

Proposed New Zone: TE –Timberland Exclusive Principal Zone

314-7.5 TE: TIMBERLAND EXCLUSIVE ZONE

The Timberland Exclusive or TE Zone is intended to provide standards and restrictions for the preservation of timberlands for growing and harvesting timber where land planned Timberland on the General Plan Land Use Map is not zoned TPZ pursuant to Section 314-7.4 of these Regulations and the California Timberland Productivity Act of 1982, Government Code Section 51100, et seq.

314-7.5 TE: TIMBERLAND EXCLUSIVE ZONE	
Principal Permitted Uses	
Growing and harvesting of timber and accessory uses compatible thereto.	
Accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures).	
One-family dwelling or manufactured home and normal accessory uses and structures for owner or caretaker subject to the special restrictions of the following subsection, Special Restrictions Regarding Residences in Section 314-7.4.1.6	
Management for watershed and wetland restoration . (Table 4-G).	
Management for fish and wildlife habitat.	
A use integrally related to the growing, harvesting and processing of forest products; including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").	
The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.	
Grazing and other agricultural uses.	
Temporary labor camps, less than one (1) year in duration, accessory to timber harvesting or planting operations.	
Recreational use of the land by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing.	
Cottage Industry, subject to Cottage Industry Regulations	
Uses Permitted with a Use Permit	
Timber production processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including a pulp mill.	
Incidental Camping Area, Tent Camp, Temporary Recreational Vehicle Park, Special Occupancy Parks, and similar recreational uses.	
Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use. . (Table 4-G)	
Public Recreation and Public Access Facilities. (Table 4-G)	
Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities. . (Table 4-G)	
Oil & Gas Drilling & Processing, Metallic Mining, Surface Mining . (Table 4-G)	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the TE zone.	
Other Regulations	
Minimum Lot Area	Forty (40) Sixty (60) acres.
Minimum Lot Width	One hundred feet (100').
Maximum Lot Depth	(None specified.)

Minimum Yard Setbacks	
Front Rear Side	Thirty feet (30'); Twenty feet (20'); Ten percent (10%) of the lot width on each side but not more than twenty feet (20') shall be required.
Outbuildings	Outbuildings shall not be less than twenty feet (20') from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35 %).
Maximum Building Height	(None specified.)

*Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11