

Article 6. RESIDENTIAL ZONES

Sections:

24-18 – Purpose of the Residential Zones

24-19 – Land Use Regulations for Residential Zones

24-20 – Development Standards for Residential Zones

24-18 Purpose of the Residential Zones

- A. Foothill Residential (FR).** The purpose of the FR zone is to allow for the appropriate development of large-lot single-family home, small farmsteads, and related uses in the foothill areas of the county. Standards for the FR zone are intended to ensure that the development of homes respond sensitively to the foothill setting. Permitted residential uses in the FR zones include a single-family home, small residential care home, a second unit, and an accessory dwelling unit. The FR zone also conditionally permits non-residential uses compatible with a low-density rural setting, including public and quasi-public uses, mining, animal services, hunting and fishing clubs, nurseries, and commercial stables. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the FR zone. The minimum permitted parcel size in the FR zone ranges from 1 acre to 40 acres. The FR zone implements the Foothill Residential land use designation in the General Plan.
- B. Foothill Country Residential (FCR).** The purpose of the FCR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the foothill areas of the county. The FCR zone is applied to regional areas of the county for the protection of a quiet, country-like setting and does not permit certain uses that would interfere with this purpose. Standards for the FCR zone are intended to ensure that the development of homes respond sensitively to the foothill setting. Permitted residential uses in the FCR zones include a single-family home, small residential care home, a second unit, and an accessory dwelling unit. Animal grazing, crop cultivation, private and semi-private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the FCR zone. The minimum permitted parcel size in the FCR zone is 20 acres. The FCR zone implements the Foothill Residential land use designation in the General Plan.
- C. Rural Residential (RR).** The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. Standards for the RR zone are intended to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with adjacent agricultural uses. Permitted residential uses in the RR zones include a single-family home, small residential care home, a second unit, and an accessory dwelling unit. The RR zone also conditionally permits non-residential uses compatible with a rural residential setting, including public and quasi-public uses, personal services, nurseries, and animal services. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the RR zone. The minimum permitted parcel size in the RR zone ranges from 5 to 10 acres. The RR zone implements the Rural Residential land use designation in the General Plan.

TABLE 24-19-1 PERMITTED LAND USES IN THE RESIDENTIAL ZONES [1] [2]

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
Agriculture Uses												
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Grazing	P	P	P	P	P [15]	P [15]	P [15]	P [15]	P [15]	P [15]	P [15]	Section 24-158
Animal Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Processing, Custom	P	P	P	P	-	-	-	-	-	-	-	-
Feed Store	-	-	-	-	-	-	-	-	-	-	-	-
Crop Cultivation	P	P	P	P	P [15]	P [15]	P [15]	P [15]	P [15]	P [15]	P [15]	-
Intensive Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-
Stables, Commercial	C [3]	C [3]	C [3]	C [3]	-	-	-	-	-	-	-	-
Stables, Private	P	P	P	P	P	P	M [14]	M [14]	M [14]	M [14]	M [14]	-
Stables, Semiprivate	P [3]	P [3]	P [3]	P [3]	M [3]	M	-	-	-	-	-	-
Natural Resource Uses												
Forestry and Logging	P	P	-	-	-	-	-	-	-	-	-	-
Mining and Surface Mining Operations	C [4]	C [4]	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, storage or disposal of Well Stimulation Byproducts	-	-	-	-	-	-	-	-	-	-	-	Section 24-167.1
Timber Processing	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses												
Agricultural Worker Housing Center	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Quarters	-	-	-	-	-	-	-	-	-	-	-	-
Duplex Homes	-	-	-	-	-	-	-	-	P	P	P	-
Home Occupations - Major	M	M	M	M	M	M	M	M	M	M	M	Section 24-162
Home Occupations - Minor	A	A	A	A	A	A	A	A	A	A	A	Section 24-162
Live/Work Unit	-	-	-	-	-	-	-	-	-	-	-	-

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	FR	FCR	RR	RCR	VLDR	VLCR	LDR	MDR	MHDR	HDR	VHDR	
Mobile Home Park	-	-	-	-	-	-	-	-	C	C	C	Section 24-167
Multiple-Family Dwelling	-	-	-	-	-	-	-	-	P	P	P	
Residential Care Homes, Large	-	-	-	-	M	-	M	M	M	M	M	
Residential Care Homes, Small	P	P	P	P	P	P	P	P	P	P	P	
Second Units and Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	Section 24-172
Single-Family Home	P [6]	P [6]	P [6]	P [6]	P [6]	P [6]	P	P	P	P	P	
Community Uses												
Cemeteries, Private	-	-	-	-	-	-	-	-	-	-	-	
Cemeteries, Public	-	-	-	-	-	-	-	-	-	-	-	
Child Care Center	-	-	-	-	C	-	C	C	C	C	C	Section 24-159
Child Day Care, Large	M	M	M	M	M	-	M	M	M	M	M	Section 24-159
Child Day Care, Small	P	P	P	P	P	P	P	P	P	P	P	Section 24-159
Clubs, Lodges and Private Meeting Halls	C	C	C	C	C	-	C	C	C	C	C	
Community Centers	C	C	C	C	C	-	C	C	C	C	C	
Correctional Institutions and Facilities	-	-	-	-	-	-	-	-	-	-	-	
Cultural Institutions	-	-	-	-	-	-	-	-	-	-	-	
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	-	
Golf Courses and Country Clubs	C	C	C	C	C	-	-	-	-	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	-	
Medical Office and Clinic	C [11]	C [11]	C [11]	C [11]	C	-	C	C	C	C	C	
Office, Governmental	-	-	-	-	-	-	-	-	-	-	-	
Outdoor Education	-	-	-	-	-	-	-	-	-	-	-	
Parks and Recreational Facilities	C	C	C	C	C	-	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	-	C	C	C	C	C	
Religious Facilities	C	C	C	C	C	-	C	C	C	C	C	
Schools, Public and Private	C	C	C	C	C	-	C	C	C	C	C	

