from another parcel, but which is a reduced version of an original parcel may result from a lot line adjustment.
- (b) The review and approval of a lot line adjustment shall be limited to a determination whether or not the parcels resulting from the lot line adjustment will conform to County **General Plan and** zoning and building ordinances.
- (c) **A P**parcels resulting from a lot line adjustment conforms to County **zoning** ordinances if:
 - (1) The parcels ~~are is~~ of the minimum area required by the applied zone, except that:
 - (a) Adjustments to parcels, at least one of which is fully conforming, that are proposed in order to re-align a property line with a well-defined physical feature, including but not limited to a **structure**, water course, **or** recorded roadway, **or with a zoning district boundary**, may be approved if the resulting non-conforming **minimum area size** parcel complies with all other zoning (Title 9 **Planning and Zoning**), **and** building (Title 8 **Building Regulations**), **requirements** and water supply systems and sewage disposal (Title 6 **Sanitation and Health**) **requirements** ordinances **including those of Title 6** of the Plumas County Code (**Sanitation and Health**) and the other parcel results in a fully conforming parcel.
 - (b) Adjustments to parcels that are non-conforming in **size minimum area** may be further reduced in **area size** if the purpose of the adjustment is to re-align a property line with a well-defined physical feature, including but not limited to a **structure**, water course, or recorded roadway, or with a **zoning district boundary**, if the parcel being reduced in **area size** complies with all other zoning (Title 9 **Planning and Zoning**), **and** building (Title 8 **Building Regulations**), and **water supply systems and sewage disposal (Title 6 Sanitation and Health) requirements** ordinances **including those of Title 6** of the Plumas County Code (**Sanitation and Health**).
 - (2) The parcels ~~has are~~ of the minimum width required by the applied zone, ~~except that:~~
 - (a) Adjustments to nonconforming parcel(s) must maintain a minimum width using the following formula:

$$W_{nonconforming} = L_{nonconforming} \times W_{normalized}$$

Where:

W_{nonconforming} = minimum width required for resulting nonconforming parcel

$$L_{nonconforming} = \text{average side length of nonconforming parcel} = \frac{l_1 + l_2}{2}$$

Where:

l₁ = length of side line

l₂ = length of opposite side line

EXHIBIT “A”

DRAFT ZONING ORDINANCE

Note: l_1 and l_2 side property lines shall be determined pursuant to Plumas County Code Sec. 9-2.275, Property line, which defines “front line,” “side line,” and “rear line.”

$$W_{normalized} = \text{normalized minimum parcel width} = \frac{W_{zoning\ minimum}}{\frac{A_{zoning\ minimum}}{W_{zoning\ minimum}}}$$

Where:

$W_{zoning\ minimum}$ = minimum width as required by the zoning

$A_{zoning\ minimum}$ = minimum gross lot area as required by the zoning

- (b) Resulting nonconforming width parcel(s) may be approved if the parcel(s) comply with all other zoning (Title 9 Planning and Zoning), building (Title 8 Building Regulations), and water supply systems and sewage disposal (Title 6 Sanitation and Health) ordinances of the Plumas County Code.
- (3) Where lot line adjustment minimum area and/or width requirements cannot be met, the Planning Director may determine the minimum area and/or width requirements based on the minimum area and/or width requirements of the next densest zoning district for which the parcel meets the minimum area and/or width requirements.

(34) Above ground structures on the parcel(s) which are subject to the yard requirements of the applied zone meet those requirements;

(45) Parking and loading ~~is are~~ provided as required by the applied zone;

(56) No violation of the sign requirements of the applied zone results from the lot line adjustment;

(67) No violation of any ~~ministerial or discretionary action special use permit, planned development permit, variance or site development permit~~ results from the lot line adjustment;

(78) No violation of Article 4 (General Requirements) of this Chapter results from the lot line adjustment; and

(89) The lot line adjustment conforms to the provisions of this article.

