

**Lassen County Code**

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Title 18 ZONING

**Chapter 18.18 A-2 AGRICULTURAL RESIDENTIAL DISTRICT**

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**18.18.010 Intent.**

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The A-2 district is intended to provide an area where rural residential uses can be compatibly mixed with agricultural activities, at the same time protecting these agricultural uses and safeguarding the character, peace and general welfare of the county. (Ord. 467 § 12, 1984).

**18.18.020 Applicability.**

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The regulations set out in this chapter shall apply in all A-2 districts and shall be subject to the provisions of Chapters 18.102 through 18.108 of this title. (Ord. 467 § 12, 1984).

**18.18.030 Uses allowed by right.**

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Uses allowed by right in an A-2 district shall be as follows:

- (1) One-family dwelling, including one noncommercial guest house;
- (2) All agricultural uses including crop and tree farming, livestock farming and animal husbandry, provided that the following uses shall not be established unless a use permit is secured in each case: commercial hog ranch, cattle feedlot, fertilizer plant or yard, animal sales yard, agricultural or dairy processing plant or stand for the sale of agricultural products produced on the premises;
- (3) Accessory buildings and accessory uses including, but not limited to barns, stables and other farm outbuildings;
- (4) Kennels, provided parcel is five acres or more in area. (Ord. 467-V § 4, 1998; Ord. 467 § 12, 1984).

**18.18.035 Uses allowed by certificate of conditional use.**

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Uses allowed by certificate of conditional use include: a second dwelling unit; provided that the parcel contains not less than two times the required minimum parcel size for the district in which the parcel is located. (Ord. 467-K § 1, 1991).

**18.18.040 Uses allowed by use permit.**

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Uses allowed by use permit in an A-2 district shall be as follows:

- (1) Country clubs and golf courses;
- (2) Kennels, if parcel is less than five acres in area;
- (3) Public or quasi-public uses, including churches, fire houses, parks and playgrounds, schools and public utility buildings;
- (4) Guest ranches and public stables;
- (5) Quarters for farm labor or servants employed on the premises;
- (6) All other uses similar to those enumerated above when determined by the planning director, upon



presentation of substantial evidence, to be of the same or similar character as the above permitted uses. (Ord. 467-V § 5, 1998; Ord. 467 § 12, 1984).

#### **18.18.050 Development standards.**

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Development standards in an A-2 district shall be as follows:

- (1) Building Height Limit. Thirty-five feet;
- (2) Percentage of Building Site Coverage Permitted. Thirty-five percent;
- (3) Front Yard Required. Front yard minimum required twenty feet; provided, that where four or more lots in a block have been improved with buildings, the minimum front yard shall be the average of the improved lots if less than the required twenty feet but not less than fifteen feet, except where combined with a B district;
- (4) Side Yard Required. Ten percent of lot width to a maximum of fifteen feet, but not less than five feet;
- (5) Rear Yard Required. Twenty feet;
- (6) Special Yards and Distance Between Buildings Required. Accessory buildings used as guesthouses or farm outbuildings shall not be less than twenty feet from any side or rear property line and not less than fifty feet from the front property line and not less than twenty feet from any dwelling unit on the property. (Ord. 467 § 12, 1984).

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