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	FR	FCR	RR	RCR	VLDR	VLCR	LDR	MDR	MHDR	HDR	VHDR		
Water Ski Lakes	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Uses													
Adult Businesses	-	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Product Sales, Off-Site	-	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Product Sales, On-Site	P	P	P	P	P	P	-	-	-	-	-	-	
Agricultural Support Services, General	-	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Support Services, Light	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Processing, Limited	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Services	C	C	C	C	-	-	-	-	-	-	-	-	
Bars, Nightclubs and Lounges	-	-	-	-	-	-	-	-	-	-	-	-	
Bed and Breakfast	M	M	M	M	M	-	M	M	M	M	M	M	
Commercial Recreation, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Recreation, Outdoor	C [3]	C [3]	-	-	-	-	-	-	-	-	-	-	
Construction, Maintenance and Repair Services	-	-	-	-	-	-	-	-	-	-	-	-	
Drive-through Facility	-	-	-	-	-	-	-	-	-	-	-	-	
Equipment Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Small	P	P	P	P	P	-	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Medium	M	M	M	M	M	-	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	C	C	C	C	-	-	-	-	-	-	-	-	
Gas and Service Stations	-	-	-	-	-	-	-	-	-	-	-	-	
Heavy Equipment Storage	P	See Section 24-173.2	P	See Section 24-173.2	See Section 24-173.1	-	-	-	-	-	-	-	Section 24-156
Hotel and Motel	-	-	-	-	-	-	-	-	-	-	-	-	

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	FR	FCR	RR	RCR	VLDR	VLCR	LDR	MDR	MHDR	HDR	VHDR		
Hunting and Fishing Clubs	C [3]	C [3]	-	-	-	-	-	-	-	-	-	-	
Nursery, Retail	C [5]	C [5]	C [5]	C [5]	-	-	-	-	-	-	-	-	
Nursery, Wholesale	C [5]	C [5]	C [5]	C [5]	-	-	-	-	-	-	-	-	
Offices, Professional	-	-	-	-	-	-	-	-	-	-	-	-	
Personal Services	C	C	C	C	C	-	C	M	M	M	M	M	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Public/Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	
Retail, General	-	-	-	-	-	-	-	C	C	C	C	C	
Retail, Large Projects	-	-	-	-	-	-	-	-	-	-	-	-	
Retail, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Repair	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Service and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	See Section 24-175				-	-	-	-	-	-	-	-	
Industrial Uses													
Composting Facilities	-	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	
Transportation, Communication and Utility Uses													
Aerial Applicator and Support Services	-	-	-	-	-	-	-	-	-	-	-	-	
Airport-Related Uses	-	-	-	-	-	-	-	-	-	-	-	-	
Farm Airstrips	-	-	-	-	-	-	-	-	-	-	-	-	

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	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR		
Freight and Truck Terminals and Yards	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Large	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Small	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Light	-	-	-	-	-	-	-	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	-	-	-	-	-	-	-	
Runways and Heliports	-	-	-	-	-	-	-	-	-	-	-	-	
Telecommunications Facilities	See Article 26 (Telecommunication Facilities)												
Utilities, Major	C [10]	C [10]	C [10]	C [10]	-	-	-	-	-	-	-	-	Section 24-157
Utilities, Intermediate	M [9]	M [9]	M [9]	M [9]	-	-	-	-	-	-	-	-	Section 24-157
Utilities, Accessory	A [8]	M [13]	A[8]	M [13]	-	-	-	-	-	-	-	-	Section 24-157
Utilities, Minor	P [7]	P [7]	P [7]	P [7]	P [7]	P [12]	P [7]	P [7]	P [7]	P [7]	P [7]	P [7]	Section 24-157
Other Uses													
Accessory Uses and Structures	See Section 24-156												

Notes:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column “Applicable Regulations,” defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only on sites 5 acres or larger.
- [4] Requires the approval of a mining permit and reclamation plan pursuant to Butte County Code Chapter 13.
- [5] Permitted only on sites 1-acre or larger.
- [6] One single-family home and a second dwelling is permitted per legal parcel.
- [7] Micro Wind Systems are subject to an Administrative Permit in all residential zones.
- [8] Agricultural Wind Energy System permitted in the FR and RR with a Minor Use Permit and not allowed in all other residential zones.
- [9] Small Wind Energy Systems are subject to a Conditional Use Permit in the RR, RCR, FR and FCR zones and not allowed in all other residential zones.
- [10] Large Wind Energy Systems not allowed.
- [11] Medical Offices and Clinics are not permitted in areas subject to the Unique Agriculture Overlay Zone.
- [12] Micro Wind Systems are not permitted in the VLDCR Zones.
- [13] Minor Use Permit for Tier 2 Solar Electric System only, all other Utility, Accessory uses not allowed.
- [14] Permitted only on parcels of 4 acres or larger.
- [15] Permitted only as an interim use on parcels of 1-acre or more in size, prior to subdivision and development with residential use.