

**California Board of Forestry and Fire Protection
SRA Fire Safe Regulations
Certification Matrix**



Without an accompanying letter from the Board of Forestry and Fire Protection, completion of this matrix does not indicate Board certification approval or denial of submitted local ordinances under 14 CCR § 1270.03. This matrix does not reflect the full text of the regulations and should be used as a guide only.

<i>Internal Use Only</i>			
Jurisdiction	Date Received	Board Meeting Date	Board Action
Tuolumne County	March 21, 2016	June 15, 2016	

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
Sec. 1270 Title <i>Statement of the title of regulation</i>	N/A	
Sec. 1270.01 Purpose <i>Statement of the purpose of regulation</i>	N/A	
Sec. 1270.02 Scope <i>Statement of the scope of regulation</i>	N/A	
Sec. 1270.03 Local Ordinances <i>Board may certify local ordinances</i>	N/A	
Sec. 1270.04 Provisions for Application of These Regulations <i>How these regulations will be applied</i>	No relevant ordinance submitted	N
Sec. 1270.05 Inspection Authority <i>Establishing responsibility for enforcement</i>	Chapter 11.08 Inspection	Y
Sec. 1270.06 Inspections <i>Authorization to conduct inspections</i>	Chapter 11.08 Inspection	Y
Sec. 1270.07 Exceptions to Standards <i>Exceptions will be made on a case-by-case basis where the exception provides for same practical effect. Exceptions granted shall be forwarded to the CAL FIRE Unit Headquarters.</i>	Chapter 11.12.005 and .007	Y
Sec. 1270.08 Requests for Exceptions <i>Requests shall be made in writing, stating the section(s), material facts, the exception proposed, and a map.</i>	Chapter 11.12.005 and .007 15.20.060(E) only applies to driveways -recommend revising language in 11.12.005 and .007 to reflect 15.20.060(E) and move/revise language in 15.20.060(E) so that it applies to the entire Chapter 15	N
Sec. 1270.09 Appeals <i>Applicants may appeal exception denials. The inspection authority shall be consulted. If an appeal is granted, findings must be made and forwarded to CAL FIRE Unit HQ.</i>	No relevant ordinance submitted	N
Sec. 1271.00 Definitions <i>Definitions</i>	Chapter 11.02 Definitions Driveway definition (11.02.110) – in 1271.00 driveways can only serve two buildings; 11.02.110 allows driveways to serve 3 dwelling units + innumerable accessory buildings	N

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
Sec. 1271.05 Distance Measurements <i>Distance measurements are along the ground.</i>	No relevant ordinance submitted	N
Sec. 1272.00 Maintenance of Defensible Space Measures <i>Defensible space maintenance plans shall be provided.</i>	No relevant ordinance submitted	N
Sec. 1273.00 Intent <i>Unobstructed traffic circulation during a wildfire emergency and concurrent fire equipment and civilian movement.</i>	N/A	
Sec. 1273.01 Road Width <i>Roads shall have a minimum of two 10-foot traffic lanes, not including shoulder and striping.</i>	Chapter 11.12.010(A) – smallest road width is 20 feet, 12 feet for one way roads and driveways; shoulder width is additional Does not exclude striping but may be certified	N
Sec. 1273.02 Roadway Surface <i>Designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds; provide an all-weather aggregate base; project proponent shall provide engineering specifications to support design if requested.</i>	11.12.020(A) and (B) Only requires 40,000 pounds – Mr. York to submit axle load analysis “Road structures” undefined	N
Sec. 1273.03 Roadway Grades <i>The grade of roads shall not exceed 16%.</i>	11.12.030	Y
Sec. 1273.04 Roadway Radius <i>Horizontal inside turning radius minimum 50 feet; additional 4 foot with added to curves of 50 to 100 foot radius; additional 2 feet shall be added to curves from 100 to 200 feet. Vertical curves no less than 100 feet.</i>	11.12.010(M) 50 feet minimum Additional radius based on speed limit – where is that information found? 11.12.010(E) Curve Widening – based on equation	N
Sec. 1273.05 Roadway Turnarounds <i>Required on driveways and dead-end roads. Minimum turning radius shall be 40 feet, not including parking. The top of the “T” in a hammerhead/T turnaround shall be 60 feet.</i>	11.12.010(C) and (D) (C) Turning Bulbs does not exclude parking	N

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Sec. 1273.06 Roadway Turnouts <i>Shall be a minimum of 12 feet wide, 30 feet long, and a 25 foot taper at both ends.</i></p>	<p>11.12.010(B) Turnouts are minimum 10 feet in width, but with the wider roadway requirement the aggregate road width at turnouts is still 22 feet</p>	<p>Y</p>
<p>Sec. 1273.07 Roadway Structures <i>Designed to carry maximum load according to CVC; must have signage posting maximum weight and height; constructed and maintained according to AASHTO HB-17; one-way bridges must have unobstructed visibility and turnouts each end.</i></p>	<p>No specific ordinance – 11.12.020(B) applies to “road structures;” does not include signage requirement, AASHTO HB-17 requirement, or one-way bridge requirements</p>	<p>N</p>
<p>Sec. 1273.08 One-Way Roads <i>All one way roads will have a minimum 12 foot traffic lane, not including shoulders. All one-way roads shall connect a two lane roadway at both ends. Maximum access to no more than 10 dwelling units. Maximum length 2,640 feet. Turnout constructed at approximately mid-point.</i></p>	<p>11.12.010 11.12.065</p>	<p>Y</p>
<p>Sec. 1273.09 Dead-End Roads <i>The length of dead-end roads is limited, based upon zoning.</i> <i>-800 feet for parcel zoned for less than one acre.</i> <i>-1320 feet for parcel zoned one to five acres</i> <i>-2640 feet for parcel zoned five acres to 20 acres</i> <i>-5280 feet for parcel zoned larger than 20 acres</i></p>	<p>11.12.040 (C) – no exceptions allowed in 1273.09 but may be certified as same practical effect</p>	<p>Y</p>
<p>Sec. 1273.10 Driveways <i>All driveways will provide a minimum 10 foot width traffic lane with a minimum width of 14 feet unobstructed horizontal clearance and vertical clearance of 15 feet. Driveways greater than 150 feet but less than 800 feet shall provide a turnout near the midpoint; turnouts every 400 feet if driveway >800 feet. A turnaround is required on all building sites with driveways over 300 feet in length, sited within 50 feet of building.</i></p>	<p>11.12.010(A) 12 foot width, no shoulder required 11.12.060 (A) 12 foot width, 15 feet unobstructed vertical clearance, turnouts at midpoint/every 400 feet (C) Turnaround bulb on driveways over 300 feet in length No ordinance for horizontal clearance</p>	<p>N</p>

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Sec. 1273.11 Gate Entrances <i>Gates shall be at least 2 feet wider than the width of the traffic lane. Minimum width of 14 feet unobstructed horizontal clearance and 15 feet vertical clearance. All gates shall be located 30 feet from the roadway shall provide unobstructed traffic access on the roadway. Security gates shall not be installed without approval. Where a one-way road provides access to a gated entrance, a 40 foot turning radius shall be used.</i></p>	<p>11.12.062 Applies only to gates on driveways Two feet wider than traffic lane (driveways min 12 feet = 14 feet wide gate); no vertical clearance requirement 30 feet from roadway, require gate to open away from roadway No requirements for emergency operations 11.12.063 Gates on public roads prohibited No width or clearance requirements Emergency operations in (A), (B), and (C) No specific requirement for turnaround on one way road with single traffic lane being gated – all private roads with gates must have turnaround to allow reversing without blocking traffic</p>	<p>N</p>
<p>Sec. 1274.00 Intent <i>Roadways and buildings are to be clearly identified.</i></p>		
<p>Sec. 1274.01 Size of Letters, Numbers and Symbols for Street and Road Signs <i>Size of letters and numbers on street signs to be minimum 4 inch height, 0.5 inch stroke, reflectorized and contrasting with background.</i></p>	<p>11.12.050 Does not meet minimum height and stroke standards</p>	<p>N</p>
<p>Sec. 1274.02 Visibility and Legibility of Street and Road Signs <i>Street signs to visible in both directions for a minimum distance of 100 feet.</i></p>	<p>No relevant ordinance submitted</p>	<p>N</p>
<p>Sec. 1274.03 Height of Street and Road Signs <i>Height of street signs to be uniform county wide.</i></p>	<p>No relevant ordinance submitted</p>	<p>N</p>
<p>Sec. 1274.04 Names and Numbers on Street and Road Signs <i>Streets to be identified in a consistent countywide system. Signs to be mounted in a uniform manner.</i></p>	<p>No relevant ordinance submitted</p>	<p>N</p>
<p>Sec. 1274.05 Intersecting Roads, Streets and Private Lanes <i>Street signs shall be at provided road intersections.</i></p>	<p>No relevant ordinance submitted</p>	<p>N</p>

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p>Sec. 1274.06 Signs Identifying Traffic Access Limitations <i>Shall be placed at the intersection preceding the limitation, no more than 100 feet before the limitation</i></p>	No relevant ordinance submitted	N
<p>Sec. 1274.07 Installation of Road, Street and Private Lane Signs <i>Street signs shall be installed prior to final acceptance by local jurisdiction for road improvements.</i></p>	No relevant ordinance submitted	N
<p>Sec. 1274.08 Addresses for Buildings <i>All buildings shall be addressed according to the jurisdiction's address system. Each dwelling unit shall be separately identified.</i></p>	12.12	Y
<p>Sec. 1274.09 Size of Letters, Numbers and Symbols for Addresses <i>Letter and numbers for addresses must be minimum 4 inch high, 0.5 inch stroke and contrasting background. Address shall be visible from street.</i></p>	12.12.080(A)(1), 15.20.040	Y
<p>Sec. 1274.10 Installation, Location and Visibility of Addresses <i>All buildings must be clearly identified. Shall have a permanently posted address placed at each driveway entrance, visible from both directions of travel along road. Address shall be posted during construction and maintain thereafter. Address signs along one-way road shall be visible from both intended direction of travel and opposite direction. Multiple addresses on a single driveway shall be mounted on a single post. Addresses for single commercial business shall be placed at the nearest intersection providing access</i></p>	12.12.080(B)	Y

