

SECTION 26. RECREATION DEVELOPMENT DISTRICTS OR R-D-1 DISTRICT

Subject to the provisions of Section 30, none but the following uses, or uses, which in the opinion of the Planning Commission are similar, will be allowed. See Section 30 A.

General Purpose. The purpose of the following regulations is to establish development standards and to allow uses in the Trinity Unit of the Whiskeytown-Shasta-Trinity National Recreation Area which will (1) be compatible with public and private recreation and enjoyment and the conservation of natural resources and scientific, historic, scenic and other values; (2) provide immunity from acquisition by the Department of Agriculture of all "improved property" as defined by Title 36, Code of Federal Regulations, Chapter II, Part 251; and (3) allow property owners within the recreation area to take advantage of the certification procedures established by Section 251.40, 251.41, and 251.42 of the above code.

A. USES PERMITTED:

1. Single family dwellings subject to complying with other requirements of this Ordinance.
2. Accessory buildings and uses such as garages, carports, woodsheds, boat houses and buildings of a similar nature but not including tent or trailer or rooming and boarding of not over two (2) persons.
3. Utilities as necessary to make possible the exercise of any use otherwise permitted.
4. Timber management and tree harvesting by individual selection and the utilization of other renewable resources.

B. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT IN EACH CASE:

1. Motels, hotels, resorts, mobile home courts, campgrounds, to accommodate recreationists.
2. Commercial uses when basic zoning is "C" District, but limited to food stores, restaurants, service stations, automotive or marine maintenance facilities, or service and other comparable business. Service uses and similar commercial uses provided that they are part of a resort or motel.

3. Industrial uses when basic zoning is "I" District and when there is not waste by-products that has any values. Industrial uses which have an adverse impact include, but are not limited to cement production, gravel extraction operations involving more than one fourth acre of surface, smelters, sand, gravel, and aggregate processing plants, fabricating plants, pulp mills, and commercial livestock feeder

yards. Provided however, development of valid, existing mining claims and mineral interests shall be allowed, subject to conditions necessary to lessen the adverse effects of the mining operations on recreation and aesthetic values of the area.

4. Public utility uses and structures not covered above.

5. Signs:

- a. Maximum size one (1) square foot for residential uses.

- b. Maximum size forty (40) square feet in area, eight (8) feet in length and fifteen (15) feet maximum height from ground for any other use, including advertisement of the sale of rental of property; signs not to be illuminated by any neon or flashing device. Commercial signs to be placed only on property on which advertising use occurs, or on the property which is advertised for sale or rental. Signs to be subdued in appearance, harmonizing in design and color with the surroundings and shall not be attached to any tree or shrub.

6. Recreation livestock use and grazing.

C. MINIMUM BUILDING SITE REQUIRED ON ALL LOTS: Residential one half (1/2) acre; Commercial one (1) acre; Industrial three (3) acres.

D. MINIMUM LOT WIDTH REQUIRED: Corner and interior one hundred fifty (150) feet average lot width.

E. LOT COVERAGE: No requirement.

F. MAXIMUM ALLOWABLE HEIGHT: Two (2) stories but not to exceed forty (40) feet.

G. MINIMUM FRONT YARD REQUIRED: One hundred fifty (150) feet from the center line of any public road including overhead public utility lines, except within a subdivision or commercial area, then twenty (20) feet.

H. MINIMUM SIDE YARDS REQUIRED: Ten (10) feet.

I. MINIMUM REAR YARDS REQUIRED: Twenty (20) feet.

- J. GENERAL REQUIREMENTS: No structures, including utility lines shall be located closer than three hundred (300) feet from high water line of any reservoir other than structures to service boating or swimming, provided that for allowable commercial uses the front setback shall be a minimum of fifty (50) feet from the center line of any public road.
1. In addition to any other requirements set out in Section 30, the Planning Commission shall require the following:
 - a. Posting of adequate security to insure compliance with conditions of approval.
 - b. Landscaping, screening from roads.
 - c. Architectural and landscaping approval.
 - d. Approval of building materials.
 - e. Approval of site plans, color of exterior (all colors to be neutral, all roofing non-glare).
 - f. Restriction on earth work, or disturbance of streams, vegetation, trees, or other natural material, removal or disposal of slash.
 - g. Any other condition necessary to protect the beauty of the area.
 - h. Location of single family development to be buffered by distance, topography or forest cover from existing or planned public use areas.
 2. Non-conforming uses, structures, signs and lots:
 - a. Non-conforming signs may be maintained for two (2) years after the effective date of this Ordinance.
 - b. Non-conforming commercial or industrial uses must be discontinued within ten (10) years after effective date of this Ordinance, which period may be extended by the Board of Supervisors for a period sufficient to allow the owner to amortize any investment made prior to November 8, 1965.
 - c. Non-conforming structures. Any structure that is non-conforming due to height, location, coverage and setbacks must be discontinued within ten (10) years after effective date of this Ordinance, which period may be extended by the Board of Supervisors for a period sufficient to allow the owner to amortize any investment made prior to November 8, 1965.

- d. Any building site of less than the required area that was in single ownership on or before September 16, 1967, may be used as a building site.
3. Variances and Amendments:
 - a. Variances may be granted subject to the provisions of Section 31 and subject to:

Submission to, and approval of the Secretary of Agriculture to assure that any variance granted conforms to the applicable standards Part 251.42.
 - b. Any amendment to the Ordinance or rezoning shall be submitted to and approved by the Secretary of Agriculture to assure that such amendment conforms to the applicable standards Part 251.42.
4. Where District regulations result in conflict the most stringent regulations shall apply.