

Nevada County Code							
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TITLE 3 LAND USE AND DEVELOPMENT CODE CHAPTER II: ZONING REGULATIONS ARTICLE 2 ZONING DISTRICTS							

Sec. L-II 2.2.1 Single-Family

A. Purpose of Single-Family.

1. **RA (Residential Agricultural).** The RA District establishes provisions for low density single-family dwellings, as well as other dwelling unit types in keeping with the rural character of the area, at densities equivalent to 1.5 acre minimum parcel size, or 3 acre minimum parcel size where neither a public water nor public sewer system is available. Within the Residential and Estate General Plan designations, the single-family dwelling is of primary importance and agricultural uses are Secondary. Within Rural General Plan designations, agricultural operations and natural resource related uses and residential uses are of equal importance.

2. **R1 (Single-Family).** The R1 District implements the General Plan's Urban Single-Family designation. It is intended to provide for single-family dwellings, as well as other dwelling unit types, at densities of up to 4 dwelling units per acre.

Table L-II 2.2.1.B
Single-Family Districts Allowable Uses and Permit Requirements

Key to Land Use Permit Requirements:

- A** Allowed subject to zoning compliance and building permit issuance
- DP** Development Permit required per Section 5.5
- UP** Use Permit required per Section 5.6
- NP** Not Permitted
- NA** Not Applicable
- Varies** Refer to listed L-II Section for allowable uses and permit requirements

ALLOWABLE LAND USES (See Section L-II 1.4.D for Similar Uses)	RA	R1	L-II Sections
Residential Uses			
Community Care Facilities for 6 or fewer people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities.	A	A	
Community care facilities for more than 6 people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities, and alcoholism and drug abuse recovery or treatment facilities, allowing a maximum 10 clients in the R1 district, and 12 clients in the R2 and R3 districts; and in the R1, R2 and R3 districts where the facility is federally funded, registered sex offenders are excluded as clients.	NP	UP	
Day Care Home, small family (8 or fewer children)	A	A	
Day Care Home, large family (9 to 14 children)	DP	DP	3.9
Day Care Center (more than 14 children)	UP	UP	
Dwelling, Single-Family (including Transitional and Supportive Housing)	A	A	
Dwellings, Multiple-Family (including Transitional and Supportive Housing)	UP	UP	3.17
Dwelling, Accessory Unit	A	A	3.19.1

ALLOWABLE LAND USES (See Section L-II 1.4.D for Similar Uses)	RA	R1	L-II Sections
Dwellings, Second Units consistent with allowed density	DP	DP	3.19.2
Dwelling Groups, consistent with allowed density	UP	UP	
Employee Housing	A	A	3.10
Dwellings, Duplexes, Duets and Four-plexes ⁽¹⁾	A	A	
Mobilehome Parks (must include MH District)	UP	UP	2.7.4
Residential accessory uses and structures including, but not limited to, private greenhouses, private garages or carports, private kennels, swimming pools, fences, walls, and owner/address signs	A	A	
Residential Guest Quarters	A	A	3.18
Temporary Model Homes	A	A	3.12
Temporary use of a mobilehome or an RV during dwelling construction where there is a valid building permit for a dwelling	A	A	3.15
Commercial Uses			
Bed & Breakfast Inns	UP	UP	3.5
Cemetery	UP	NP	
Community meeting and social event facilities	UP	UP	3.7
Home Businesses	A	A	3.11
Medical clinics and medical support services, non-profit	UP	UP	
Parking facilities not attached to a specific use	Varies	Varies	2.7.10
Medical Marijuana Dispensary	NP	NP	
Commercial Cannabis Cultivation	NP	NP	3.30
Industrial Uses			
None Listed			
Agricultural, Resource, and Open Space Uses			
Agricultural uses and structures including, but not limited to, equipment storage structures, packing facilities for products grown on-site, wholesale plant nurseries, private stables	A	NP	3.3
Agritourism Activities, Field Retail Stand and Farm Stand	Varies	NP	3.3
Animal keeping and raising	Varies	Varies	3.4
Certified Farmers' Markets	DP	NP	3.3
Crop and tree farming	A	A	3.3
Mining, Mineral Exploration	Varies	Varies	3.22.D.2
Mining, subsurface	UP	UP	3.21
Mining, surface vent and escape shafts for subsurface mining.	UP	UP	3.22
Power plants, private, non-commercial bio-mass, cogeneration, and small hydroelectric.	UP	UP	
Stables, commercial	UP	NP	
Wineries	A	NP	3.24
Wildlife Rehabilitation Facilities	DP	NP	3.26
Woodyard	UP	NP	
Institutional and Public Uses			
Antennae, minor and certain non-commercial	A	A	3.8