- (d) When more than one zone is applied to a parcel resulting from a lot line adjustment, the provisions of Section 9-2.305 of Article 3 (Establishment of Zones-Territory) of this Chapter and of Section 9-2.401(e) of Article 4 (General Requirements-Application) of this Chapter shall apply.
- (e) Notwithstanding any other provision of law, when a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP) [Section 9-2.3004(c)], General Agriculture (GA) [Section 9-2.3104(c)], Timberland Production Zone (TPZ) [Section 9-2.3204(b)], General Forest (GF) [Section 9-2.3304(c)], or Mining Zone (M) [Section 9-2.3404(c)], that area shall be of at least the minimum area required by the zone or the lot line adjustment shall be denied.

(§ 1, Ord. 94-834, eff. June 23, 1994; Ord. 2009-1072, § 1, adopted September 15, 2009)

EXHIBIT “A”

DRAFT ZONING ORDINANCE

Sec. 9-2.3004. - Area, width, and coverage (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 [[Section 9-2.1284\(e\)](#)].
- (d) Each dwelling unit and accessory buildings shall cover no more than one acre. Miscellaneous permitted compatible uses shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 3, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

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

- (a) The minimum gross lot area in the General Agriculture Zone (GA) shall be forty (40) acres.
- (b) The minimum width shall be three hundred (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 [[Section 9-2.1284\(e\)](#)].
- (d) Each dwelling unit and accessory buildings shall cover no more than one (1) acre. Miscellaneous permitted compatible uses shall cover no more than one (1) acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 4, Ord. 94-834, eff. June 23, 1994; § 3(Exh. A), Ord. 2020-1129, adopted May 19, 2020)

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 ($\frac{4}{5}$) 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 [[Section 9-2.1284\(e\)](#)].

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

Sec. 9-2.3304. - Area, width, and coverage (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 [Section 9-2.1284(e)].
- (d) Each dwelling unit and/or other permitted structure shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

Sec. 9-2.3404. - Area, width, and coverage (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 [Section 9-2.1284(e)].
- (d) The maximum building coverage shall not exceed seventy (70%) percent of the lot area, except that each dwelling unit and accessory buildings shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

EXHIBIT “B”

FINAL ZONING ORDINANCE

Sec. 9-2.1284. Requirements.

- (a) Lot lines may be adjusted between four or fewer existing adjacent parcels, where the land taken from a parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not created. Fewer parcels than originally existed may result from a lot line adjustment. A parcel to which no land is added from another parcel, but which is a reduced version of an original parcel may result from a lot line adjustment.
- (b) The review and approval of a lot line adjustment shall be limited to a determination whether or not the parcels resulting from the lot line adjustment will conform to County General Plan and zoning and building ordinances.
- (c) Parcels resulting from a lot line adjustment conform to County ordinances if:
 - (1) The parcels are of the minimum area required by the applied zone, except that:
 - (a) Adjustments to parcels, at least one of which is fully conforming, that are proposed in order to re-align a property line with a well-defined physical feature, including but not limited to a structure, water course, or recorded roadway, or with a zoning district boundary, may be approved if the resulting non-conforming minimum area parcel complies with all other zoning (Title 9 Planning and Zoning), building (Title 8 Building Regulations), and water supply systems and sewage disposal (Title 6 Sanitation and Health) ordinances of the Plumas County Code and the other parcel results in a fully conforming parcel.
 - (b) Adjustments to parcels that are non-conforming in minimum area may be further reduced in area if the purpose of the adjustment is to re-align a property line with a well-defined physical feature, including but not limited to a structure, water course, or recorded roadway, or with a zoning district boundary, if the parcel being reduced in area complies with all other zoning (Title 9 Planning and Zoning), building (Title 8 Building Regulations), and water supply systems and sewage disposal (Title 6 Sanitation and Health) ordinances of the Plumas County Code.
 - (2) The parcels are of the minimum width required by the applied zone, except that:
 - (a) Adjustments to nonconforming parcel(s) must maintain a minimum width using the following formula:

$$W_{nonconforming} = L_{nonconforming} \times W_{normalized}$$

Where:

