

ORDINANCE NO. 2119

OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING
CHAPTER 26 OF THE SONOMA COUNTY CODE BY ADDING ARTICLE
XXI, TP (TIMBER PRESERVE) DISTRICT

The Board of Supervisors of the County of Sonoma, State of California, do ordain as follows:

SECTION 1. ARTICLE XXI. TP (TIMBER PRESERVE) DISTRICT.

PURPOSE: To provide for timberland zoning, a yield tax imposed at the time of harvest, and the conservation and protection of land capable of producing timber and forest products. The compatible uses specified in this section will be included in this zone and are consistent with the Forest Taxation Reform Act of 1976.

SEC. 26-164. PERMITTED USES

- (a) Management of lands and forests for the primary use of commercial production and harvest of trees.
- (b) Removal of timber, including uses integrally related to growing, harvesting and on-site processing of forest products including, but not limited to, roads, log landings, log storage areas and incidental logging camps.
- (c) Recreational and educational uses, with or without fee, not requiring any permanent improvement of the land or interfering with the primary use (swimming, hunting, fishing, occasional camping, etc.).
- (d) Management of land for watershed, for fish and wildlife habitat, fish rearing ponds, hunting and fishing, beekeeping and grazing, where these uses are incidental to the primary use.
- (e) The erection, construction, alteration or maintenance of gas, electric, water or communication generating and transmission facilities, including necessary structures.
- (f) Equipment storage yards incidental to the growing and harvesting of forest products, including parking, repairing and storage of equipment so used. Construction of permanent structures will be subject to Article XXVII.
- (g) The production and harvesting of miscellaneous compatible forest products (Christmas tree farms and greenery).
- (h) One single family dwelling with accessory buildings, including the replacement of all existing single family dwellings and accessory buildings.

SEC. 26-164.1. USES PERMITTED WITH A USE PERMIT

- (a) Additional single family dwellings, not to exceed four (4) dwellings on a single ownership, so long as the density does not exceed one (1) single family dwelling per one hundred sixty (160) acres.
- (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, including sand and gravel, mining, geothermal well drilling, including installation and use of such equipment, structures and facilities as are necessary for such operations.
- (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) 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 XXI.

SEC. 26-164.2. DEFINITIONS

- (a) Primary Use: The commercial production and harvest of trees.
- (b) Processing: Initial on-site activities and mill activities which transform the resource to a finished product.
- (c) Campgrounds: The erection, construction, reconstruction or use of any structure that does not meet the minimum requirements of Ordinance 1104 and ordinances amendatory thereto. Structure, as used in this definition, includes any building, tent, leanto, trailer, automobile, or shelter constructed of any material, natural or man-made, but excluding mobile homes.

SEC. 26-164.3. MINIMUM ACREAGE FOR INCLUSION IN TIMBER PRESERVE ZONE

- (a) With Sites I and II Timberland Soils: Forty (40) acres.
- (b) All other parcels: Eighty (80) acres.

SEC. 26-164.4. MINIMUM YARD REQUIREMENTS

- (a) Front yard required: Ten (10) percent of the depth of the lot, but not more than seventy-five (75) feet.
- (b) Side yard required: Ten (10) percent of the width of the lot, but not more than twenty (20) feet.

(c) Rear yard required: Twenty (20) feet.

SECTION II. This ordinance shall be published once before the expiration of fifteen (15) days after its adoption with the names of the Supervisors voting for and against the same in the Press Democrat, a newspaper of general circulation published in the County of Sonoma.

SECTION III. In regular session of the Board of Supervisors, the foregoing ordinance was duly adopted on roll call of the Board of Supervisors of the County of Sonoma on October 11, 1976, by the following vote:

Supervisors

Kahn: Aye DeLong: Aye Bass: Aye Johnson: Aye Theiller: Aye

Ayes: 5 Noes: 0 Abstain: 0 Absent: 0

SO ORDERED.

Rob Be Theiller
ROBERT THEILLER, Chairman of the
Board of Supervisors of the County of
Sonoma, State of California

ATTEST:

Eugene D. Williams
EUGENE D. WILLIAMS, County Clerk
ex-officio Clerk of the Board of
Supervisors, County of Sonoma