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<i>to the site.</i>		
Sec. 1275.00 Intent <i>Emergency water for wildfire protection shall be available, accessible, and maintained.</i>	N/A	
Sec. 1275.01 Application <i>Emergency water systems shall be installed and made serviceable prior to and during the time of construction except for alternatives approved by the authority having jurisdiction.</i>	No relevant ordinance submitted	N
Sec. 1275.10 General Standards <i>System must meet or exceed NFPA 1142 and California Fire Code fire flow requirements. Water may be provided in a mobile water tender or other containment structure. Nothing prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless prohibited by local ordinance. Freeze protection when required.</i>	15.20.010 addresses commercial buildings only (meets standard) 15.20.020 addressing residential water repealed	N
Sec. 1275.15 Hydrant/Fire Valve <i>Hydrant shall be 18 inch above ground, 8 feet from vegetation, no closer than 4 feet nor farther than 12 feet from roadway, in a location where fire apparatus will not block the roadway.</i> <i>Hydrant servicing an a building shall be not less than 50 feet nor more than ½ mile by road from building it serves and be located at a turnaround along the driveway or road that intersects the driveway.</i> <i>Headed with a 2 ½ inch National Hose male thread with cap for pressure and gravity flow systems and 4 ½ inch draft system.</i> <i>Hydrant shall have wet or dry barrel and shall have suitable crash protection required by local jurisdiction.</i>	15.20.030(A)(4) – unclear; the hydrant discharge can be anywhere from above the access surface to three feet above the access surface but approximately 18 inches above the ground?	N
Sec. 1275.20 Signing of Water Sources	No relevant ordinance submitted	N

CCR Title 14 SRA Fire Safe Regulations	Local Ordinance	Meets or Exceeds
<p><i>If located along a driveway: marked with a 3 inch reflectorized blue marker on the driveway address sign and mounted on a fire retardant post.</i></p> <p><i>If located on a street or road: 3 inch marker shall be mounted on a fire retardant post within 3 feet of hydrant, no less than 3 feet nor greater than 5 feet above the ground</i></p> <p><i>Or specified in the OSFM's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.</i></p>		
<p>Sec. 1276.00 Intent</p> <p><i>Reduce the intensity of wildfire through fuel modification for safe emergency operations and civilian evacuation and to establish a point of attack or defense from a wildfire.</i></p>	15.20.060(C)	Y
<p>Sec. 1276.01 Setback for Structure Defensible Space</p> <p><i>Parceled one acre or larger provide a minimum 30 foot setback.</i></p> <p><i>Parcels less than one acre, local jurisdiction shall provide same practical effect.</i></p>	15.20.030(A) 17.56.020	Y
<p>Sec. 1276.02 Disposal of Flammable Vegetation and Fuels</p> <p><i>Disposal of flammable vegetation and fuel modification to be done prior to final building inspection.</i></p>	15.20.060(F)	Y
<p>Sec. 1276.03 Greenbelts</p> <p><i>Subdivisions and other developments, which propose greenbelts as part of their plan, shall locate the greenbelts strategically. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.</i></p>	15.20.060(C)	Y



Office of the County Counsel

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March 21, 2016

Dr. J. Keith Gillless, Chair
State Board of Forestry and Fire Protection
P.O. Box 944246
Sacramento, CA 94244-2460

RE: Tuolumne County 4290 Certification Request

Dear Chair Gillless:

Enclosed please find the County of Tuolumne's Fire Safe Regulations contained within Tuolumne County Ordinance Code, Title 11 and Chapter 15.20. The County requests certification pursuant to 14 CCR § 1270.03.

The Tuolumne County Board of Supervisors has not revised the provisions of Title 11, "Road Standards," since the State Board of Forestry and Fire Protection ("BOF") last certified Title 11 on June 18, 2014. Community Resources Agency Deputy Director Duke York reviewed the 2015 Approved Regulations and believes the 4290 in-lieu regulations provided in Title 11 meet or exceed the 2015 Approved Regulations.

The Tuolumne County Board of Supervisors adopted Ordinances 3241 and 3285, amending the provisions of Chapter 15.20, "Fire Safety Standards," since the BOF last certified Chapter 15.20. Senior Fire Inspector Stephen Gregory reviewed the 2015 Approved Regulations and believes the 4290 in-lieu regulations provided in Chapter 15.20, specifically Sections 15.20.005, 15.20.050, 15.20.055, 15.20.060, meet or exceed the 2015 Approved Regulations.

If you have any questions or require any further information, please feel free to contact me.

Regards,

SARAH CARRILLO
County Counsel


Carlyn M. Drivdahl
Deputy County Counsel

Enclosures: TCOC Title 11
TCOC Chapter 15.20

C: Bev Shane, Community Resources Agency Director
Duke York, Community Resources Agency Deputy Director
Stephen Gregory, Senior Fire Inspector

Title 11

ROAD STANDARDS

Chapters:

- 11.02 Definitions**
- 11.04 Preparation of Plans**
- 11.08 Inspection**
- 11.10 Testing**
- 11.12 Basic Road Design and Construction Standards**
- 11.16 Road Standards For Commercial and Industrial Development**

Chapter 11.02

DEFINITIONS¹

Sections:

- 11.02.010 Interpretation.
- 11.02.020 Acceptance.
- 11.02.030 All weather surface.
- 11.02.040 California Culvert Practice.
- 11.02.050 Consulting engineer.
- 11.02.060 Contractor.
- 11.02.070 County.
- 11.02.080 County engineer.
- 11.02.090 Department.
- 11.02.100 Director.
- 11.02.110 Driveway.
- 11.02.120 Driveway, common.
- 11.02.130 Final map.
- 11.02.140 May.
- 11.02.150 Parcel map.
- 11.02.160 Road, Arterial.
- 11.02.170 Road, Collector.
- 11.02.180 Road, Cul-de-sac.
- 11.02.190 Road, Local.
- 11.02.200 Road, Through.
- 11.02.210 Road, Off-site.
- 11.02.220 Shall.
- 11.02.230 Special provisions.
- 11.02.240 Stabilometer "R" value.
- 11.02.250 State.
- 11.02.260 State specifications.
- 11.02.270 Traffic index.
- 11.02.280 Traveled way.
- 11.02.290 Turnaround bulb.
- 11.02.300 Turnaround, hammerhead.
- 11.02.310 Turnout.
- 11.02.320 Uniform surface.
- 11.02.330 Urban development.
- 11.02.340 Urban streets.

11.02.010 Interpretation. In this title or the state specifications, the intent and meaning of the terms that are used shall be as defined in Section I of the state specifications except as specifically noted, revised or added in this title. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.020 Acceptance. "Acceptance" means the formal written acceptance by the Director for work which is completed on roads which are to be included into the county-maintained road system. (Ord. 3239 §1, 2013; Ord. 2690 § 1, 2006; Ord. 1875 § 1 (part), 1991).

11.02.030 All weather surface. "All weather surface" means a minimum of a four (4) inch thick layer of compacted Class II aggregate baserock meeting state specifications. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.040 California Culvert Practice. The "California Culvert Practice" means the series of technical abstracts from the California Highways and Public Works, prevailing edition. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.050 Consulting engineer. "Consulting

engineer” means any person or persons, firm, partnership or corporation legally authorized to practice civil engineering in the State of California who prepares or submits improvement plans and specifications to the County for approval. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.060 Contractor. “Contractor” means any person or persons, firm, partnership, corporation, or combination thereof, who have entered into a contract with any person, corporation, company, developer, special districts, the County, or his/her or their legal representative for the construction or improvement of any road. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.070 County. “County” means the County of Tuolumne. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.080 County engineer. “County engineer” means a person legally authorized to practice civil engineering in the State of California who reports directly to the Director, or his or her qualified designee. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.090 Department. “Department” means the County of Tuolumne Roads Division. (Ord. 3239 §1, 2013; Ord. 1954 § 1, 1992; Ord. 1875 § 1 (part), 1991).

11.02.100 Director. “Director” means the County of Tuolumne Director of Transportation, or his or her qualified designee. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.110 Driveway. “Driveway” means a vehicular access that serves a single parcel, with not more than three (3) dwelling units, and any number of accessory buildings. (Ord. 3239 §1, 2013; Ord. 1954 § 2, 1992; Ord. 1875 § 1 (part), 1991).

11.02.120 Driveway, common. “Common driveway” means a vehicular access that serves up to six (6) parcels with the common portion of the driveway being a minimum of 18 feet in width and does not provide access to more than six (6) dwelling units and any number of accessory buildings, and for which easements have been established for use of the driveway by all parcels. (Ord. 3239 §1, 2013; Ord. 1954 §

3, 1992; Ord. 1875 § 1 (part), 1991).

11.02.130 Final map. “Final map” means a map showing a subdivision for which a final map is required by Government Code section 66426. (Ord. 3239 §1, 2013; Ord. 2161 § 1, 1996; Ord. 1875 § 1 (part), 1991).

11.02.140 May. “May” is permissive. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.150 Parcel map. “Parcel map” means a map showing a land division for which a final map is not required by Government Code section 66426. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.160 Road, Arterial. “Arterial road” means a roadway which provides intercounty access between cities and large communities. In Tuolumne County major and minor arterial roads are designated in the Regional Transportation Plan. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.170 Road, Collector. “Collector road” means a roadway which provides a link between local roads and arterial roads. Both major and minor collectors are designated in the Regional Transportation Plan.

