

ARTICLE 2 - Chapter 17.10

AGRICULTURE AND OPEN SPACE ZONING DISTRICTS

Sections:

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- 17.10.030 Exclusive Agricultural District, Eighty Acre Minimum or (AE-80) District.**
- 17.10.040 Exclusive Agricultural District, Thirty-Seven Acre Minimum or (AE-37) District.**
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- 17.10.070 Open Space District, or (O) District.**
- 17.10.080 Open Space 1 District, or (O-1) District.**
- 17.10.090 General Recreational District, or (K) District.**

17.10.010 Purpose. This Chapter lists the agriculture and open space zoning districts and establishes regulations for permitted land uses, conditional uses, minimum parcel size, building intensity, and residential density.

A. Purposes of Agriculture and Open Space Zoning Districts:

1. Exclusive Agricultural District, 160 Acre Minimum or (AE-160) District. The purpose of the Exclusive Agricultural, 160 acre minimum (AE-160) District is to provide for agricultural and resource production where commercial agricultural uses can exist without encroachment of incompatible uses and provide for the preservation and conservation of working landscapes and open space.
2. Exclusive Agricultural District, 80 Acre Minimum or (AE-80) District. The purpose of the Exclusive Agricultural, 80 acre minimum (AE-80) District is to provide for agricultural and resource production where commercial agricultural uses can exist without encroachment of incompatible uses and

3. Exclusive Agricultural District, 37 Acre Minimum or (AE-37) District. The purpose of the Exclusive Agricultural, 37 acre minimum (AE-37) District is to provide for agricultural and resource production where commercial agricultural uses can exist without encroachment of incompatible uses and provide for the preservation and conservation of working landscapes and open space.
4. General Agricultural District, 20 Acre Minimum, or (A-20) District. The purpose of the General Agricultural, 20 acre minimum (A-20) District is to provide for country-estate living while maintaining large areas for the commercial production of food and fiber where such agricultural uses can exist without the encroachment of incompatible land uses.
5. General Agricultural District, 10 Acre Minimum, or (A-10) District. The purpose of the

- General Agricultural, 10 acre minimum (A-10) District is to provide for country-estate living on parcels less than 20 acres in area while maintaining areas for the commercial production of food and fiber where such agricultural uses can exist without the encroachment of incompatible land uses.
6. Open Space District, or (O) District. The intent of the (O) District is to protect the public in areas not suitable for development because of flooding or other natural hazards and to provide areas of open space for the protection of wildlife habitat and scenic quality (including where vegetation removal may be appropriate in certain instances) or for the preservation of cultural resources.
 7. Open Space 1 District, or (O-1) District. The intent of the (O-1) District is to preserve and protect areas of valuable wildlife habitat consistent with the wildlife policies of the General Plan or areas with significant cultural resources.
 8. General Recreational District, or (K) District. The purpose of the general recreational (K) District is to provide for the development of indoor and outdoor sports, recreation facilities and commercial places of amusement.

17.10.020 Exclusive Agricultural District, One Hundred Sixty Acre Minimum or (AE-160) District

A. Allowed Uses. Table 17.10.1 lists uses allowed and the level of review required within the Exclusive Agricultural, 160 acre minimum (AE-160) District.

B. Minimum Parcel Size. Within any Exclusive Agricultural, 160 acre minimum

(AE-160) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 160 gross acres in area or will have an area to perimeter ratio of less than 210, as calculated or confirmed by the County Surveyor. An existing parcel that does not meet the minimum parcel or area to perimeter ratio regulations may be reconfigured to a resulting parcel that does not meet the minimum parcel size or area to perimeter ratio provided the reconfiguration does not result in a decrease in the size of the existing parcel and in the area to perimeter ratio of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size and the area to perimeter ratio requirements.

C. Agricultural Laborer Housing. Notwithstanding Section 17.10.020(C), a parcel of real property within an agricultural preserve may be divided to create a parcel of less than or equal to five acres for sale or lease for agricultural laborer housing as provided in Section 51230.2 of the California Government Code.