$W_{nonconforming}$ = minimum width required for resulting nonconforming parcel

$$L_{nonconforming} = \text{average side length of nonconforming parcel} = \frac{l_1 + l_2}{2}$$

Where:

l_1 = length of side line

l_2 = length of opposite side line

EXHIBIT “B”

FINAL ZONING ORDINANCE

Note: l_1 and l_2 side property lines shall be determined pursuant to Plumas County Code Sec. 9-2.275, Property line, which defines “front line,” “side line,” and “rear line.”

$$W_{normalized} = \text{normalized minimum parcel width} = \frac{W_{zoning\ minimum}}{\frac{A_{zoning\ minimum}}{W_{zoning\ minimum}}}$$

Where:

$W_{zoning\ minimum}$ = minimum width as required by the zoning

$A_{zoning\ minimum}$ = minimum gross lot area as required by the zoning

- (b) Resulting nonconforming width parcel(s) may be approved if the parcel(s) comply with all other zoning (Title 9 Planning and Zoning), building (Title 8 Building Regulations), and water supply systems and sewage disposal (Title 6 Sanitation and Health) ordinances of the Plumas County Code.
- (3) Where lot line adjustment minimum area and/or width requirements cannot be met, the Planning Director may determine the minimum area and/or width requirements based on the minimum area and/or width requirements of the next densest zoning district for which the parcel meets the minimum area and/or width requirements.
- (4) Above ground structures on the parcel(s) which are subject to the yard requirements of the applied zone meet those requirements;
- (5) Parking and loading are provided as required by the applied zone;
- (6) No violation of the sign requirements of the applied zone results from the lot line adjustment;
- (7) No violation of any ministerial or discretionary action results from the lot line adjustment;
- (8) No violation of Article 4 (General Requirements) of this Chapter results from the lot line adjustment; and
- (9) The lot line adjustment conforms to the provisions of this article.
- (d) When more than one zone is applied to a parcel resulting from a lot line adjustment, the provisions of Section 9-2.305 of Article 3 (Establishment of Zones-Territory) of this Chapter and of Section 9-2.401(e) of Article 4 (General Requirements-Application) of this Chapter shall apply.
- (e) Notwithstanding any other provision of law, when a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP) [Section 9-2.3004(c)], General Agriculture (GA) [Section 9-2.3104(c)], Timberland Production Zone (TPZ) [Section 9-2.3204(b)], General Forest (GF) [Section 9-2.3304(c)], or Mining Zone (M) [Section 9-2.3404(c)], that area shall be of at least the minimum area required by the zone or the lot line adjustment shall be denied.

(§ 1, Ord. 94-834, eff. June 23, 1994; Ord. 2009-1072, § 1, adopted September 15, 2009)

EXHIBIT “B”

FINAL ZONING ORDINANCE

Sec. 9-2.3004. - Area, width, and coverage (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 [Section 9-2.1284(e)].
- (d) Each dwelling unit and accessory buildings shall cover no more than one acre. Miscellaneous permitted compatible uses shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 3, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

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

- (a) The minimum gross lot area in the General Agriculture Zone (GA) shall be forty (40) acres.
- (b) The minimum width shall be three hundred (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 [Section 9-2.1284(e)].
- (d) Each dwelling unit and accessory buildings shall cover no more than one (1) acre. Miscellaneous permitted compatible uses shall cover no more than one (1) acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 4, Ord. 94-834, eff. June 23, 1994; § 3(Exh. A), Ord. 2020-1129, adopted May 19, 2020)

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 ($\frac{4}{5}$) 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 [Section 9-2.1284(e)].

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

Sec. 9-2.3304. - Area, width, and coverage (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 [Section 9-2.1284(e)].
- (d) Each dwelling unit and/or other permitted structure shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)

Sec. 9-2.3404. - Area, width, and coverage (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 [Section 9-2.1284(e)].
- (d) The maximum building coverage shall not exceed seventy (70%) percent of the lot area, except that each dwelling unit and accessory buildings shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 6, Ord. 94-834, eff. June 23, 1994; § 1(Exh. A), Ord. 2019-1122, adopted October 15, 2019)