A. Major collectors. “Major collectors,” function as corridors between communities and other major traffic generators.

B. Minor collectors. “Minor collectors,” serve as links to major collectors or arterial roads. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.180 Road, Cul-de-sac. “Cul-de-sac road” means any road or combination of roads which does not meet the definition of a through road. Such roads normally have special provisions for turning around at the terminus and serve abutting property. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.190 Road, Local. “Local road” means a roadway primarily serving as direct access to abutting properties. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.200 Road, Off-site. “Off-site road” means the portion of a road between the boundaries of

a land division or project site and a county-maintained road or state highway. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.210 Road, Through. “Through road” means any road classified as an arterial or a collector, or any other public road or public road segment on which it is possible to enter at one end via any route from an arterial or collector road and to depart at the other end and reach an arterial or collector road without retracing any portion of the ingress route, with all portions of the ingress/egress route meeting the minimum design standards for roadways contained herein. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.220 Shall. “Shall” is mandatory. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991)

11.02.230 Special provisions. “Special provisions” means the use of specific clauses setting forth conditions or requirements peculiar to the work and supplementary to the state specifications. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.240 Stabilometer “R” value. “Stabilometer ‘R’ value” means a parameter representing the resistance to deformation of a saturated soil under compression at a given density. It is used in the design of flexible and rigid pavements. (Ord. 3239 §1, 2013; Ord. 1875 §1 (part), 1991).

11.02.250 State. “State” as used in the state specifications, means Tuolumne County. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.260 State specifications. “State specifications” means the standard specifications of the State of California Department of Transportation, prevailing edition. (Ord. 3239 §1, 2013; Ord. 2731 § 1, 2006; Ord. 2325 § 1, 2000; Ord. 1875 § 1 (part), 1991).

11.02.270 Traffic index. “Traffic index” means a measure of the number of equivalent eighteen thousand (18,000) pounds single axle loads expected in the design lane over the design life period. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.280 Traveled way. “Traveled way” means the surfaced, driveable portion of the roadway, exclusive of shoulders and drainage facilities. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.290 Turnaround bulb. “Turnaround bulb” means a section of roadway, circular in shape, provided for the purpose of reversing direction with one turning movement. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.300 Turnaround, hammerhead. “Hammerhead turnaround” means a section of roadway provided for the purpose of reversing direction with no more than one backing movement. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.310 Turnout. “Turnout” means a short, additional travel lane area generally provided to allow passing on a narrow road. (Ord. 3239 §1, 2013; Ord. 1875 § 1 (part), 1991).

11.02.320 Uniform surface. “Uniform surface” means the finished surface on a road is the same for its entire width. A uniform surface applies to the traveled way of a road and is required to have the same surface as the traveled way as provided in Section 11.12.010. (Ord. 3239 §1, 2013)

11.02.330 Urban development. “Urban development” is as defined in the Tuolumne County General Plan. (Ord. 3239 §1, 2013)

11.02.340 Urban streets. “Urban streets,” as designated in the Regional Transportation Plan and the Circulation Element of the Tuolumne County General Plan, means roadways which provide access for automotive vehicles as well as increased pedestrians and bicyclists to the urbanized areas of Tuolumne County. (Ord. 3239 §1, 2013)

Chapter 11.04

PREPARATION OF PLANS

Sections:

- 11.04.010 General.
- 11.04.020 Submission of plans.
- 11.04.030 Approval of plans.
- 11.04.040 Standard sheets and scales.
- 11.04.050 Plan details.

11.04.010 General. Complete plans and specifications for, and in connection with, all proposed road improvements, including any necessary dedications and easements', shall be submitted to the department for approval and shall receive the required approval prior to the beginning of construction of any such improvement. (Ord. 1559 § 1 (part), 1987).

11.04.020 Submission of plans. Such plans, complete and in accordance with this title, shall be submitted in triplicate to the department for approval. Plans shall include one set of reproducibles (mylars) together with the required specifications, computations and test data. and any other material requested by the director. The reproducible set of plans. containing the department's stamp of approval thereon, will be returned to the consulting engineer preparing such plans and two copies will be retained for county use and records. Should there be required alterations to or revisions of such plans as submitted, the director will return only such reproducible sheets as may require corrections. At such time as the consulting engineer preparing the plans has made the necessary revisions upon the reproducibles., those sheets will again be submitted as herein above directed. Additional copies of improvement plans may be requested by the director at his/her discretion and these shall be furnished without cost to the county. (Ord. 1559 § 1 (part), 1987).

11.04.030 Approval of plans. No plan will be approved or construction authorized until such time as the director signifies his/her approval by his/her signature in the stamp of approval as applied thereon by the department. There shall be no changes permitted to an approved set of plans unless such changes are resubmitted to the director for approval, as prescribed above for original plans. Excepted from approval are any

feature of the plans that are contrary to, in conflict with or do not conform to any California state law, county of Tuolumne ordinance or resolution, or generally accepted good engineering practice, in keeping with the standards of the profession even though such errors, omissions or conflicts may have been overlooked in the review of the plans. (Ord. 1559 § 1 (part). 1987).

11.04.040 Standard sheets and scales. The plans are to be submitted on sheet paper of which the maximum external dimensions shall be twenty-four inches by thirty-six inches with a two and one-half inch clear margin on the left edge for binding purposes.

Plotting Scale:

Title Sheet: 2 inches = 1 mile and
1 inch = 1.1 miles

Typical Cross section: 1 inch = 100 feet
(may be modified)

Plan and Profile -

plan: 1 inch = 100 feet

profile: 1 inch = 100 feet horizontal
1 inch = 10 feet vertical

Drainage Study and Contour Map:

1 inch = 200 feet

contour intervals = 10 feet

Construction Detail: scale may be varied.

Variations of the above minimum plotting scales may be approved by the county engineer. (Ord. 1559 § 1 (part), 1987).

11.04.050 Plan details. The following details are to be indicated on plans submitted for approval. This does not in any way exempt the consulting engineer from the responsibility of preparing neat, accurate and comprehensive plans in keeping with the standards of the profession.

A. Title Sheet. The title sheet shall indicate

section and/or grant lines and the location of development within the County. The title sheet shall also include the title of the development, name of the developer and consulting engineer, index of sheets and an approval signature certificate.

B. **Typical Cross-section.** The typical cross-section sheet shall indicate the minimum width of the right-of-way, pavement design, type, thickness and class, shoulder widths, ditch depth, bank slope and side slope ratios' crown and superelevation rates, base thickness and class, slope easements, legend and scales.

C. **Layout Sheet.** The layout sheets shall contain thereon the entire subdivision unit on one sheet, a skeleton layout of the entire subdivision unit and the location of proposed water and/or sewer system, including appurtenances. The plotting scale as indicated as desirable in Section 11.04.040 for the above sheet may be modified for compliance with the above requirements.

D. **Plan and Profile Sheets.** Standard plan and profile sheets shall be used. The plan for each road shall be delineated within the plan block in the upper half of the sheet. The corresponding profile shall be plotted in the graphical block directly under the road plan. The plan shall contain thereon the right-of-way widths, catch points, cuts (solid line), fills (dashed line), cut and fill easements, culverts and structures, radii and central angles, curves lengths and scales. The profile shall contain thereon the culverts and structures, percent grade and vertical curve length elevations shown at twenty-five-foot intervals throughout the vertical curve. Scales shall clearly show the existing and proposed profiles of all roads. Stationing on plan and profile shall read from left to right unless otherwise authorized by the director.

E. **Drainage Study and Contour Sheet.** The drainage study and contour sheet shall contain thereon the contours of the subdivision unit and immediate vicinity sufficient to indicate the perimeter of the upland areas to be drained by each structure and associated outlet protection. Section 11.04.010 requires the submittal of computations with improvement plans at the time such plans are submitted for approval. It is required that the consulting engineer prepare and submit calculations to support the design of the drainage structures and that such be shown on the drainage study and contour sheet.

The basis for culvert design shall be "Design Flood" estimates from the California culvert practices which employs the general rules:

1. That a culvert pass a ten year flood without static head on the crown of the culvert at its entrance:

2. That design of the culvert and appurtenances be balanced to avoid serious damage from head and velocity obtained in a one-hundred-year flood. Bridges shall be designed for the one-hundred-year flood. Minimum diameter for pipes shall be eighteen inches in diameter.

F. **Construction Detail Sheets.** Construction detail sheet shall contain thereon details of all structures such as bridges, box culverts, drop inlets, headwalls, wingwalls, and temporary and permanent erosion control structures. A typical drainage pipe section shall be shown on the map(s).

G. **Cross-Section.** Cross-sections shall be included in the plans where determined necessary by the director. (Ord. 2902 §1, 2008; Ord. 2765 § 1 & 2 (part), 2007; Ord. 1559 § 1 (part), 1987).

Chapter 11.08

INSPECTION

Sections:

- 11.08.010 Inspection during construction.
- 11.08.020 Final inspection.

11.08.010 Inspection during construction. Any roads constructed under this title must be inspected during construction by an authorized representative of the county. Each phase of construction must be inspected and approved prior to proceeding to subsequent phases. Any road improvements constructed without inspection as provided herein or constructed contrary to the orders or instructions of the authorized representative of the director, will be deemed as not complying with Tuolumne county rules for such and will not be accepted by Tuolumne county for maintenance. (Ord. 1559 § 1 (part), 1987).

11.08.020 Final inspection. Upon completion of road improvements constructed under and in conformance with this title and prior to requesting final inspection, the area shall be thoroughly cleaned of all rubbish and excess material and all portions of the work shall be left in a neat and orderly condition satisfactory to the director. The director shall inspect the work within ten days after receiving the request for final inspection. The contractor and consulting engineer will be notified in writing as to any particular defects or deficiencies to be remedied. The contractor shall proceed to cause any such defects or deficiencies to be corrected at the earliest possible date. At such time as the work has been completed, a second inspection shall be made by the director to determine if the previously mentioned defects have been repaired in accordance with this title. Upon final approval of all work, the director shall prepare the necessary report and formal document and submit same to the board of supervisors for final acceptance. (Ord. 1559 § 1 (part). 1987).

Chapter 11.10

TESTING

Sections:

11.10.010 Testing of materials.

11.10.010 Testing of materials.

A. The testing of materials to be utilized in work performed under this title shall be executed in accordance with the methods of the laboratory of the California division of highways.

