

**Table 1. Resource Lands (R-L)**

**1.1 Purpose.**

The Resource Lands (R-L) zoning district is intended to provide land development standards and requirements for lands with the capacity to be used for the managed production of resources. Generally, lands within the R-L classification are endowed with soil types, slope or other geologic or biological characteristics that make it possible for the property owner to use the land for commercial and economically viable resource uses.

**1.2 General Plan consistency.**

The R-L zone is consistent with the Resource Lands land use classification of the General Plan. The R-L zone may also be applied to lands within other General Plan land use classifications if the subject property is to be used for a resource use.

**1.3 Density and intensity.**

A. Maximum residential density: One (1) dwelling unit per ten (10) acres.

B. Minimum parcel size: One-half (½) acre.

**1.4 Site development standards.**

In the R-L zone, the following site development standards shall apply:

**A Building setbacks:**

(1) Front: Twenty (20) feet.

(2) Rear: Thirty (30) feet.

(3) Side: Side yards shall not be less than thirty (30) feet.

(4) Between buildings: Twenty (20) feet between agricultural storage buildings and any residences, otherwise distance between buildings needs to meet the standards of the Uniform Building Code and Uniform Fire Code.

**B Lot design:**

(1) Maximum building height: Thirty-five (35) feet.

(2) Minimum lot width: One hundred (100) feet at setback line or, for irregular shaped lots, an average of one hundred (100) feet.

(3) Lot depth: The lot depth shall not exceed three times the width.

(4) Lot coverage: For residential uses, not exceeding ten (10) percent. For non-residential uses, per approved plot plan, but not exceeding twenty-five (25) percent.

**1.5 Permitted uses.**

The following uses are permitted in the R-L zone upon issuance of a building permit, business license, or other required permit:

**A** Single family residence.

**B** Greenhouses and landscape nurseries.

**C** Land uses which conform to the purpose of the District, and which in the judgment of the Planner are consistent with the purpose of the District.

**1.6 Conditional uses.**

The following uses are permitted in the R-L district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

**A** Airport, Heliport.

**B** Agriculture.

**C** Commercial stable.

**D** Contractor's equipment yard.

**E** Feed lots, slaughter houses, livestock transshipment facilities.

**F** Group care home of more than six (6) clients pursuant to California Health and Safety Code 1501.

**G** Kennels.

**H** Mineral resource extraction and production.

**I** Places of assembly or learning:

(1) Church or other place of worship or spiritual assembly.

(2) Grange halls, community centers, or meeting places.

(3) Schools, public or private.

**J** Public and quasi-public facilities:

(1) Electrical substations.

(2) Fire station, police station, sheriff sub-station.

(3) Parks, picnic areas, playgrounds, other than those approved with a project's overall permitting.

(4) Wastewater treatment facilities.

(5) Water treatment facilities.

K Large animals, one (1) animal per each one acre.

**1.7** Accessory uses.

The following uses are permitted in the R-L zone as a use accessory to the primary permitted or conditional use:

- A** Garage, carport.
- B** Barn, shed, or structure for personal storage.
- C** Stable, paddock, or corral.
- D** Swimming pool.
- E** Fences, walls.
- F** Business in the home in conformance with this Code.
- G** Signs in conformance with Mt. Shasta Municipal Code.