

§ 19.24.045. R1-A District–Single-family residential-agricultural district.

- A. Intent–Applicability. This district classification is intended to be applied to areas presently zoned as U, unclassified district, and suited to residential and agricultural land uses, subject to such regulations as necessary to protect the public health, safety, convenience, and general welfare within the district and adjacent districts.
- B. Limitations–Conditions. All activities allowed in the R1-A district shall be subject to the following limitations of their external effects and such limitations shall be a condition of all uses permitted in the district: water supply, sewage disposal, drainage, encroachments, and structures shall conform to the applicable codes and standards of Amador County.
- C. Uses Permitted.
 - 1. Single-family dwelling;
 - 2. Home occupations as defined by Section 19.08.335;
 - 3. Crop and tree farming;
 - 4. General farming, including but not limited to the raising, growing, and harvesting of vegetable, field orchard, bush, and berry crops; vineyards; silviculture;
 - 5. Wholesale operation of nurseries; greenhouses; mushroom rooms; floriculture; and uses of a similar nature;
 - 6. Pasture for grazing (including supplemental feeding), raising, maintaining, breeding, and training of horses, cattle, sheep, goats, hogs, and similar livestock, provided there is no feeding of garbage, sewage, refuse, or offal, and subject to any limitations in number of animals in Chapter 19.48 of this code, General Provisions and Exceptions;
 - 7. Feed lots, feed yards, provided there is no feeding of refuse, garbage, sewage, or offal;
 - 8. Poultry farms;
 - 9. Dairies;
 - 10. The raising, feeding, maintaining, breeding, and slaughtering of livestock, chickens, turkeys, rabbits, pigeons, ducks, geese, fish, frogs, and small animals or fowl;
 - 11. Processing, packing, selling, shipping of agricultural products not done on an on-site retail sales basis; wells, water storage and reservoirs, including on-site excavation or removal of materials for construction thereof;
 - 12. Storage of petroleum products for use by the occupants of the premises;
 - 13. Any structure, building, equipment, or use incidental and necessary to any of

the foregoing uses.

D. Uses Permitted Subject to First Securing an Approved Use Permit.

1. Farm and forestry labor camps;
2. Recreation uses;
3.
 - a. Processing, packing, selling, shipping of agricultural products for on-site retail purposes. This includes but is not limited to tasting rooms in conjunction with an on-site winery as defined in Section 19.08.687.
 - b. Wine tasting rooms operated subject to a duplicate 02 license from the California Department of Alcoholic Beverage Control may also be permitted subject to at least meeting the standards outlined in Section 19.24.040, District regulations--Generally, subsections (12)(B) through (12)(C) of the "A" agricultural zone district;
4. Veterinary clinics, animal hospitals, kennels, commercial stabling of horses for public recreation purposes;
5. Auction and sales yards;
6. Turkey farms, provided there is a cover crop or other dust control;
7. Any garbage, sewage, refuse, or offal feeding;
8. Commercial slaughterhouses and stockyards for livestock, small animals, poultry, and fowl;
9. Rendering plants, fertilizer plants and yards;
10. Oil and gas wells, drilling, mining, and excavation of natural minerals;
11. Any structure, building, use, or equipment incidental and necessary to any of the above uses, located on the same site, and included in the use permit.

E. Front, Rear, and Side Yard Setbacks. Minimum structural setbacks from public roads are required to be twenty-five feet from the front property line, unless a greater setback is shown on any sectional map as a building line established as set forth in Chapter 19.44 of this code.

But, in no case shall the front yard setback be less than fifty feet from the centerline of any street, highway, or road. The rear setback for structures shall be fifteen feet and the side lot line setbacks for structures shall be five feet for interior lot lines and ten feet for corner lot lines.

All yard setbacks are subject to the regulations contained in Chapter 19.48 of this code, General Provisions and Exceptions.

F. Building Height Limit. The building height limit shall be thirty-five feet, except as otherwise indicated in an approved use permit and Chapter 19.48 of this code,

General Provisions and Exceptions.

- G. Minimum Parcel Size Required. In conjunction with the population density maximums allowed in the various general plan, land use element classifications, all future divisions of land in the R1-A zone district shall have the below listed parcel size minimums based upon the general plan classification in which the R1-A district is located. Notwithstanding these parcel size minimums, the number of parcels created by the division of land shall not exceed the population density maximum specified in the general plan classification:

General Plan Classification	Minimum Parcel Size
R-S, Residential-Suburban	One acre with public water and five acres with well and septic tank
R-L, Residential-Low Density	Six thousand square feet
R-M, Residential-Medium Density	Six thousand square feet
U-A, Urban Area	Six thousand square feet
L-S, Local Service Center	Six thousand square feet
S-P, Special Planning	Six thousand square feet
SP-I, Special Planning-Interim	Six thousand square feet
A-T, Agricultural-Transition	Five acres
A-E, Agricultural-Estates	As specified on the land use element map of the general plan
A-I, Agricultural-Intensive	Twenty acres
A-G, Agricultural-General	Forty acres
A-U, Agricultural-Upland	Forty acres
A-M, Agricultural-Marginal	Forty acres
O-WS, Open-Watershed	Forty acres
G-F, General Forest	Forty acres
W-P, Water Project	Forty acres

- H. Building Site Depth and Width Required. The building site depth minimum shall be ninety feet and the building site width minimum shall be sixty feet at the front yard setback building line. In no case shall the average depth of the building site exceed three times the average width of the building site unless a variance is first obtained.
- I. Building Site Percent Coverage Required. No more than thirty-five percent of the lot may be covered by permanent structures except as otherwise indicated in an approved use permit.
- (Ord. 1849 § 6, 2024; Ord. 1800 § 3, 2020; Ord. 1708 § 5, 2011; Ord. 1041 §§ 2, 3, 1985; Ord. 849 § 2, 1982)