ALLOWABLE LAND USES (See Section L-II 1.4.D for Similar Uses)	RA	R1	L-II Sections
Churches	UP	UP	3.7
Communication Towers	UP	NP	3.8
Emergency services (including fire and ambulance stations)	UP	UP	
Public utility uses and structures	Varies	Varies	3.14
Schools	UP	UP	
Temporary Staging Areas for public road projects	UP	UP	
Recreational Uses			
Parks and Playgrounds	UP	UP	
Trails, Pedestrian and Equestrian	A	A	4.1.8

Footnote:

- (1) Duplexes, duets and four-plexes may be allowed in Community Regions consistent with underlying General Plan/Zoning densities and minimum water and sewage disposal requirements.

(Ord. 2467, 5/14/19)

Table L-II 2.2.1.C
Single-Family Districts Site Development Standards

Key to Site Development Standards:

ROW Right-of-way, Ultimate (see definition in Article 6)

C/L Centerline

L-II SECTION Refer to listed L-II Section for site development standards

SITE DEVELOPMENT STANDARDS	RA	R1	L-II Sections
Setback Standards ⁽⁵⁾			
Front yard (ROW at least 50' in width)	20' from ROW	20' from ROW	4.2.5.E
Front yard (ROW less than 50' in width)	45' from ROW C/L	45' from ROW C/L	4.2.5.E
Exterior yard (ROW at least 50' in width)	15' from ROW	10' from ROW	4.2.5
Exterior yard (ROW less than 50' in width)	40' from ROW C/L	35' from ROW C/L	4.2.5
Interior yard (Parcel at least 3 acres)	30'	30'	4.2.5
Interior yard (Parcel less than 3 acres) ⁽¹⁾	30'	30'	4.2.5.G
Rear yard (Parcel at least 3 acres)	30'	30'	4.2.5
Rear yard (Parcel less than 3 acres) ⁽¹⁾	30'	30'	4.2.5.G
Other Standards (See Sections 4.2 Design Standards & 4.3 Resource Standards)			
Building Height Limit	35' or 3 stories, whichever is less		4.2.4
Fencing & Hedges	Table 4.2.6.D	Table 4.2.6.D	4.2.6
Maximum Impervious Surface ^{(2) (6)}	30%	40%	4.2.10
On-Site Parking (Dwelling, Single-Family)	2 spaces per unit	2 spaces per unit	4.2.9.F.12.b
Signs	Sign Standards see Section 4.2.12.K		4.2.12

Maximum Density (dwelling units per acre)	Equivalent to min. parcel size	4	4.1.3.E.4.c
Minimum Road Frontage ^{(3) (4)}	120'	60'	
Minimum Parcel Size:			
Parcel w/public water & sewer ⁽³⁾	(3)	10,000 s.f.	4.1.3.E.4.c
Parcel w/public water or sewer ⁽³⁾	(3)	1.5 acres	4.1.3.E.4.c
Parcel w/private water & sewer ⁽³⁾	(3)	3 acres	4.1.3.E.4.c

Footnotes:

- (1) Setbacks may be reduced on parcels less than 3 acres subject to Section L-II 4.2.5.G.
- (2) Check General Plan Policy 1.23 for more restrictive standards.
- (3) The minimum parcel size and road frontage required for subdivisions and boundary line adjustments is that shown on the zoning district map. Where clustering or a Planned Development is utilized, minimum parcel size and road frontage can vary if adequate provisions are made for the appropriation of water and disposal of sewage consistent with this Code and the protection of public health, safety and welfare. (See Section L-II 4.1.5)
- (4) For subdivisions and boundary line adjustments, flagpole parcels shall have a minimum frontage width of 50'. The "flag" portion of the parcel shall meet the minimum road frontage standards of a conventional parcel.
- (5) For arterial and collector roads, the front yard setback shall be 20' and the exterior side yard setback shall be 15' from the existing or ultimate right-of-way, whichever is greater. (See Section L-II 4.2.5.F)
- (6) Maximum impervious surfacing may be increased to 60% for support uses requiring a use permit. In such instances, retention/ detention facilities shall be incorporated into the design of those projects that could result in flood damage to downstream uses.
- * Subdivision development feature: for any subdivision where agricultural water is already provided to the parcel, an agricultural water easement shall be required for all parcels created by the subdivision.

(Ord. 2447, 3/13/18; Ord. 2441, Adopt. 9/12/17, Eff. 10/12/17; Ord. 2427, 1/24/17; Ord. 2366, 8/13/13; Ord. 2339, 07/12/11)

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