B. Signed copies of the test results shall be submitted to the director, as required, at the time plans are submitted for approval in accordance with Section 11.04.020. Test results shall clearly show the name of the individual and/or the firm performing the tests, the name of the project, the date of sampling and the date of testing.

C. The tests listed below are those which will normally be required. In developments presenting special problems a more comprehensive and extensive testing program may be called for and will be prescribed on an individual basis.

1. **Basement Soil.** The resistance factor "R" will be determined within the roadway template for soil conditions representing field compaction. Samples for calculating "R" values will be taken from representative classes of the basement soil (subgrade) found throughout the development under the roadway.

Relative compaction tests shall be made when ordered by the engineer.

2. **Aggregate Subbase.** Tests for aggregate subbase will be made on a representative sample taken at the source from which material will be imported. The test results submitted will clearly indicate the location of the Source of material.

Refer to the standard specifications Section 1-5, "Aggregate Subbases."

Relative compaction tests shall be made when ordered by the engineer.

3. **Aggregate Base.** Tests for aggregate base will be made on a representative sample taken at the source from which material will be imported. The test results submitted will clearly indicate the location of the source of the material. Refer to the standard specifications Section 26, "Aggregate Bases."

Relative compaction tests shall be made after placement when ordered by the engineer and/or prior to placing prime coat and asphalt surfacing material.

4. **Prime Coat or Penetration Treatment.** Tests will not normally be required unless conditions indicate the use of material which does not meet the state specifications or this title.

5. **Asphalt Surfacing Material.** Tests will not normally be required unless conditions indicate the use of material which does not meet the state specifications or this title. (Ord. 1559 § 1 (part), 1987).

Chapter 11.12

BASIC ROAD DESIGN AND CONSTRUCTION STANDARDS

Sections:

- 11.12.005 Alternate materials and methods.
- 11.12.007 Exceptions.
- 11.12.010 Geometrics and roadbed design.
- 11.12.020 Structural design standards.
- 11.12.030 Profiles.
- 11.12.040 Cul-de-sacs.
- 11.12.050 Street signing.
- 11.12.060 Driveways.
- 11.12.062 Gates on driveways.
- 11.12.063 Gates on roads.
- 11.12.065 One-way roads.
- 11.12.067 Alleys.
- 11.12.070 Specifications for material and construction.

11.12.005 Alternate materials and methods. The provisions of these roadway standards are not intended to prevent the use of any material or method of construction not specifically prescribed within, provided any alternate is approved by the County Engineer with the concurrence of the Director.

The County Engineer may approve any such alternate, provided he/she finds that the proposed design is satisfactory and complies with the intent of these standards and that the materials, method or work offered is, for the purpose intended, at least the equivalent of that prescribed within these standards in suitability, strength, effectiveness, durability and safety. (Ord. 3239 §2, 2013; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.007 Exceptions. Except as otherwise provided herein, exceptions to specific provisions of the standards set forth in this Chapter may be granted by the County Engineer with the concurrence of the Director, provided that adequate justification that such exceptions provide the same overall practical effect is documented in writing prior to approval. (Ord. 3239 §2, 2013; Ord. 3175 §1, 2011; Ord. 1875 §2 (part), 1991).

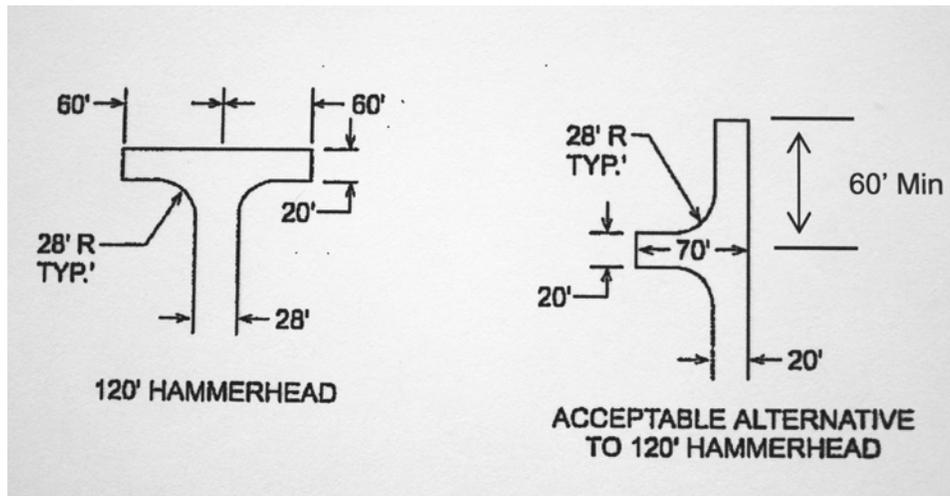
11.12.010 Geometrics and roadbed design. The following minimum standards of the geometrics and roadbed design for proposed improvements shall govern the preparation of plans and construction for such improvements

A. Width of Traveled Way and Shoulders. The minimum width of a traveled way and shoulders shall be as follows:

Road Classification	Traveled Way	Width of Shoulders
Arterial	24 feet to 60 feet	varies 4 feet to 8 feet
Major Collector	24 feet	8 feet with 6 feet paved
Minor Collector	24 feet	6 feet with 4 feet paved
Local Road	20 feet	No shoulder required for parcel maps with parcels two acres or larger and for unpaved roads serving four parcels or less
		1 foot with 0 feet paved for parcel maps with paved roads and for paved roads serving four parcels or less
		2 feet with 0 feet paved for final maps with parcels two acres or larger
		4 feet with 3 feet paved for urban development on final maps
One-way Road	12 feet	2 feet with 0 feet paved
Driveway	12 feet	No shoulder required
Common Driveway	18 feet	1 foot dirt shoulder

- B. Turnouts. Turnouts shall be a minimum of ten (10) feet in width and a minimum of thirty (30) feet in length with a minimum twenty-five (25) foot taper at each end, and shall have a uniform surface with the adjacent road.
- C. Turning Bulbs. Turning bulbs shall have a minimum radius of forty (40) feet and shall have a uniform surface with the remainder of road.

- D. Hammerhead Turnarounds. Hammerhead turnarounds may be used. The slope of the turnaround shall not exceed 6%, and the turnaround shall have a uniform surface conforming with the remainder of the road. Typical layouts of hammerhead turnarounds are illustrated below:



- E. Curve Widening. Curve widening shall be added to the required shoulder width on curves having a radius less than two-hundred (200) feet. The widening shall be at least equal to four-hundred (400) divided by the radius of the curve. The widened area shall have a uniform surface with the adjacent road.
- F. Percent of Crown. The minimum percent of crown for all class roads shall be two percent (2%).
- G. Superelevation Rate. The minimum superelevation rate for all class roads shall be 0.02 foot per one foot. The maximum superelevation rate shall not exceed 0.06 foot per one foot.
- H. Side Slope Ratio. The side slope (fill) for all road classifications shall be no steeper than 2:1.
- I. Back Slope Ratio. The back slope (cut) ratio for all road classifications shall be no steeper than 1 1/2:1. A designed back slope ratio may be modified with the approval of the County Engineer depending upon the materials encountered. The modified back slope shall not be steeper than 1/2:1.
- J. Side Slope Ratio-Ditch. The side slope ratio for all roadside ditches shall not be steeper

than 3:1 for unpaved ditches, and 6:1 for paved ditches with dikes.

- K. Ditch Depth. Unpaved ditches shall be no more than one (1) foot deep with the inclusion of appropriate bed material and paved ditches with dikes shall be no less than four (4) inches deep.
- L. Stopping Sight Distance. The stopping sight distance shall be based upon the posted speed limit or the minimum design speed, whichever is greater. The minimum design speed shall be thirty-five (35) miles per hour (mph) for arterial and collector roads and twenty-five (25) mph for all other roads.
- M. Alignments. Alignment for horizontal curves shall be based upon the posted speed limit or minimum design speed, whichever is greater, and shall be no smaller than a fifty (50) foot interior curve radius with a minimum taper length of fifty (50) feet. Vertical curves shall provide for a sight distance consistent with the posted speed limit or the minimum design speed, whichever is greater, and shall have a minimum length of one hundred (100) feet.
- N. Drainage. Roadside drainage facilities shall be located outside of the traveled way.

Culverts and/or down drains shall be three-hundred (300) feet apart or as necessary to protect the roadway unless satisfactory drainage calculations are submitted to demonstrate roadside drainage may be carried further. Cross-culverts shall be no less than eighteen (18) inches in diameter. Culverts with a diameter of twenty-four (24) inches or more shall have appropriate inlet and outlet protection. (Ord. 3239 §2, 2013; Ord. 2765 §4 (part), 2007; Ord. 2579 §11, 2004; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.020 Structural design standards.

- A. The structural section of the road surface shall be designed based on a twenty (20) year design life, or a thirty (30) year design life subject to approval by the County Engineer, and using stabilometer "R" values, and the expected traffic index, which are not less than those indicated below. In no event shall the structural section of a road include less than the following compacted depths of asphalt concrete and aggregate base:

Road Classification	Asphalt Concrete	Aggregate Base	Traffic Index (T.I.)
Arterial* *	6"	12"	10
Major Collector	4½"	10"	8.5
Minor Collector	3½"	8"	6.5
Local Road	2"*	6"	5
One-way Road	2"*	6"	5
Driveway	Refer to Section 11.12.060	4"	N/A
Common Driveway	Refer to Section 11.12.060	4"	N/A

* An asphalt concrete surface is not required for final maps with minimum parcel size of five (5) acres, or for parcel maps with minimum parcel size of two (2) acres.

