

ZONING

19 Attachment 1

District	Subject to the provisions of Chapter 19.48, none but the following uses, or uses which in the opinion of the planning commission are similar in nature, will be allowed.	Use Permit Required	Building Site					Yards Required				Building Height Limit in ft.	Lot Area Per Residential Unit (Sq. Ft.)
			Area (Sq. Ft.)		Width in ft. Minimum	Depth in ft. Minimum	Percent Coverage	Front in ft.	Rear in ft.	Side			
			Interior Lot	Corner Lot						Interior in ft.	Corner in ft.		
R-1	1. Single-family dwellings 2. Home occupations 3. Guest houses, servants' quarters 4. Crop and tree farming	NO	6,000	6,500	60	90	35	25	15	5	10	30	6,000
R-2	1. Two-, three- and four-family dwellings 2. Rooming and boarding houses, accommodating not more than three guests	NO					50					35	1,500
R-3	1. Multiple-family dwellings 2. Dwelling groups	NO	7,000	7,500	70	90	50					35	1,000
RE and R-2A	1. One-family dwellings 2. Home occupations, providing there shall be no external evidence of any home occupation excepting nameplate not exceeding one square foot in area 3. Accessory buildings and accessory uses including servant quarters and noncommercial guest houses 4. The building site area in all RE districts shall contain not less than five acres and the front, side and rear yard required shall comply with the requirements for R-1 districts within the county 5. The building site area in all R-2A districts shall contain not less than two acres and the front, side and rear yard required shall comply with the requirements for R-1 districts within the county												
C-1	1. Retail, office and business and personal service uses, conducted within a building, and mini-warehouses. Emergency shelters and transitional/supportive housing.	NO	5,000	5,000	50	90	90	10	0	0	0	45	*
									Except 5' if abuts any R district				
2. Service stations 3. Drive-in uses, including theaters 4. Outdoor areas, nurseries, boat docks and boat repairs 5. Single-family dwelling when combined in the same structure as a commercial use		YES	AS SPECIFIED IN THE USE PERMIT										
C-2	1. Wholesale, service and storage uses, conducted within a building 2. Retail outlets and offices incidental and accessory to above uses 3. Service stations, repair garages 4. Business offices	NO	5,000	5,000	50	90	90	10	0	0	0	45	*
									Except 5' if abuts any R district uses				
5. All uses allowed in C-1 district, Sections 3 and 4 6. Lumber and building materials yards 7. Sale, rental, repair and storage of new or used autos, trucks, trailers, boats, buses, construction and farm equipment 8. Nurseries, garden supplies 9. Veterinary hospital or clinic		YES	AS SPECIFIED IN THE USE PERMIT										
M	1. All uses allowed in C-2 districts 2. Service stations, repair garages 3. Manufacture, assembly, repair, processing, storage and shipping of vegetable and mineral products, not including hydrocarbons, and	NO	5,000	5,000	50	90	80	20	0	0	0	45	*
									Except 5' if abuts any R district				

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	excepting those uses listed in 4 through 13 below												
	4. Mining and quarrying, excavation of earth and minerals 5. Distillation of bones; fat rendering; dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse 6. Drilling for and removal of oil and natural gas 7. Junk yards, wrecking yards 8. Commercial hog raising 9. Manufacture of acids, explosives, fertilizer, gas, glue, gypsum, inflammable fluids or gases 10. Refining of petroleum and petroleum products; tank farms 11. Ore smelting 12. Stockyards, slaughterhouses, tanneries 13. Other uses which might be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright light, vibration, radiation, or which involve the handling of explosives or dangerous materials 14. Temporary labor camps	YES	10,000									*	
A	1. Single-family dwelling 2. General farming, including but not limited to the raising, growing and harvesting of vegetable, field, orchard, bush and berry crops; vineyards; trees 3. Nurseries, greenhouses; mushroom rooms; floriculture	NO	10 acres - or more, as designated on the sectional district zoning map; e.g., A-15 designates a 15-acre minimum; A-20 designates a 20-acre minimum	400	400	*	20	15	5	10	*	2 acres	
A (cont)	4. Pasture for grazing (including supplemental feeding), raising, maintaining, breeding and training of horses, cattle, sheep and goats, hogs and similar livestock, provided there is no feeding of garbage, sewage, refuse or offal 5. Feed lots, feed yards, provided there is no feeding of refuse, garbage, sewage or offal 6. Poultry farms 7. Dairies 8. The raising, feeding, maintaining, breeding and slaughtering of livestock, chickens, turkeys, rabbits, pigeons, ducks, geese, fish, frogs and small animals or fowl in household numbers for family use 9. Wells, water storage and reservoirs, including on-site excavation or removal of materials for construction thereof 10. Storage of petroleum products for use by the occupants of the premises 11. Any structure, building, equipment or use incidental and necessary to any of the foregoing uses 12. Wineries as defined in Section 19.08.687 shall be permitted within an A-T or A-G General Plan designation, subject to the following												
							(6)	50	50	50			
								15	5	10			