D. Building Intensity. Within any Exclusive Agricultural, 160 acre minimum (AE-160) District, the maximum building intensity shall be two dwellings per 160 acres. The maximum ratio of the coverage of all buildings on a parcel, referred to as the floor area ratio (FAR), shall be 0.1. Additional units/building coverage are possible for agricultural laborer housing in accordance with state law or through a density bonus for the provision of affordable housing in accordance with the California Government Code.

17.10.030 Exclusive Agricultural District, Eighty Acre Minimum or (AE-80) District.

A. Allowed Uses. Table 17.10.1 lists uses allowed and the level of review required within the Exclusive Agricultural, 80 acre minimum (AE-80) District.

B. Minimum parcel size. Within any Exclusive Agricultural, 80 acre minimum (AE-80) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 80 gross acres in area or will have an area to perimeter ratio of

less than 210, as calculated or confirmed by the County Surveyor. An existing parcel that does not meet the minimum parcel or area to perimeter ratio regulations may be reconfigured to a resulting parcel that does not meet the minimum parcel size or area to perimeter ratio provided the reconfiguration does not result in a decrease in the size of the existing parcel and in the area to perimeter ratio of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size and the area to perimeter ratio requirements.

C. Agricultural laborer housing. Notwithstanding Section 17.10.030(C), a parcel of real property within an agricultural preserve may be divided to create a parcel of less than or equal to five acres for sale or lease for agricultural laborer housing as provided in Section 51230.2 of the California Government Code.

D. Building intensity. Within any Exclusive Agricultural, 80 acre minimum (AE-80) District, the maximum building intensity shall be two dwellings per 80 acres. The maximum ratio of the coverage of all buildings on a parcel, referred to as the FAR, shall be 0.1. Additional units/building coverage are possible for agricultural laborer housing in accordance with state law or through a density bonus for the provision of affordable housing in accordance with the California Government Code.

17.10.040 Exclusive Agricultural District, Thirty-Seven Acre Minimum or (AE-37) District.

A. Allowed uses. Table 17.10.1 lists uses allowed and the level of review required within the Exclusive Agricultural, 37 acre minimum (AE-37) District.

B. Minimum parcel size. Within any Exclusive Agricultural, 37 acre minimum (AE-37) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 37 gross acres in area or will have an area to perimeter ratio of less than 210, as calculated or confirmed by the County Surveyor. An existing parcel that does not meet the minimum parcel or area to perimeter ratio regulations may be reconfigured to a

resulting parcel that does not meet the minimum parcel size or area to perimeter ratio provided the reconfiguration does not result in a decrease in the size of the existing parcel and in the area to perimeter ratio of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size and the area to perimeter ratio requirements.

C. Agricultural laborer housing. Notwithstanding Section 17.10.030(C), a parcel of real property within an agricultural preserve may be divided to create a parcel of less than or equal to five acres for sale or lease for agricultural laborer housing as provided in Section 51230.2 of the California Government Code.

D. Building intensity. Within any Exclusive Agricultural, 37 acre minimum (AE-37) District, the maximum building intensity shall be two dwellings per 37 acres. The maximum ratio of the coverage of all buildings on a parcel, referred to as the FAR, shall be 0.1. Additional units/building coverage are possible for agricultural laborer housing in accordance with state law or through a density bonus for the provision of affordable housing in accordance with the California Government Code.

17.10.050 General Agricultural District, Twenty Acre Minimum, or (A-20) District.

A. Allowed uses. Table 17.10.1 lists uses allowed and the level of review required within the General Agricultural, twenty acre minimum (A-20) District.

B. Minimum parcel size. Within any General Agricultural, twenty acre minimum (A-20) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 20 gross acres in area or have an average width of less than 500 feet. An existing parcel that does not meet the minimum parcel size or average width regulations may be reconfigured to a resulting parcel that does not meet the minimum parcel size and average width requirements provided the reconfiguration does not result in a decrease in the size of the existing parcel and in the average width of the existing parcel. Parcels resulting from a

merger shall be exempt from the minimum parcel size and average width requirements.