** The structural section shall be based on criteria developed for the specific project.

- B. All road structures shall be capable of supporting a 40,000 pound axle load and shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code sections 35550, 35750 and 35250. (Ord. 3239 §2, 2013; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.030 Profiles. The minimum and maximum gradients for all class roads shall be as follows:

- A. The minimum gradient shall be one percent (1%);
- B. The maximum gradient for local roads below the three thousand foot elevation shall be sixteen percent (16%);
- C. The maximum gradient for local roads above the three thousand foot elevation shall be twelve percent (12%);
- D. The maximum slope for a turnaround shall not exceed six percent (6%);
- E. The maximum gradient for arterial and collector roads shall be as shown below:

Type of Terrain	Design Speed in Miles Per Hour (mph)					
	20	30	40	50	60	70
Level	7%	7%	7%	6%	5%	4%
Rolling	10%	9%	8%	7%	6%	5%
Mountainous	12%	10%	10%	9%	8%	6%

11.12.040 Cul-de-sacs.

- A. A cul-de-sac road shall be posted “Not a Through Road” and shall terminate in a turnaround bulb or hammerhead turnaround.
- B. The maximum length of a cul-de-sac road, including all cul-de-sac roads accessed from the cul-de-sac, shall not exceed the following cumulative lengths regardless of the number of parcels served:
 - Parcels zoned for less than one acre – 800 feet
 - Parcels zoned for 1 acre to 4.99 acres - 1320 feet
 - Parcels zoned for 5 acres to 19.99 acres* - 2640 feet
 - Parcels zoned for 20 acres or larger* - 5280 feet

* Where parcels are zoned five acres or larger, turnaround bulbs shall be provided at intervals of a maximum of one thousand three hundred twenty (1,320) feet. All lengths shall be measured from the edge of the roadway surface at its intersection with a through road to the end of the road surface at its farthest point. Where a cul-de-sac crosses areas of differing zoned parcel sizes, requiring different length limits, a turnaround bulb shall be required at each of the cumulative limits listed above for every zoning district it passes through.
- C. Exceptions to the standards for cul-de-sac roads for a tentative map as defined in Section 16.04.530 of this code shall only be granted when the Director has concurrence from the Tuolumne County Fire Prevention Division and only when all of the following circumstances apply:
 - 1. Measures have been incorporated into the approval of the tentative map to reduce fire hazard in a manner that have the same practical effect as limiting the length of a cul-de-sac road.
 - 2. The allowed increase in length does not exceed 10% of the allowed length prescribed in section “B” above.
 - 3. This exception would only apply to parcels zoned RE-5, RE-10, A, and AE that are 5 gross acres or larger. (Ord. 3239 §2, 2013; Ord. 3175 §2, 2011; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.050 Street signing. All streets shall be identified and signed at intersections to allow for speedy response of emergency equipment. Size of letters, numbers and symbols for street and road signs shall be a minimum three (3) inch letter height, three-eighth (3/8) inch stroke,

reflectorized, contrasting with the background color of the sign. Signs shall be installed indicating special roadway conditions, including weight limits, width and vertical clearance restrictions and one-way traffic. (Ord. 3239 §2, 2013; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.060 Driveways.

- A. Driveways shall provide a minimum twelve (12) foot traffic lane with an all weather surface, have fifteen (15) feet of unobstructed vertical clearance with a maximum grade of sixteen percent (16%). Turnouts shall be provided at midpoint for driveways between one hundred fifty (150) feet and eight hundred (800) feet in length and at four hundred (400) foot intervals for driveways over eight hundred (800) feet in length. Turnouts are not required on common driveways which are required to have a minimum eighteen (18) foot wide traffic lane.
- B. Where residential dwellings are less than one hundred fifty (150) feet from the roadway, the driveway grade may exceed sixteen percent (16%) to a maximum twenty-two percent (22%), but the driveway shall be paved with asphalt concrete or concrete. In addition, a parking bay at least ten (10) feet wide and forty (40) feet long with a uniform surface with the adjacent road shall be provided at road grade.
- C. A turnaround bulb or hammerhead turnaround shall be provided within fifty (50) feet of all building sites on driveways over three hundred (300) feet in length.
- D. Exceptions to the driveway standards provided herein may only be granted by the Tuolumne County Fire Prevention Division in accordance with Section 15.20.050 of this code. (Ord. 3239 §2, 2013; Ord. 3175 §3, 2011; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.062 Gates on driveways. Gates may be installed on driveways provided they comply with the following standards:

- A. Each gate entrance shall be at least two (2) feet wider than the width of the traveled way serving the gate.
- B. All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway edge and shall open away from the roadway. (Ord. 3239 §2, 2013; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.063 Gates on roads. The installation of a gate across a public road shall be prohibited. Gates may be installed on private roads that are not dedicated for public use and are limited to the use of the owner or group of owners who are responsible for maintaining the road, provided they comply with the following requirements:

- A. The installation of a gate across a fire apparatus access road shall be approved by the Tuolumne County Fire Prevention Division.
- B. Keys, codes, or other means of access through the gate shall be provided to all emergency response agencies.
- C. Where electric gates are installed, they shall have an approved means of emergency operation. The electric gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
- D. Where a road is proposed to be gated, a turnaround bulb or a hammerhead turnaround shall be constructed between the gate and the adjacent intersecting road for the purpose of allowing vehicles to safely reverse direction in front of the gate without backing onto the adjacent un-gated road. (Ord. 3239 §2, 2013)

11.12.065 One-way roads. All one-way roads shall be constructed to provide a minimum of one twelve (12) foot wide traffic lane. All one-way roads shall connect to a two lane roadway at both ends, and shall provide access to an area currently zoned for no more than a total of ten (10) dwelling units, including both primary and secondary units. No such road shall exceed two thousand six hundred forty (2,640) feet in length. Turnouts shall be constructed as follows:

- A. For one-way roads which exceed 300 feet but are less than 800 feet in length, a turnout shall be provided at approximately the mid point of the one-way road.
- B. For one-way roads which equal or exceed 800 feet in length, turnouts shall be provided at four hundred foot intervals along the one-way road. (Ord. 3239 §2, 2013; Ord. 2579 §12, 2004; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

11.12.067 Alleys. Alleys, as defined in Section 17.04.070 of this code as “improved pedestrian

alleyways” may be used for non-vehicular access and as “improved vehicular alleyways” may be used for vehicular access, provided they comply with the standards established in the Tuolumne Parking & Alleyway Study dated October 15, 2010, as it may be amended by the Board of Supervisors. (Ord. 3239 §2, 2013; Ord. 3193 §1, 2012)

11.12.070 Specifications for material and construction.

- A. **Conformance with Specifications.** All materials furnished and the methods of performing any proposed work shall conform to and be done in accordance with the applicable portions of the standard specifications and this title.
- B. **Cessation of Construction Due to Weather Conditions.** General climate and ground moisture conditions will determine the cessation of construction. The County Engineer may notify contractors and engineers to cease construction when, in his/her opinion, conditions are such that improvements cannot be constructed to the requirements of the standards specifications or this title. Written notification by the County Engineer will be given on an individual basis as to when work may be initiated at the beginning of the construction season.
- C. **Temporary Improvements.** The installation of temporary improvements for winter cessation in order to make building sites accessible will be approved on an individual basis, provided that it is expressly understood that such improvements are of only a temporary nature and that they will be removed and replaced with permanent type improvements according to the approved plans and specifications and as may be indicated by the County Engineer. Plastic or pliable synthetic pipe may be installed within the roadway template for water main and sewer main purposes. (Ord. 3239 §2, 2013; Ord. 1875 §2 (part), 1991; Ord. 1559 §1 (part), 1987).

Chapter 11.16

ROAD STANDARDS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Sections:

11.16.010 Development site access standards.

11.16.020 On-site building access standards.

11.16.030 When standards must be met.

11.16.010 Development site access standards.

Commercial development shall be served by a paved road meeting the standards for local roads in Chapter 11.12, or as otherwise required by permit.

When no site development permit or site review permit is required, industrial development shall be served by a road meeting standards in Chapter 11.12, except that an asphaltic concrete surface shall not be required if the existing off-site access road is not paved. If a site development or site review permit is required, the road shall be constructed or improved to the level required by that permit. (Ord. 2052 § 1, 1994; Ord. 1875 § 3 (part), 1991; Ord. 1559 § 1 (part), 1991).

11.16.020 On-site building access standards.

Buildings shall be accessible to fire apparatus by way of roadways with a minimum of four inches of compacted aggregate base, or other surfacing as required by permit, capable of supporting a forty thousand pound axle load. These access roadways shall be extended to within one-hundred fifty feet of all portions of the exterior walls of the first story of any building. The width of these access ways shall be twenty feet, except that where buildings do not exceed twenty-four feet in height, and/or three thousand square feet in total floor area, access roads may be eighteen feet in width. In the case of a land division, easements for any such access roads within the division shall be dedicated. (Ord. 1875 § 3 (part), 1991; Ord. 1559 § 1 (part), 1987).

11.16.030 When standards must be met.

A. Dedications shall be made on the final map or parcel map.

B. Roads must be constructed or improved to required standards prior to occupancy of any new or remodeled structure for which a permit is required. (Ord. 1875 § 3 (part), 1991; Ord. 1559 § 1 (part), 1987).

Chapter 12.12

UNIFORM PROPERTY NUMBERING SYSTEM

Sections:

- 12.12.010 Purpose.
- 12.12.020 Adoption of system by cities.
- 12.12.030 Basis for system-Point of origin.
- 12.12.040 Master grid index map.
- 12.12.050 Subindex grid maps.
- 12.12.060 Road names.
- 12.12.070 Administration.
- 12.12.080 Display of numbers.
- 12.12.090 Legal description of property not affected.
- 12.12.100 Enforcement responsibility.
- 12.12.110 Violation; enforcement.

12.12.010 Purpose. The board of supervisors hereby finds and declares that the public interest, safety, welfare and convenience require the establishment of a uniform system of street and road addresses in the unincorporated areas of the county. To accomplish this purpose, the "Uniform Property Numbering System" described in this chapter is established. (Ord. 817 § 1 (part), 1975; prior code § 7-19.0).

12.12.020 Adoption of system by cities. Any city within the county may adopt the uniform property numbering system. (Ord. 817 § 1 (part), 1975; prior code § 7-19.1).