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	provisions: A. Wineries Which Existed Prior to July 9, 2024. (1) Wineries which existed and met the criteria of the winery definition in Section 19.08.687 prior to July 9, 2024, shall be allowed the following incidental uses and structures regardless of whether the incidental use or structure existed prior to July 9, 2024: i. Wine tasting; ii. Winery tours; iii. Wholesale and retail sales of wine and grape products; iv. Events. a. Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on number of events per year; b. Compensated or noncompensated events with up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month; v. Picnic area(s) for winery-related activities; vi. Art galleries with sales and framing; vii. A food preparation facility for catering on-premises indoor or outdoor functions; viii. Agricultural-related museums;												
A (cont)	ix. Gift display area not to exceed a total of five hundred square feet in interior footprint area for the retail sale of winery-related promotional items, gift items, and/or prepackaged foods; x. Outdoor amplified sound until ten p.m. B. Incidental Uses for Wineries Established on or After July 9, 2024. Wineries which were established after and/or did not meet the criteria of the winery definition in Section 19.08.687 prior to July 9, 2024, shall be subject to the following: (1) Allowed Incidental Uses. i. Winery tours; ii. Wholesale and retail sales of wine and grape products; iii. Picnic areas for winery-related activities; iv. Art galleries with sales and framing; v. A food preparation facility for catering on-premises indoor or outdoor functions, vi. Agricultural-related museums; vii. Gift display area not to exceed a total of five hundred square feet in interior footprint area for the retail sale of winery-related promotional items, gift items, and/or prepackaged foods;												

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	<p>viii. Outdoor amplified sound until ten p.m.;</p> <p>ix. Tasting rooms and event gatherings subject to the setback limitations provided in subsection (12)(B)(2) of this section.</p> <p>(2) Additional Incidental Use Limitations Based on Setbacks and Preferred Road Locations. The following setback and preferred road location requirements apply to the tasting rooms and other event structures. The setbacks also apply to the events taking place on the property, whether in a structure or not. Events comprise "special events," "social events," and "wine club events" as defined in subsection (12)(B)(2)(i) of this section, as well as any similar group events that are a nuisance pursuant to Chapter 9.44 of this code. Events do not include winery tours that do not have the attributes of a wine club, social event, or special event. Production facilities and other structures that will not be used for wine tasting or events are not subject to these additional setback and preferred road location regulations.</p>												
A (cont)	<p>i. For the purposes of this section, the terms below are defined as follows:                      "Preferred roads" are state routes, Latrobe Road, Lower Ridge Road, Shenandoah Road, Shenandoah School Road, Steiner Road, and Willow Creek Road.                      "Setback" means the horizontal distance between an event use area and the nearest property boundary which separates the event use area from property not owned or controlled by the winery owner or operator.                      "Social events" are compensated or noncompensated catered social gatherings, dinners, and small weddings under one hundred twenty-five attendees.                      "Special events" are compensated or noncompensated events held on site that are not considered to be tasting or marketing activities allowed under subsections (12)(B) and (C) of this section, such as charitable, promotional, facility rental events, weddings, concerts, parties, or other social gatherings with more than one hundred twenty-five attendees.                      "Wine club events" are gatherings, special tastings, and dinners used to market a winery's product.</p> <p>ii. Wineries with a minimum setback of less than two hundred feet for all indoor and outdoor event use areas, or are not accessed from a preferred road, are allowed the following base uses:</p>												

