

- **Article 48. - Rural Residential Agricultural District (R-R)**

**Sec. 10-6.4801. - R-R District.**

The regulations set forth in this article shall apply in the Rural Residential Agricultural District. The R-R District is intended to provide an area where rural residential uses can be compatibly mixed with commercial agricultural activities.

(§ I, Ord. 86-2, eff. February 27, 1986)

(Ord. No. 13-11, § III, 8-6-2013)

- **Sec. 10-6.4802. - Uses permitted.**

**The following uses shall be permitted in the R-R District:**

- (a) One single-family dwelling;
  - (b) Small acreage farming, except commercial dairies, commercial kennels, commercial rabbit, fox, goat, horse, and hog farms, commercial chicken or poultry ranches, riding stables, rodeos, or commercial horse rentals;
  - (c) Accessory uses and buildings normally incidental to single-family dwellings or small farming;
  - (d) Crop and tree farming;
  - (e) One mobile home per building site in lieu of a single-family dwelling;
  - (f) One guesthouse;
  - (g) Greenhouses;
  - (h) One residential storage building, subject to the regulations as set forth in [Section 10-6.1516](#) of the General Provisions;
  - (i) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code;
  - (j) Amateur radio antennas. When used for private, noncommercial purposes, amateur radio antennas may be permitted in the R-R District. Height limitations may be exceeded by adding one foot yard setback for every foot of height in excess of those permitted by the zoning ordinance; and
  - (k) Group care facilities for six (6) or fewer individuals.
- (§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 90-10, eff. March 29, 1990, § I, Ord. 92-17, eff. June 9, 1992, and § I, Ord. 94-07, eff. April 14, 1994)

(Ord. No. 10-15, § III, 12-7-2010; Ord. No. 13-11, § III, 8-6-2013)

- **Sec. 10-6.4803. - Conditional uses permitted.**

**Subject to obtaining a use permit,** the following uses shall be permitted in the R-R District:

- (a) **Churches, schools, parks, playgrounds, and public utility and public buildings and uses;**
- (b) Within a building the following commercial agricultural uses: raising of fur-bearing animals and poultry;
- (c) Home occupations;
- (d) Heavy equipment and vehicle parking, subject to the following limitations:
  - (1) The equipment is resident-owned and operated,
  - (2) Equipment does not include materials, parts, or supplies not incidental to the equipment,

(3) The equipment storage area is limited to twenty-five (25%) percent of the ownership, or one-quarter acre, whichever is less,

(4) Access shall be sufficient to carry the equipment without sustaining undue damage. Permits issued under this section may require that only unloaded equipment be parked,

(5) Aesthetic screening shall be provided acceptable to the Planning Commission, enclosing the proposed equipment area as needed,

(6) All health and safety approvals must be received;

(e) The Planning Director is hereby authorized to waive Planning Department filing fees for uses allowed in subsection (d) of this section in the following situations:

(1) The continuous use existed prior to February 27, 1986 (effective date of the County's revised zoning ordinance),

(2) The continuous use was established while the property was zoned A-1 Unclassified;

(f) Family day care facilities; and

(g) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 91-27, eff. August 23, 1991, § I, Ord. 91-28, eff. August 23, 1991, § I, Ord. 94-07, eff. April 14, 1994, and § I, Ord. 97-13, eff. May 8, 1997)

(Ord. No. 10-15, § IV, 12-7-2010; Ord. No. 13-11, § III, 8-6-2013)

- **Article 49. - Non-Prime Agricultural District (AG-2)**

- Sec. 10-6.4901. - AG-2 District.**

The regulations set forth in this article shall apply in the Non-Prime Agricultural District. The AG-2 District is intended to provide an area where general agricultural activities and agriculturally related activities can occur. Because the soil, climatic, and cropping history of the County differs from area to area, minimum parcel sizes for the AG-2 District shall vary in order to account for such differences.

(§ I, Ord. 86-2, eff. February 27, 1986)

- **Sec. 10-6.4902. - Uses permitted.**

The following uses shall be permitted in the AG-2 District:

(a) Farm labor housing;

(b) Single-family dwellings or mobile homes in lieu thereof, incidental and necessary for agricultural pursuits;

**(c) Accessory uses incidental to agriculture;**

(d) Agricultural uses, including, but not limited to tree, vine, row, and field crops, growing and harvesting of trees, and livestock farming and animal husbandry, but not including dairies, commercial feed lots, or commercial poultry, and hog raising operations;

(e) Wholesale nurseries with retail sales incidental thereto, greenhouses, fish farms, frog farms, and roadside stands for sales of agricultural products from the premises;

(f) One guest house; and

(g) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code.