C. Building intensity. Within any General Agricultural, twenty acre minimum (A-20) District, the maximum building intensity shall be one dwelling per 10 acres. The maximum ratio of the coverage of all buildings on a parcel, referred to as the FAR, shall be 0.2. Additional units/building coverage are possible for agricultural laborer housing in accordance with state law or through a density bonus for the provision of affordable housing in accordance with the California Government Code.

17.10.060 General Agricultural District, Ten Acre Minimum, or (A-10) District.

A. Allowed uses. Table 17.10.1 lists uses allowed and the level of review required within the General Agricultural, ten acre minimum (A-10) District.

B. Minimum parcel size. Within any General Agricultural, ten acre minimum (A-10) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than ten gross acres in area. An existing parcel that does not meet the minimum parcel size regulation may be reconfigured to a resulting parcel that does not meet the minimum parcel size provided the reconfiguration does not result in a decrease in the size of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size requirement.

C. Building Intensity. Within any General Agricultural, ten acre minimum (A-10) District, the maximum residential building intensity shall be one dwelling per 10 acres. The maximum ratio of the coverage of all buildings on a parcel, referred to as the FAR, shall be 0.2. Additional units/building coverage are possible for agricultural laborer housing in accordance with state law or through a density bonus for the provision of affordable housing in accordance with the California Government Code.

17.10.070 Open Space District, or (O) District.

A. Allowed uses. Table 17.10.1 lists uses allowed and the level of review required within the O District.

B. Minimum parcel size. None.

C. Building intensity. Due to the limitations on structures allowed, building intensity standards are not applicable to this zoning district.

D. Differentiation of open or green space. References in this Title to green or open space areas shall not be interpreted as area designated as Open Space zoning. Only area zoned Open Space is subject to the allowed uses in Table 17.10.1.

17.10.080 Open Space 1 District, or (O-1) District.

A. Allowed uses. Table 17.10.1 lists uses allowed and the level of review required within the O-1 District are as follows.

B. Minimum parcel size. None.

C. Building intensity. Due to the limitations on structures allowed, building intensity standards are not applicable to this zoning district.

D. Differentiation of open or green space. References in this Title to green or open space areas shall not be interpreted as area designated as Open Space zoning. Only area zoned Open Space is subject to the allowed uses in Table 17.10.1.

17.10.090 General Recreational District, or (K) District.

A. Allowed uses. Table 17.10.1 lists uses allowed and the level of review required within the general recreational (K) District.

B. Minimum parcel size. Within any general recreational (K) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 5,000 square feet (net acreage) in area. An existing parcel that does not meet the minimum size regulation may be reconfigured to a resulting parcel that does not meet the minimum parcel size provided the reconfiguration does not result in a decrease in the size of the existing parcel. Parcels resulting from a merger shall be

exempt from the minimum parcel size requirement.

C. Building intensity. Within any general recreational (K) District, the maximum residential building intensity shall be one dwelling per 5,000 square feet. The maximum ratio of the coverage of all buildings on a parcel, referred to as the FAR, shall be 0.5. Additional units/building coverage are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code.

TABLE 17.10.1 ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key	Blank Cell – Not Permitted "P" – Permitted without Discretionary Review "C" – Discretionary Review Required								
A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Residential Uses									
One single-family dwelling per parcel	P	P	P	P	P			P ¹	
One additional single-family dwelling	P ²	P ³	P ⁴	P ⁵	P ⁶				
A second additional single-family dwelling, one unit per 10 acres maximum density				C	C				
Accessory dwelling unit	P	P	P	P	P			P	Ch. 17.36
Junior accessory dwelling unit	P	P	P	P	P			P	Ch. 17.36
One guesthouse per parcel	P	P	P						
Agricultural laborer housing	P	P	P	P	P			P	
Employee housing for six persons or less	P	P	P	P	P			P	
Residential care homes of any size regardless of state licensing	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷			P ⁷	
Day care centers for not more than eight nonemployee occupants	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷			P ⁷	
Transitional housing and supportive housing within a permitted single-family dwelling	P	P	P	P	P			P	
Small or large family day care home within a	P	P	P	P	P			P	

