

[Sign In](#) [Sign Up](#)**☰ Sonoma County****■ Code of Ordinances****■ Chapter 26. SONOMA COUNTY ZONING REGULATIONS****■ Article 14. TP Timberland Production District.****§ 26-14-020. Uses permitted with a use permit.***Latest version.*

Uses permitted with a use permit include the following:

- (a) Additional detached single family dwelling units, not to exceed four (4) dwellings on a single ownership; provided, that the density does not exceed one (1) single-family dwelling unit per one hundred sixty (160) acres, or that density shown in the general plan land use element or that density permitted by a B combining district, whichever is the most restrictive;
- (b) Saw mills, planer mills, pulp mills, particle board plants, log ponds, earth-filled dams and lumber yards, with associated uses;
- (c) Development and utilization of natural resources with appurtenant structures. Hardrock quarry operations may be permitted only if they meet the criteria below:
 - (1) The operation is consistent with the purpose(s) of the resources and rural development district,
 - (2) The operation involves five (5) acres of land or less,
 - (3) The operation results in annual production of five thousand (5,000) cubic yards or less,
 - (4) The quarry does not include crushing, screening or batching operations,
 - (5) The operation is subject to payment of fees and other mitigation measures as may be found consistent with aggregate resources management plan,
 - (6) The operation must have an approved reclamation plan,
 - (7) The operation is located at least four (4) miles from the nearest approved source of aggregate materials.

Other aggregate mining operations are not permitted unless excepted by Section 26A-3(a)(i) of the Sonoma County Code;

- (d) Aircraft landing facilities incidental to permitted forestry and recreational related uses;

- (e) Permanently located and improved private and public campgrounds, resorts and organized camps;
- (f) Contractor equipment storage for off-site growing and harvesting of forest products, including packing, repairing and storage of equipment so used. Construction of permanent structures will be subject to Article 82;
- (g) Commercial wood yards, including wood splitting and sales of off-site fuel woods;
- (h) Such use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber. Any facilities constructed for such use would not be permanent residences, except as provided in other portions of Article 14;
- (i) Exploration and development of low temperature geothermal resources for other than power development purposes provided that at a minimum it is compatible with surrounding land uses.
- (j) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including but not limited to reservoirs, storage tanks, pumping stations, transformer stations, fire and police stations and training centers, service yards and related parking lots which, at a minimum, meet the criteria of general plan Policy PF-2s and which are not otherwise exempt by state law;
- (k) Intermediate and major freestanding commercial telecommunication facilities subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (l) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (m) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, small power stations, transformer stations, fire and police stations and training centers, service yards and related parking lots which, at a minimum, meet the criteria of general plan Policy PF-2s and which are not otherwise exempt by state law.
- (n) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135.
- (o) Major timberland conversions, subject to the standards in Section 26-88-160.

(Ord. No. 5651 § 1(x), 2006; Ord. No. 5435 § 2(m), 2003; Ord. No. 5361 § 2(n), 2002; Ord. No. 5342 § 5, 2002; Ord. 4973 § 4(b)—(d), 1996; Ord. No. 4643, 1993.)