(§ I, Ord. 86-2, eff. February 27, 1986 and § I, Ord. 92-17, eff. June 9, 1992, as amended by § I, Ord. 92-20, eff. July 14, 1992, and § I, Ord. 9407, eff. April 14, 1994)

(Ord. No. 10-15, § IV, 12-7-2010)

- **Sec. 10-6.4903. - Conditional uses permitted.**

Subject to obtaining a use permit, the following uses shall be permitted in the AG-2 District:

(a) Churches, schools, parks, playgrounds, and public utility and public and quasi-public buildings and uses to the extent such are necessary to serve the AG-2 District;

(b) Private airports and landing fields;

(c) Dairies, commercial poultry operations, commercial feed lots, and hog farms;

(d) Golf courses;

(e) Kennels and animal hospitals;

(f) Guest ranches and public stables;

(g) Agricultural enterprises, including, but not limited to agricultural sheds and warehouses; processing, storage, or sale of agricultural products and supplies; and the repair, storage, maintenance, and servicing of agricultural supplies and equipment;

(h) Home occupations;

(i) In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit; and

(j) Continued operation of the Yreka Landfill, and any expansion or modification of municipal solid waste activities at the Yreka Landfill.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 94-07, eff. April 14, 1994, and § I, Ord. 04-07, eff. June 1, 2004)

- **Article 50. - Prime Agricultural District (AG-1)**

- Sec. 10-6.5001. - AG-1 District.**

The regulations set forth in this article shall apply in the Prime Agricultural District. The AG-1 District classification is intended to be applied to land areas which are used or are suitable for use for intensive agricultural production. Such areas are designated as "Prime" on the County General Plan.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 94-07, eff. April 14, 1994)

- **Sec. 10-6.5002. - Uses permitted.**

The following uses shall be permitted in the AG1 District:

(a) Single-family dwellings or mobile homes in lieu thereof, incidental and necessary for caretaker or agricultural pursuits;

**(b) Accessory uses incidental to agriculture;**

(c) Agricultural uses, including, but not limited to tree, vine, row, field crops, growing and harvesting of trees, livestock farming, and animal husbandry, but not including dairies, commercial feed lots, or commercial poultry or hog raising operations;

(d) Farm labor housing;

(e) Wholesale nurseries with retail sales incidental thereto, greenhouses, fish farms, frog farms, and roadside stands for seasonal sales of agricultural products from the premises; and

(f) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code.

(§ I, Ord. 86-2, eff. February 27, 1986, § I, Ord. 92-17, eff. June 9, 1992, and § I, Ord. 94-07, eff. April 14, 1994)

(Ord. No. 10-15, § V, 12-7-2010)

- **Sec. 10-6.5003. - Conditional uses permitted.**

**Subject to obtaining a use permit,** the following uses shall be permitted in the AG-1 District:

(a) Private airports and landing fields;

(b) Dairies, commercial poultry operations, feed lots, and hog farms;

(c) Public utility buildings;

(d) Home occupations;

(e) In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit; and

(f) Continued operation of the Yreka Landfill, and any expansion or modification of municipal solid waste activities at the Yreka Landfill.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 94-07, eff. April 14, 1994, and § I, Ord. 04-07, eff. June 1, 2004)

- **Article 15. - General Provisions, Conditions, and Exceptions\***

\* Article 15 entitled "Variances", consisting of [Section 10-6.1501](#), added by Ordinance No. 437, effective January 5, 1967, amended in its entirety by Section III, Ordinance No. 623, effective July 17, 1974.

**Sec. 10-6.1501. - Scope.**

All regulations pertaining to the districts established in this chapter shall be subject to the general provisions, conditions, and exceptions set forth in this article.

(§ III, Ord. 623, eff. July 17, 1974)

- **Sec. 10-6.1502. - Uses.**

All of the uses listed in this section, and all matters directly related thereto, are declared to be uses possessing characteristics of such unique and special form as to make impractical their inclusion in any class of use set forth in the various districts in this chapter, and, therefore, the authority for and the location of the operation of any of the uses designated in this section shall be subject to the issuance of a use permit. In addition to the criteria for determining whether or not a use permit should be issued as set forth in Article 12 of this chapter, the Planning Commission shall consider the following additional factors to determine that the characteristics of the listed uses will not be unreasonably incompatible with the uses permitted in surrounding areas: damages or nuisances from noise, smoke, odor, dust, or vibration; hazards from explosions, contamination, or fire; and hazards occasioned by an unusual volume or character of traffic or the congregating of a large number of people or vehicles. Such uses are as follows:

(a) Airports and landing fields;