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
permitted or conditional use single-family dwelling, subject to the requirements of Chapter 17.54									
Day care centers other than family day care homes;	C	C	C	C	C			C	
Additional single-family dwellings, 160 acres per unit maximum density	C								
Additional single-family dwellings, 80 acres per unit maximum density		C							
Additional single-family dwellings, 37 acres per unit maximum density			C						
Mobile home on permanent foundation	P	P	P	P	P			P	
Agricultural and Resources Uses									
General farming and ranching	P ⁸	P ⁸	P ⁸	P	P			C	
General farming and ranching with no buildings						C ⁹		P	
Nurseries and greenhouses for domestic use	P	P	P	P	P			P	
Agricultural processing facilities and activities	P ^{10,11}	P ^{10, 11}	P ^{10, 11}	P ^{10,12}	P ^{10,13}				

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
related to the agricultural product grown on the parcel									
Agricultural marketing facilities or activities	P	P	P	P	P				
Agricultural by-product processing facilities accessory to the agricultural operation on the parcel, including commercial composting facilities	P	P	P	P	P				
Agricultural by-product processing facilities not accessory to the agricultural operation on the parcel, including commercial composting facilities	C	C	C	C	C				
U-pick operations	P	P	P	P	P				
Growing and harvesting timber products	P	P	P	P	P	C ⁹			
Sawmills for processing timber grown primarily on the same parcel where the sawmill is located and other parcels under the same ownership	P	P	P						

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Sawmills for processing timber grown only on the same parcel where the sawmill is located				P					
Sawmills for processing timber other than that grown primarily on the same parcel where the sawmill is located and other parcels under the same ownership	C	C	C						
Sawmills for processing timber not grown on the same parcel where the sawmill is located				C					
Sawmills					C				
Commercial stables, up to 20 stalls, and riding clubs including, but not limited to, accessory shows and clinics	P	P	P	P ¹⁴	P ¹⁴			P	
Commercial stables with more than 20 stalls and riding clubs including, but not limited to, accessory shows and clinics	C	C	C	C	C			P	
Open space, including uses and land management activities authorized or required by a wildlife habitat management	P	P	P						

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
plan, submerged area plan, recreation master plan, scenic corridor management plan, or other plan for open space use approved by the Board of Supervisors for land within an agricultural preserve in accordance with Tuolumne County Resolution 106-04, that are not listed as conditional uses									
Agricultural support services	C	C	C						
Livestock feed yards, stockyards, auction yards, animal processing facilities, or rendering plants	C	C	C	C	C				
Agricultural hospitality facilities	C	C	C						
Nonriparian vegetation removal in accordance with Section 4290 of the California Public Resource Code ²³						P	P		
Riparian vegetation removal in accordance with Section 4290 of the California Public						P ¹⁵	C		

Key	Blank Cell – Not Permitted "P" – Permitted without Discretionary Review "C" – Discretionary Review Required								
A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Resources Code, subject to approval of the Director ²³									
Removal of vegetation by hand only when necessary for reasons of health or safety to protect persons residing on or utilizing the parcel, subject to approval of the Director ²³						P	P		
Planting vegetation to implement a revegetation or habitat enhancement plan permitted in conjunction with another entitlement for which an environmental review under the California Quality Act (CEQA) has been approved or as otherwise approved by the director						P	P		
Use and land management activities authorized or required by a wildlife habitat area management plan, submerged area plan,						P	P		

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
scenic corridor management plan, or other plan for open space use approved by the Board of Supervisors for land within an agricultural preserve in accordance with Tuolumne County Resolution 106-04, that are not listed as conditional uses.									
Vegetation removal not related to Section 4290 of the California Public Resource Code ²³						C ⁹	C ¹⁶		
Christmas tree farms						C ⁹		P	
Educational workshops, craft demonstrations, or demonstration gardens accessory to the primary agricultural use of the parcel	P	P	P	P	P				
Educational workshops, craft demonstrations and demonstration gardens not accessory to the primary agricultural use of the parcel	C	C	C	C	C				