12.12.030 Basis for system - Point of origin. The basis for the uniform property numbering system shall be a point of origin which shall be the intersection of a west base line and a south base line. The west base line shall run due north and south to include the westernmost territory of the county. The south base line shall run due east and west to include the southernmost territory of the county. Index lines shall run parallel with their respective base lines at two kilometer intervals. Numbers shall be assigned along each base line in increasing magnitude in easterly and northerly directions in accordance with the distance from the point of origin. Eight hundred numbers shall be assigned to each mile along each base line, which, for the purposes of this chapter, shall be deemed equivalent to one thousand numbers to each two kilometers, and will begin with the number one at the point of origin. For the purpose of determining the proper number for a particular location, the number

assigned shall be proportioned to the distance of the location from its adjoining index lines and shall be in sequence with numbers established on adjacent properties. On all streets and roads the numbers on the north side and the west side shall be even numbers and the numbers on the south side and the east side shall be odd numbers.

(Ord. 817 § 1 (part), 1975; prior code § 7-19.1).

12.12.040 Master and index map. A master grid index map or maps shall be adopted by the board of supervisors showing the point of origin, base lines and index lines. The map or maps shall become effective on adoption by the board. (Ord. 817 § 1 (part), 1975; prior code § 7-19.3(A)).

12.12.050 Subindex and maps. Subindex maps shall be prepared by the county surveyor showing details of precisely numbered areas. These maps shall then be maintained as necessary by the county surveyor to designate the numbers and location of numbers assigned to particular buildings or lands. These maps shall become effective on completion or revision by the County Surveyor. (Ord. 817 § 1 (part), 1975; prior code § 7-19.3(B)).

12.12.060 Road names. All streets and roads, whether public or private, whether dedicated or not, and county highways (all hereinafter referred to as "roads") shall be named pursuant to this section and such roads shall be known by the name assigned. No road shall be deemed officially named unless it has been approved by

the board of supervisors by order duly made and reflected in its minutes or by resolution. All official names existing on January 8, 1976, shall remain the same until changed pursuant to this section. The road department shall administer this section and shall have administrative responsibility for all road naming in the county. The road department shall maintain a list of all road names so approved or in existence and shall certify to the board of supervisors that no name submitted for approval duplicates or so closely approximates an existing name as to cause confusion. The road department shall initiate a program to officially name all existing roads for which no name has been officially assigned and shall cause any future roads to be officially named. Where unofficial road names exist or are commonly used on January 8, 1976, they may continue to be used, and the road department shall initiate their official naming, provided that they are not in conflict with existing official names. Where a public hearing is required to officially name, or change the name of, a road, the road department shall initiate such a hearing before the board of supervisors. No subdivision or division of land shall be approved until all the roads therein or contiguous thereto have been officially named by the board of supervisors after initiation by the road department. A road may bear one name for its entire length or where a road changes direction by ninety degrees or greater, a different name may be adopted for such changed direction to facilitate its numbering. (Ord. 817 § 1 (part), 1975; prior code § 7-19.4).

12.12.070 Administration. The uniform property numbering system shall be initiated, continued, operated and maintained by the county surveyor and all numbers assigned shall be in accordance with this chapter. It shall be the duty of the community development department to require the installation of numbers as required by this chapter prior to the start of construction on any new construction completed after the effective date of subindex maps for the area in which the construction is taking place. (Ord. 2314 § 36, 1999; Ord. 1875 § 4, 1991; Ord. 817 § 1 (part), 1975; prior code § 7-19.5).

12.12.080 Display of numbers. After the effective date of any subindex map, or revision thereof, the county surveyor shall give written

notice to the owner or occupant of buildings or land which are assigned, or reassigned numbers pursuant to his chapter, which notice shall contain the new number assigned. Written notice may be given by posting, personal delivery or first class mail. Notice for new construction shall be given to the community development department which shall require display of the number prior to the start of construction. Within thirty days after the county surveyor has given notice, the owner or occupant of the building or property shall cause the number to be displayed horizontally on the building or land in such manner as to be visible from the street or road on which the building or land fronts and shall remove or obscure from public view any old or previous numbers not in accordance with this chapter. Where a building is located more than fifty feet from the edge of the main road surface to the edge of the building the number shall be displayed at the entrance of any roadway or driveway leading to the building and be readable and legible from both directions on the main road, including one-way roads. Numbers shall be maintained in a neat and orderly manner so as to remain readable.

A. Numbers shall be displayed in the following format:

1. Single Family Residential: Size of letters, numbers, and symbols for addresses shall be a minimum four inch letter height, one-half inch stroke, reflectorized, contrasting with the background color of the sign.

2. Multi-family residential (duplex, triplex, fourplex and apartment complexes): size of letters, numbers and symbols for addresses shall be a minimum four inch letter height, one-half inch stroke, reflectorized, contrasting with background color of the sign. Addresses mounted to buildings will use same size configuration and be illuminated.

3. Commercial/industrial complexes and buildings: Size of letters, numbers and symbols for addresses shall be a minimum of six inch letter height, five-eighth inch stroke, reflectorized, contrasting with background color of the sign. Addresses mounted to buildings will use same size configuration and be illuminated.

4. Letters, numbers or symbols may not exceed twelve inches in height.

B. Installation, location and visibility of addresses:

1. Any number not attached to a building

shall be located at least four feet from the improved shoulder of the adjacent roadway and shall be no higher than four feet from ground level and no lower than three feet from ground level, and be mounted on a pressure treated or decay resistant post. All numbers shall be attached or mounted to be visible and legible from the road on which the address is located.

2. Where multiple addresses are required at a single driveway, they shall be mounted on a single post with all numbers placed no lower than three feet from ground level.

3. Where a roadway provides access solely to a single commercial or industrial business, the numbers shall be placed at the nearest road intersection providing access to that site. (Ord. 3016 § 3, 2009; Ord. 2314 § 37, 1999; Ord. 1875 § 5, 1991; Ord. 817 § 1 (part), 1975; prior code § 7-19.6).

12.12.090 Legal description of property not affected. The adoption and implementation of this chapter shall in no manner affect the legal description of any property. (Ord. 817 § 1 (part), 1975; prior code § 7-19.7).

12.12.100 Enforcement responsibility. The Community Development Department, the Code Compliance Officer, the Sheriff and the employees thereof shall enforce the provisions of this chapter. (Ord. 2836 § 1, 2007; Ord. 2296 § 11, 1999; Ord. 817 § 1 (part), 1975; prior code § 7-19.9).

12.12.110 Violation; enforcement. A violation of this chapter shall be enforced as provided for in Chapter 1.10 of the Tuolumne County Ordinance Code. (Ord. 2296 § 5, 1999; Ord. 817 § 1 (part), 1975; prior code § 7-19.8).

**Chapter 15.20
FIRE SAFETY STANDARDS**

Sections:

- 15.20.005 Definitions.
- 15.20.010 Commercial and industrial standards.
- 15.20.020 Repealed.
- 15.20.030 Fire hydrant installation standards.
- 15.20.040 Identification of buildings.
- 15.20.045 Off site street signing.
- 15.20.050 Residential driveways.
- 15.20.055 Gate entrances.
- 15.20.060 Setbacks, defensible space and fuel modification.
- 15.20.080 Fireworks.
- 15.20.085 Division of duties.
- 15.20.090 Violation; enforcement.
- 15.20.095 Violation penalty.
- 15.20.100 Enforcement responsibility.
- 15.20.110 Adoption of codes.

15.20.005 Definitions. General Rules For Interpretation. Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this chapter and words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "used" shall include arranged, designed, constructed, altered, converted, or intended to be used, and the word "shall" is mandatory and not directory. Whenever reference is made to any portion of this Chapter or any other ordinance or law, the reference shall apply to all amendments and additions now or hereafter made.

- A. "CBC" is the acronym for the California Building Code as adopted by the County of Tuolumne in section 15.04.010 of this code.
- B. "Defensible Space" is the area within the perimeter of a parcel where basic wild-land fire prevention practices and measures are to be implemented and maintained, including but not limited to removing brush, flammable vegetation, or combustible growth that is located from 30 feet to 100 feet from a building or structure measured from the eaves, porches, decks and balconies to the property line, to provide the key point of defense from an approaching wildfire or an escaping structure fire.
- C. "Driveway" shall have the same meaning as provided in Section 11.02.110 of this Code.

- D. "Driveway, common" shall have the same meaning as provided in Section 11.02.120 of this Code.
- E. "Hydrant" refers to a fire hydrant which is an approved upright device which delivers water through a distribution system for the control of extinguishment of fires. In order for a fire hydrant to be of legal type it shall be approved by a nationally recognized testing agency, and be connected to an approved distribution system which delivers water through an underground piping system with main distribution lines of a minimum of six (6) inches in diameter using an approved type of piping and having a minimum residual pressure remaining on the system of twenty (20) pounds per square inch while flowing a 2 ½ inch hydrant opening in the full open position.
- F. "Inspection Authority" refers to the Fire Prevention Division of the Tuolumne County Fire Department.
- G. "Jurisdiction" as used in the portions of the California Fire Code adopted by this Chapter shall mean the County. Whenever the term "corporation counsel" is used it shall mean the County Counsel and whenever the term "Chief" is used it shall mean the County Fire Marshal or his/her authorized representative.
- H. "Wildland" is an area in which development is essentially non-existent, except for roads, railroads, powerlines and similar

transportation facilities. Structures, if any, are widely scattered and are primarily for recreation purposes. Wildland Includes large ranches and forests managed for timber production.

(Ord. 3241 §3, 2013; Ord. 3151 § 8, 2010; Ord. 2579 §5, 2004; Ord. 2410 §2, 2001)

15.20.010 Commercial and industrial standards. As a condition of the granting of a Building Permit under this Title, or the Certificate of Occupancy for commercial or industrial structures as defined in the currently adopted California Building Code, the improvements set forth herein shall be installed.