(b) Cemeteries, subject to the following conditions:

(1) There shall be a 100 foot setback from the property line of any interment,

(2) An offer of dedication shall be recorded at the office of the County Recorder setting forth the purpose and restrictions upon the ground for its use as a cemetery, and

(3) A map shall be recorded in the office of the County Recorder designating the area to be used as a cemetery in accordance with subdivision (2) of this subsection;

(c) Establishments or enterprises involving large assemblages of people or automobiles, as follows:

(1) Amusement parks and race tracks,

(2) Circuses and carnivals,

(3) Public buildings, parks, and other public recreational facilities,

(4) Recreational facilities privately operated,

(5) Resorts, and

(6) Public celebrations;

(d) The mining of natural mineral resources, together with the necessary buildings and appurtenances incident thereto;

(e) The removal or deposit of earth other than in connection with excavations or deposits in connection with the construction of buildings, roadways, or public or home improvements;

(f) Fire houses; and

(g) A bed and breakfast facility may occur in a single-family dwelling subject to the following conditions and standards:

(1) The facility shall be owner or resident manager occupied,

(2) No more than five (5) rooms shall be available for rent,

(3) The maximum board or rental period shall not exceed two (2) weeks,

- (4) Meals. Food service facilities shall conform to regulations set by the State pertaining to food facilities,
- (5) Sanitation requirements shall:
  - (i) Meet the Uniform Plumbing Code based upon occupancy, and
  - (ii) Meet the existing County and State water and sewage disposal regulations,
- (6) Accessory uses. Pools, spas, saunas, and laundry facilities, if provided, shall be subject to Health Department review and shall be subject to County and State regulations,
- (7) Inspections and permit fees. Fees for bed and breakfast facilities shall be as required by County laws,
- (8) Parking. One off-street parking space shall be provided for each room available for rent;
- (h) Vacation rentals may occur within a single or two-family dwelling subject to the following conditions and standards:
  - (1) The vacation rental shall be managed by a County resident or professional property management firm located in Siskiyou County, and such resident or firm shall be available on a twenty-four (24) hour basis;
  - (2) The maximum rental period for each occupancy shall be thirty (30) consecutive days;
  - (3) Occupancy requirements shall:
    - (i) Meet the Uniform Housing Code; and
    - (ii) Meet the existing State and local water and sewage disposal regulations, including testing of the water supply as required, if provided by a private water source;
  - (4) Accessory uses. Pools, spas, saunas, and shared laundry facilities, if provided, are considered to be public facilities and shall be subject to Health and Building Department review for compliance with State and local regulations for public pools and laundries;
  - (5) Inspections. An inspection of the existing residence shall be required by both the Building and Health Departments to determine if the facility complies with the standards specified herein. Proof of compliance is required prior to authorization for use of the dwelling as a vacation rental. Cost of inspections shall be off-set by payment of applicable inspection fees, as established by the Board of Supervisors;
  - (6) Parking. One off-street parking space shall be provided for the vacation rental, plus one additional space for each bedroom. Such spaces may be provided in tandem;
  - (7) Signs. One non-illuminated sign, not in excess of two (2) square feet in area shall be permitted;
  - (8) The Planning Commission may consider modification of the above standards, may apply more restrictive standards, or may add other conditions to the use permit as a means to maintain compatibility with the neighborhood. The Planning Commission's action shall consider the decision of duly recognized Property Owners Associations concerning the establishment of vacation rentals within their jurisdiction, and
  - (9) The maximum occupancy is limited to the number and size of sleeping rooms. Each sleeping room shall have not less than seventy (70) square feet of floor area for the first two (2) occupants. The floor area requirement shall increase at a rate of fifty (50) square feet for each occupant in excess of two (2). In no instance shall the occupancy exceed ten (10) persons.
    - (i) Temporary portable asphalt and/or concrete batch plants incidental and accessory to an off-site public construction project, with one mile radius notification requirement, not to exceed the life of the construction project, with one year review, not to exceed two (2) years.

(§ III, Ord. 623, eff. July 17, 1974, as amended by § I, Ord. 68, eff. January 26, 1984, § I, Ord. 85-25, eff. August 22, 1985, § I, Ord. 85-39, eff. January 9, 1986, § I, Ord. 86-6, eff. April 10, 1986, § I, Ord. 94-07, eff. April 14, 1994, § I, Ord. 94-22, eff. October 13, 1994, § II, III and IV, Ord. 01-01, eff. February 8, 2001, § I, Ord. 01-08, eff. April 19, 2001, § I, Ord. 02-21, eff. January 9, 2003, and § II, Ord. 04-10, eff. September 7, 2004)