Key	Blank Cell – Not Permitted "P" – Permitted without Discretionary Review "C" – Discretionary Review Required								
A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Commercial events on agricultural land subject to the requirements of Chapter 17.48	P	P	P	P	C				
Commercial events on agricultural land not in compliance with the requirements of Chapter 17.48	C	C	C	C	C				
Seasonal activities including, but not limited to, crop mazes, pumpkin patches and berry harvests accessory to the primary agricultural use of the parcel	P	P	P	P	P				Ch. 17.92
Petting zoo accessory to the primary agricultural use of the parcel	P	P	P	P	P				
Roadside stand up to one thousand five hundred (1,500) square feet in area	P	P	P	P	P				
Roadside stand exceeding one thousand five hundred (1,500) square feet in area	C	C	C	C	C				
Energy generating facilities accessory to the primary agricultural	P	P	P						

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
use on the farm or ranch									
Recreational development, accessory to a primary agricultural use including, but not limited to, hiking, nonmotorized biking, hunting, fishing, boating, swimming, horseback riding, wagon rides, picnicking, cattle drives, and nature walks	P	P	P	P	P				
Institutional and Recreation Uses									
Public safety facilities	P	P	P	P	P				
Recreational vehicle parks and campgrounds								C	
Places of public assembly, social clubs, lodges, and club houses								C	
Roads, driveways, trails, bridges, underground public utilities, noncommercial gardens, wells, or sewage disposal systems permitted in conjunction with another entitlement for						P	P		

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
which environmental review under CEQA has been conducted									
Sewage disposal systems	P	P	P	P	P	C	C ^{16,17}	P	
Refuse and sewage disposal sites and water and sewer treatment plants								C	
Wells	P	P	P	P	P	C ⁹	C ¹⁶	P	
Wireless Communication Facilities	C	C	C	C	C			C	Ch. 17.94
Docks, boat ramps, pilings, retaining walls, walkways and accessory structures on parcels fronting on lakes or reservoirs unless prohibited by the agency having jurisdiction over the lake, reservoir or water therein						C ⁹	C ¹⁶		
Roads, driveways or bridges where access through another district is not feasible						C ⁹	C ¹⁶		
Private airstrips and private heliports	P	P	P						
Reservoirs for storage of water by a public utility	P	P	P						

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Libraries, museums, art galleries, tourist information facilities				C	C			P	
Schools (public, private, and alternative)	C	C	C	C	C			P	
Places of worship	C	C	C	C	C			P	
Cemeteries, mausoleums, columbaria and crematoria when in conjunction with a cemetery	C	C	C	C	C				
Recreational development, including uses authorized in a master plan for recreational facilities for use by the public subject to approval by the Board of Supervisors for land within an agricultural preserve in accordance with Tuolumne County Resolution 106-04	C	C	C	C	C	C ⁹	C ¹⁶	P ^{16,18}	
Commercial shooting/archery ranges and trap shooting	C	C	C						
Off-road vehicle courses and trails	C	C	C	C	C				
On- and off-shore marina facilities	C	C	C	C	C			P	

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Firehouses and police stations								P	
Public transportation stations or depots								C	
Commercial Uses									
Bed and breakfast establishments, not to exceed six guest bedrooms	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷				
Farm stay, not to exceed six guest bedrooms	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷				
Farm stay, not to exceed six guest bedrooms other than within a permitted single-family dwelling					C				
Guest ranch, not to exceed six guest bedrooms or sufficient bedrooms to accommodate 20 persons, whichever is less	P	P	P	P	P ⁷			P	
Guest ranch exceeding six guest bedrooms or sufficient bedrooms to accommodate 20 persons, whichever is less	C	C	C	C				C	
Guest ranch other than within a permitted single-family dwelling or exceeding six guest					C				

[illegible]