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	<ol style="list-style-type: none"> <li>1. Operating a tasting room seven days/week between the hours of ten a.m. to six p.m;</li> <li>2. Participation in Amador Vintners Association (or successor) events;</li> <li>3. Wine club events: twelve per year with up to two hundred attendees per day;</li> <li>4. Social events: six per year with up to sixty attendees per day.</li> </ol> <p>iii. Wineries that meet a minimum setback of two hundred feet for all indoor and outdoor event use areas, and are accessed from a preferred road, are allowed the uses in subsection (12)(B)(2)(ii)(1) through (4) of this section, and the following additional uses:</p> <ol style="list-style-type: none"> <li>1. Social events: total twelve per year with up to two hundred attendees per day.</li> </ol>												
	<p>iv. Wineries that meet a minimum setback of four hundred feet for all indoor and outdoor event use areas, and are accessed from a preferred road, are allowed the uses in subsection (12)(B)(2)(ii)(1) through (4) of this section, and the following additional uses:</p> <ol style="list-style-type: none"> <li>1. Social events: total twelve per year with up to two hundred fifty attendees per day;</li> <li>2. Special events: total twelve per year with up to three hundred people per day.</li> </ol> <p>C. Additional Restrictions Applicable to All Wineries.</p> <ol style="list-style-type: none"> <li>1. The fire code official may require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.</li> <li>2. Event capacities shall be limited further by the parking accommodations on the property. All parking shall be on site. Parking shall not encroach on roadways and shall not impede access, including emergency vehicle access.</li> <li>3. Parking areas shall be set back a minimum of fifty feet from any existing residence not on property owned by the winery operator. Idling vehicles shall maintain a one-hundred-foot clearance from any existing residence not on property owned by the winery operator.</li> <li>4. Wineries located on private roads shall have entered into a road maintenance agreement with a majority of the owners of the road or shall obtain a use permit pursuant to Chapter 19.56 of this code before commencing any of the permitted incidental uses.</li> <li>5. All permitted uses specified in this subsection 12 shall</li> </ol>												

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	be subject to providing off-street parking and meeting all necessary clearances from the fire, health, and building departments.												
	13. Farm-labor camps, forestry-labor camps and farm-labor quarters as defined in this title 14. Recreation uses 15. Processing, packaging, selling, shipping of agricultural products 16. Veterinary clinics, animal hospitals, kennels 17. Auction and sales yards	YES	2 Acres	100	200	AS SPECIFIED IN THE USE PERMIT							
			20,000										
			10,000	75	75								
			20,000	100	200								
	18. Turkey farms, provided there is a cover crop or other dust control 19. Any garbage, sewage; refuse or offal feeding	YES	10 acres		AS SPECIFIED IN THE USE PERMIT								
	20. Commercial small animal and fowl specialty farms, including but not limited to chinchillas, minks, foxes, rodent, aviaries, rabbits, frogs, pigeons, ducks, geese 21. Commercial slaughterhouses and stockyards for livestock, small animals, poultry and fowl		2 acres	100	200	AS SPECIFIED IN THE USE PERMIT							
	22. Rendering plants, fertilizer plants and yards 23. Oil and gas wells, drilling, mining and excavation of natural minerals 24. Logging and timber cutting 25. Any structure, building, use or equipment incidental and necessary to any of the above uses, located on the same site, and included in the use permit 26. Social gatherings or weddings held at a winery located within an A-I or A-G General Plan designation which exceed either of the limits set forth in 12a.(j) above. 27. A. Duplicate Tasting Rooms for Which a Valid ABC Type-02 Winegrower License Was Issued on or Prior to July 9, 2024. a. The parcel shall be a minimum of ten acres in size; b. The applicant shall provide the planning department with copies of their bond from the Alcohol and Tobacco Tax and Trade Bureau and their California Alcohol Beverage Control license. These licenses and bonds shall be maintained in full compliance at all times;		10 acres		AS SPECIFIED IN THE USE PERMIT								
	c. Tasting rooms located on private roadways shall have entered into a road maintenance agreement with a majority of the owners of the road; or in the event a road maintenance agreement already exists, the applicant shall provide the county with proof they have renegotiated the terms of the agreement to include the												