A. **Fire Flow Requirements.** Fire flow meeting the standards set forth in the California Fire Code, 2013 Edition, shall be available, except as follows:

1. Where State condemnation for highway purposes dislocates a business, which business desires to relocate to a parcel where water meeting the required standards is not available but is expected to be available by virtue of a proposed water project, then such business may relocate to such parcel provided the owners enter into an agreement with the County which provides for the following:
 - a. Adequate interim water supply.
 - b. Hookup to the new water system when available.
 - c. If the new system is not available within a given period of time, the owners will either personally meet the water standards or cease business operations at that location.
 - d. Extension of time for hook up by mutual agreement where hook up to the new water system is delayed through no fault of the owners.
2. Interior or exterior remodeling of existing commercial and industrial structures is permitted without meeting the Fire Flow Standards provided that the remodeling will not increase the square footage of the structure.
3. Temporary and seasonal structures of less than five hundred (500) square feet are exempt from the Fire Flow Standards contained subject to

approval by the Fire Prevention Division and fire safety conditions as are deemed appropriate by the Fire Prevention Division.

- B. **Standards for Fire Protection Appliances.** Required fire protection appliances shall meet the requirements of the California Fire Code, National Fire Protection Association, or National Fire Codes.
- C. **Water Mains.**
 1. Water mains shall be looped or cross-connected and dead ends avoided insofar as it is practical.
 2. The diameter of water mains on which fire hydrants are served shall be a minimum of six (6) inches and larger where necessary to provide required fire flow.
- D. **Water Supply Standards.**
 1. Water storage for fire flow requirements will be sufficient to supply the required rate for two (2) hours in addition to maximum average daily consumption. The distribution system shall be designed and constructed so that it will deliver the required fire flow at any hydrant in the system while the system is in normal operation without reducing the residual pressure in any part of the system below twenty (20) pounds per square inch.
 2. The water supply shall be adequate to meet the maximum daily consumption needs and recover to minimum fire standards from a complete (two hour) fire flow draw down within ninety-six (96) hours.
 3. Water storage shall be required to assure the required minimum duration fire flow with the single most serious interruption to power lines, water mains or pump units.
- E. **Building Construction Plans and Specifications.** Plans and specifications shall be submitted to the Tuolumne County Fire Prevention Division for review and approval prior to construction/installation. These plans shall include a plot plan and floor plan.
- F. **Building Height Limitations.** The maximum height and number of stories of any building shall not exceed thirty (30) feet or two (2) stories in height except as provided in the following provisions:

1. The limit set forth above may be increased by one (1) story if the building is provided with an approved Automatic Engineered Fire Sprinkler and Automatic Electronic Fire Alarm System throughout. Other alternative measures may be approved by the Tuolumne County Fire Prevention Division. This increase allowance shall not apply to the following.
 - a. Hazardous material occupancies as defined in the currently adopted CBC.
 - b. Where an increase in floor area beyond that allowed in the currently adopted CBC was allowed based upon installation of Automatic Engineered Fire Sprinklers.
 - c. Where Automatic Engineered Fire Sprinklers were substituted for one (1) hour fire resistive construction. Exceptions for towers, steeples and spires as provided for in the currently adopted CBC will be allowed.

(Ord. 3241 §3, 2013; Ord. 3151 § 9, 2010; Ord. 3016 §§ 9 & 10, 2009; Ord. 2579 §6, 2004; Ord. 2410 §3 (part); Ord. 2353 § 5, 2000; Ord. 2314 §§ 51 & 52, 1999; Ord. 2160 § 2, (part) 1996; Ord. 2052 § 3, 1994; Ord. 1874 § 2 (part), 1991).

15.20.020 Residential Standards. (REPEALED BY ORD. 3241 §3, 2013) (Ord. 2160 § 2 (part), 1996; Ord. 1874 §2 (part) 1991).

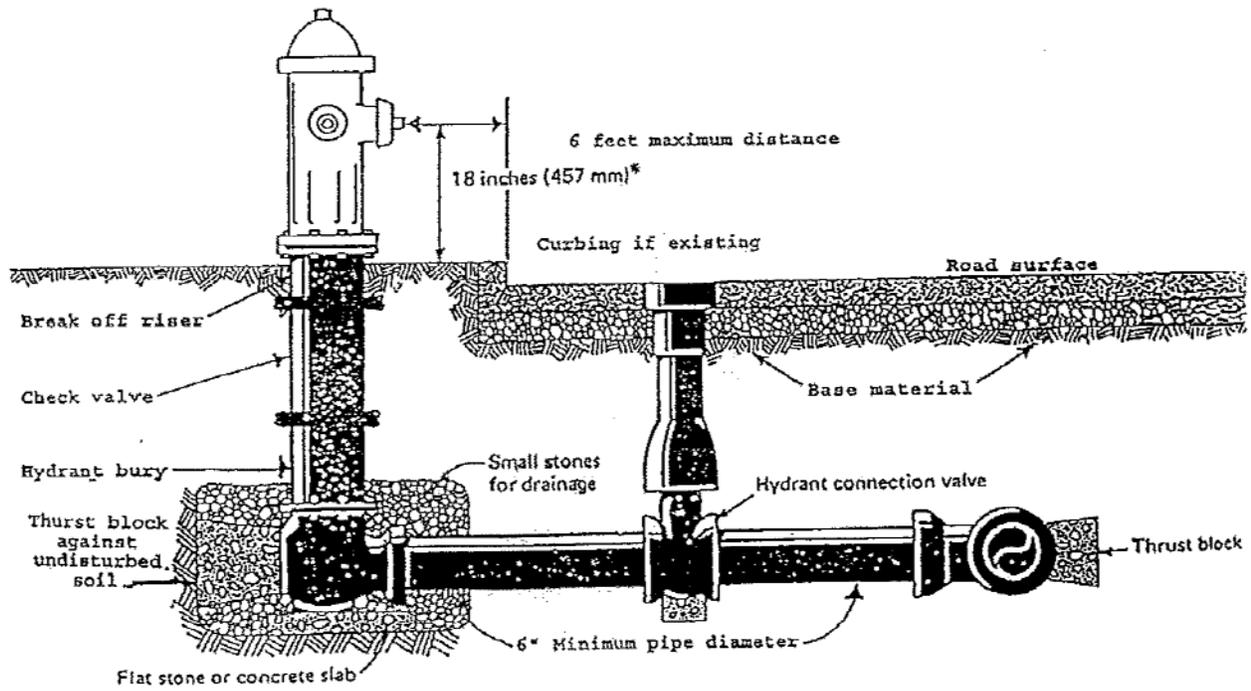
15.20.030 Fire hydrant installation standards.

- A. Fire hydrant installations with required fire flow and locations in commercial, industrial and residential areas shall meet the following standards:

1. Fire hydrants shall be placed within six (6) feet of the edge of pavement of the access.
2. Fire hydrants in residential areas shall be so placed that no point along the front of any parcel being served by the water distribution system will be located more than three hundred (300) feet from a fire hydrant.
3. Fire hydrants located in commercial and industrial areas shall be so placed that the furthest portion of the building

being served by the water distribution system shall be no more than three hundred (300) feet from a fire hydrant. Distances shall be measured along a primary or paved access road by way of travel by fire equipment to the building.

4. The center of the fire hydrant discharge (steamer) shall not be below the access surface nor more than three (3) feet above the access surface, and approximately-eighteen (18) inches above the ground.
5. Where fire flows of five hundred (500) gallons per minute or more are required, fire hydrants shall be a dry barrel, self-draining type with the valve in the base and painted bright yellow. Each hydrant shall be equipped with the following outlets:
 - a. Two, 2½ inch outlets
 - b. One, 4½ inch outlet
 Threads on the outlets shall be National Standard Threads (NST). Fire hydrants shall be on a minimum six (6) inch riser.
6. Where required fire flows are less than five hundred (500) gallons per minute, hydrants may be wharf type fire hydrants when approved by the Water District in control or a County approved dry barrel hydrant. Wharf hydrants, when permitted, shall be on a minimum three (3) inch riser and adequately protected from freezing.
7. Fire hydrants shall be installed so that they are visible for a minimum distance of fifty (50) feet front the right hand lane of the road.
8. Whenever possible, fire hydrants shall be placed on the cut side of the roadway.
- B. Fire Hydrant Installation Reference. The following diagram shall be used for hydrant installation reference: (Ord. 3241 §3, 2013; Ord. 2160 §2 (part), 1996; Ord. 1874 §2 (part), 1991).



WHERE PAVED GUTTERS ARE INSTALLED THE CENTER OF THE HYDRANT SHALL BE NO MORE THAN 6 FEET FROM THE CENTER OF THE DIKE, INCLUDING SIDEWALKS.

15.20.040 Identification of buildings. All residential, commercial, and industrial buildings/complexes existing or newly constructed shall be numbered in accordance with and shall meet all requirements of Chapter 12.12, Uniform Property Numbering System of this code. This section replaces Section 505.1, Address Numbers, of the California Fire Code, 2013 edition. (Ord. 3241 §3, 2013; Ord. 3151 § 10, 2010; Ord. 3016 § 12, 2009; Ord. 2353 § 6, 2000; Ord. 2160 § 2 (part), 1996; Ord. 1874 § 2 (part), 1991)

15.20.045 Off site street signing.

- A. Requirements for a Final Inspection. As a condition precedent to the granting of a Final Inspection, the applicant shall demonstrate that street signing meeting the requirements of Section 11.12.050 Street Signing of this Code exists. This section replaces Section 505.2 Street or Road Signs, of the California Fire Code, 2013 edition.
- B. Existing Street Signing. If street signing is not in place at the time a Building Permit is applied for the applicant shall:
 - 1. For County maintained streets, contact the Roads Division of the Community Resources Agency and request that a street sign be installed for streets within the County Road Maintenance System.
 - 2. For privately maintained streets, purchase and have signs installed to the nearest signed street of the same size, type and materials as those in present use by the Roads Division of the Community Resources Agency prior to the Final Inspection of a Building Permit.