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Small scale development of mineral resources, provided surface development does not occur within 200 feet of any exterior property line	P	P	P	P	P				
Large scale development of mineral resources or surface development of mineral resources within 200 feet of any exterior property line	C	C	C	C	C				
Development of aggregate resources								C	
Prospecting	P	P	P	P	P	C ⁹	C ¹⁶	P	
Storage of petroleum products for use in conjunction with the primary agricultural use of the parcel	P	P	P	P	P				
Commercial refuse and sewage sludge disposal sites and public water and sewer treatment plants	C	C	C	C	C				
Green waste uses	C	C	C	C	C				
Public utility uses	C	C	C	C	C	C ⁹	C ¹⁶	C	

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Commercial alternative energy generating facilities, including, but not limited to, wind power facilities	C	C	C	C	C				
Biomass facilities	P ²¹	P ²¹	P ²¹						
Non-Commercial Solar power generation facilities/equipment	P	P	P	P	P	C	C	P	Ch. 17.88
Airports and heliports	C	C	C	C	C			C	
Public utility distribution facilities								P	
Communications Facilities									
Construction, alteration, or maintenance of gas, water, sewer, electrical, communication or other public utility distribution facilities, except as otherwise provided in this Code	P	P	P	P	P				
Temporary Uses									
Temporary sales offices for parcels and residences				C	C			C	

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A. Land Use Classification	B. AE-160	C. AE-80	D. AE-37	E. A-20	F. A-10	G. O	H. O-1	I. K	J. Additional Regulations
Accessory Uses									
Private garages accessory to a single-family dwelling, or one private garage, not to exceed 4,000 square feet, as a primary use of the parcel	P	P	P	P	P			P ²¹	
Accessory uses and structures appurtenant to permitted uses	P	P	P	P	P			P	
Accessory uses and structures appurtenant to conditional uses	C	C	C	C	C			C	

¹ Shall not be converted to a recreational use unless it is brought into compliance with Title 15 of this Code relative to fire safety standards.

² When the parcel is 160 acres or larger.

³ When the parcel is 80 acres or larger.

⁴ When the parcel is 37 acres or larger.

⁵ Or one guesthouse when the parcel is 20 acres or larger.

⁶ Or one guesthouse when the parcel is 10 acres or larger.

⁷ Within a permitted single-family dwelling.

⁸ Including uses and land management activities authorized or required by an agricultural production management plan approved by the Board of Supervisors for land within an agricultural preserve in accordance with Tuolumne County Resolution 106-04, that are not listed as conditional uses.

⁹ Only if it is found that the use does not conflict with the scenic or wildlife habitat value of the parcel or the preservation of cultural resources, or cause additional flooding, drainage, or fire hazards.

¹⁰ Use becomes conditional when facilities and activities are not for the agricultural product grown on the parcel. When conditional, the use cannot be substantially detrimental to surrounding agricultural operations, the primary agricultural use of the parcel or to neighboring parcels.

¹¹ Not to exceed 10% of the parcel size or 10 acres, whichever is less. Use becomes conditional when it exceeds 10% of the parcel size or 10 acres, whichever is less.

¹² Not to exceed 10% of the parcel size or 5 acres, whichever is less. Use becomes conditional when it exceeds 10% of the parcel size or 5 acres, whichever is less

¹³ Not to exceed 10% of the parcel size or 2 acres, whichever is less. Use becomes conditional when it exceeds 10% of the parcel size or 2 acres, whichever is less.

¹⁴ Site Development Permit required for events with more than 20 horses.

¹⁵ Director approval required. If denied by the Director, then goes to Use Permit.

¹⁶ Only permitted if the use does not conflict with the wildlife habitat value of the parcels or with the preservation of cultural resources.

¹⁷ Applies to residential uses only.

¹⁸ RV parks and campgrounds require a Conditional Use Permit.

¹⁹ Not permitted within two hundred feet of residential district.

²⁰ Where a fee is required.

²¹ Only permitted on property with direct access from state highway.

²² Garage is not to exceed a building coverage of 25% of the parcel or 4,000 square feet, whichever is less.

²³ Removal of vegetation in non-Open Space zoning district is considered customary and incidental.