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	<p>new tasting room. If the majority of the owners of the road do not enter into the new or renegotiated agreement, the applicant must obtain a use permit pursuant to Chapter 19.56 of this code before commencing any of the uses allowed by this section;</p> <p>d. The tasting room building shall be located a minimum of fifty feet from all property lines;</p> <p>e. The primary use of the tasting room shall be the marketing and sale of wine produced in Amador County. Additional allowed uses are as follows:</p> <ul style="list-style-type: none"> <li>i. Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on the number of events per year;</li> <li>ii. Picnic area(s) for wine tasting-related activities;</li> <li>iii. Art galleries with sales and framing;</li> <li>iv. A food preparation facility for catering on-premises indoor or outdoor functions;</li> <li>v. Agricultural-related museums;</li> <li>vi. Gift display area not to exceed a total of five hundred square feet in interior footprint area for the retail sale of wine-related promotional items, gift items, and/or prepackaged foods;</li> <li>vii. Social gatherings or weddings for up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month;</li> <li>viii. Indoor or outdoor amplified music until ten p.m.;</li> </ul> <p>f. The applicant must obtain all applicable permits from the environmental health department, building department, and department of transportation and public works;</p>												
	<p>g. Uses described in this subsection 27 may be granted by the planning department, without public hearing, following public notice of the application. Public notice of such application shall be given in the manner described in Chapter 19.56 of this code, Use Permits. Such notice shall indicate the intent of the planning department to grant the use permit without a hearing unless sufficient reasons are provided not to grant the use permit. A description of the appeals process (Chapter 19.64 of this code) shall be contained within the notice. The planning department shall decide upon the use permit application within ten days after the notice is mailed. If the planning department finds sufficient cause to approve the application and the application meets standards outlined in this subsection, the planning department shall approve the use permit</p>												

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	and the use permit shall become valid following the ten-day appeal period if no appeals are filed. B. Duplicate tasting rooms for which a valid Type-02 winegrower license was issued after July 9, 2024, shall be regulated by subsections (12)(B) through (12)(C) of this section.												
H	<ol style="list-style-type: none"> <li>1. Hotels, motels, auto courts, resorts</li> <li>2. Retail and service uses accessory and incidental to above uses</li> <li>3. Service stations</li> <li>4. Commercial recreation</li> <li>5. Outdoor advertising signs and structures, not appurtenant to any use on the premises, and approved in accordance with Section 19.32.010(1)</li> </ol>	YES	10,000		AS SPECIFIED IN USE PERMIT			20	20	10	10	35	*
T1	Subject to provisions of Section 19.48.080: <ol style="list-style-type: none"> <li>1. Recreational vehicle parks</li> <li>2. Public and private campgrounds</li> </ol>	YES	10,000	10,000	50	100	50	25	15	5	10	25	2,500
T2	Subject to provisions of Section 19.48.080: <ol style="list-style-type: none"> <li>1. Mobilehome parks</li> <li>2. Public and private campgrounds</li> </ol>	YES	5 acres		200	500	*	50	50	50	50	25	4,000

\* No requirement

(Ord. 1849 §§4, 5, 2024; Ord. 1739 §2(part), 2014; Ord. 1708 §4, 2011; Ord. 1679 §§2, 3, 4, 2008; Ord. 1647 §§2, 3, 4, 2006; Ord. 1469 §3, 1998; Ord. 1320 §§5, 6, 1993; Ord. 1309 §2, 1992; Ord. 1139 §§5, 6, 1987; Ord. 910 §3, 1982; Ord. 908 §3, 1982; Ord. 867 §§2 and 3, 1982; Ord. 844 §§3, 4, 1981; Ord. 773 §13, 1981; Ord. 752 §1, 1981; Ord. 476 §1, 1972; Ord. 456 §1, 1971; Ord. 421 §§2, 3, 4, 1969; Ord. 409 §1, 1968; Ord. 388 §§1, 2, 1967; Ord. 358 §4, 1963; Ord. 351 §§10.31--10.130, 1962)