(Ord. 3241 §3, 2013; Ord. 3151 § 11, 2010; Ord. 3016 § 13, 2009; Ord. 2353 § 7, 2000; Ord. 2160 § 2 (part), 1996).

15.20.050 Residential driveways.

- A. Granting of a Building Permit. As a condition precedent to the granting of a Building Permit, the applicant must demonstrate that the driveway, from the access road to the building, can be constructed to meet the requirements set forth herein. As a condition precedent to the granting of a Final Inspection, the applicant must demonstrate that the

driveway is constructed in a manner that meets these standards which are in addition to Section 503 Fire Department Access Roads, of the California Fire Code, 2013 edition.

- B. Driveway Installation. All residential buildings shall have a driveway designed and installed in accordance with Title 11 of the Tuolumne County Ordinance Code.
- C. Exceptions. In the event that a driveway cannot be designed and installed to meet the requirements due to seasonal access, topographic or geologic conditions, exceptions may be allowed by the inspection authority, where the exception provides the same overall practical effect as these regulations towards providing safe access for emergency personnel.
- D. Request for an Exception. Request for an exception shall be made in writing prior to the issuance of a Building Permit to the inspection authority by the applicant or the applicants authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or alternative measure proposed, and a map showing the proposed location and citing of the exception or alternative measure.
- E. Appeal for an Exception. Where an exception is not granted by the inspection authority, and the applicant or any aggrieved party is dissatisfied with the decision, he/she may, within ten days of the date of the decision appeal to the Tuolumne County Board of Supervisors (Board). The appeal shall set forth in writing the reasons for the appeal and shall be submitted to the Clerk of the Board. A copy of the appeal shall be submitted to the inspection authority by the appellant. The Clerk shall schedule the matter for public hearing before the Board within thirty days and give notice of the hearing. Within forty-five days of receipt of the appeal, the Board shall approve, conditionally approve or deny the application.
- F. Replacement Buildings or Additions. In cases where Building Permits are for replacement buildings or additions to existing buildings and increased use is not

anticipated, these requirements may be waived by the inspection authority.

- G. Security Agreement. In the event a project developer wishes to receive a Final Inspection from the Building and Safety Division of the Community Resources Agency prior to the satisfactory completion of all conditions of an entitlement, the developer may request, and the County may agree, that occupancy be allowed if an agreement for completion is executed and security is provided.

This agreement is designed to accommodate projects which are normally reviewed by the Fire Prevention Division of the Tuolumne County Fire Department and the Planning and Engineering Divisions of the Community Resources Agency and includes driveway improvements. The amount of security shall be up to a maximum of 175 percent of the estimated construction costs. Acceptable types of security include:

1. Cash - Payment by cash or check must have owners name and Assessor's Parcel Number on the check. If such security is posted, the interest earned on the deposit will be accrued as follows: Average rate of return earned by County minus one (1) percentage point.
2. Assignment of a Personal Savings Account - Assigning a personal savings account is an acceptable form of security when placed in owner's name and assigned to the County. Such a security must consist of the actual savings passbook and a separate Notice of Assignment. Included on the Notice of Assignment shall be the owner's name, account number, Assessor's Parcel Number and the amount of the assignment.
3. Letter of Credit - This security must be in the owner's name, irrevocable and be documented by a letter or statement from a bank showing the following information: the owner of the property, the Assessor's Parcel Number, the amount of the credit, and documentation required by the bank to collect (usually a letter signed by the County indicating the proper steps have not been taken as agreed). The letter or

statement must clearly state that the County is the beneficiary of the credit amount.

4. Hold on a Personal Savings Account or Certificate of Deposit - Placing a hold on a personal savings account or certificate of deposit is acceptable security. Such security must be documented by a letter written by a bank or savings institution in which the owner of the account, Assessor's Parcel Number, amount of hold, and account number are clearly identified. The letter must state that the amount is set aside solely for the purpose of security and is available to the holder.
5. Certificate of Deposit - A Certificate of Deposit (CD) is an acceptable form of security when placed in the owner's name and made payable to the County. CDs should have an open maturity date, be automatically renewed, or should be for the full term of the agreement. Included on the CD shall be the owner's name and Assessor's Parcel Number. Interest earned on the account may be payable or available to the holder.
6. Faithful Performance Bond - Such security is acceptable only when in the form set forth in Government Code section 66499.1.

Security will be released only after satisfactory completion of all conditions described in the agreement are demonstrated by the owner and the owner makes his/her request in writing. (Ord. 3241 §3, 2013; Ord. 3151 § 12, 2010; Ord. 3016 § 14, 2009; Ord. 2410 § 4 (part), 2001; Ord. 2353 § 8, 2000; Ord. 2314 § 53, 1999; Ord. 2061 § 2 (part), 1996; Ord 1874 § 2 (part), 1991).

15.20.055 Gate entrances.

- A. Final Inspection. As a condition precedent to the granting of a Building Permit, the applicant must demonstrate that the Gate Entrance requirements as set forth in Chapter 11.12 of this Code, can be met and constructed to meet the requirements set forth herein. As a condition precedent to the granting of a "Final Inspection," the applicant must demonstrate that the gate entrance is constructed in a manner that meets these standards.

- B. Replacement Dwellings. In cases where Building Permits are for replacement dwellings or additions to existing dwelling units and increased use is not anticipated, these requirements may be waived by the inspection authority.
- C. Existing Gates. In cases where a gated access is already existing and the alteration or removal of the existing gated entrance cannot be designed and installed to meet these requirements due to topographic or geologic conditions, upon request by the applicant or his/her authorized representative, exceptions to the standards within this subsection may be allowed by the inspection authority, where the exception provides for the same overall practical effect as these regulations towards providing a safe area for emergency vehicles to park while trying to gain gate access to the applicants parcel.
- D. Exceptions. Request for an exception shall be made in writing to the inspection authority by the applicant or the applicants authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception, and a map showing the proposed location and citing of the exception or alternative measures.
- E. Appeals. Where an exception is not granted by the inspection authority, and the applicant or any aggrieved party is dissatisfied with the decision, he/she may, within ten days of the date of the decision, appeal to the Tuolumne County Board of Supervisors (Board). The appeal shall set forth in writing the reasons for the appeal and shall be submitted to the Clerk of the Board. A copy of the appeal shall be submitted to the inspection authority by the appellant. The Clerk shall schedule the matter for public hearing before the Board within thirty days and give notice of hearing. Within forty-five days of receipt of the appeal, the Board shall approve, conditionally approve or deny the application. (Ord. 3241 §3, 2013; Ord. 3151 § 13, 2010; Ord. 2410 § 5 (part), 2001; Ord. 2353 § 9, 2000; Ord. 2061 § 2 (part), 1996).

15.20.060 Setbacks, defensible space and fuel modification.

- A. Setbacks. Notwithstanding Sections 17.52.050, 17.56.020 and 17.56.040 of the Tuolumne County Ordinance Code, setbacks for structure defensible space shall comply with Title 14 California Code of Regulations section 1276.01, as amended from time to time, and this Section.
- B. Defensible space shall be provided around all buildings and accessory buildings on parcels located in areas that are classified as moderate, high or very high by CalFire's Fire and Resource Assessment Program.
- C. Fuel modification. Fire hazard reduction plans, as required by Section 16.08.030 of the Tuolumne County Ordinance Code, shall be developed to reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation through the strategic siting of fuel modification and greenbelts to provide increased safety for emergency fire equipment and evacuating civilians and a point of attack or defense from a wildfire.
- D. The provisions of subsections B and C shall not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover. Trees do not need to be removed, but must be limbed up to 6' to 8' above ground level, provided that pruning of live branches does not extend up the tree trunk more than 1/2 the height of the tree or remove more than one-third of the live crown.
- E. Exceptions. A request for an exception to Setback and Fuel Modification requirements shall be made in writing to the inspection authority by the applicant or the applicant's authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or alternative measures proposed, and shall include a map showing the proposed location of the exception or alternative measures and a written summary of the exception or alternatives. Exceptions or alternative measures shall be limited to the following:
 1. Setbacks may be reduced when the applicant or his/her authorized representative submits a comprehensive

fuel reduction plan to the inspection authority. Once the fuel reduction plan is approved by the inspection authority, the plan shall be implemented and completed prior to approval of the Final Parcel or Subdivision Map, or prior to conducting a final inspection under a building permit, or issuing a building permit. Implementation and completion shall be documented and approved by the inspection authority.

2. Fuel breaks or maintained green belts with other alternative built-in fire protection measures based upon certain modifications of the California Building Code standards for one-hour fire resistive construction installed on the exterior of a structure including the eaves, decks and porches may be granted by the inspection authority when setback requirements are physically impossible to meet and the alternative measures substantially reduce the fire hazard to a level equivalent to that of the setback, are agreed upon by the applicant prior to the issuance of a Building Permit and are completed prior to the final inspection or the issuance of a certificate of occupancy for the Building Permit:
3. Setbacks shall not be reduced to less than six (6) feet from the overhang of the eaves on the affected side requiring the setback.

- F. Disposal of Flammable Vegetation and Fuels. Disposal of flammable vegetation and fuels, including chipping, burying, burning or removal to an approved disposal facility, caused by development and construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a Building Permit, except that flammable vegetation and fuel may be stored to be burned at a later date as long as the material is stored outside the required Defensible Space. (Ord. 3285 § 1, 2015; Ord. 3241 §3, 2013; Ord. 3151 § 14, 2010; Ord. 2579 §7, 2004; Ord. 2410 §6 (part), 2001; Ord. 2160 §2 (part), 1996; Ord. 1874 §2 (part), 1991).

15.20.080 Fireworks. In addition to the provisions of the California Fire Code, Chapter

56, fireworks shall be regulated as follows:

- A. Except as provided in subdivision B, no person shall possess, sell, use, display or explode any device containing flammable or combustible material, such as a safe and sane firework, party popper, snap cap, rocket, firecracker, roman candle, squib, torpedo, torpedo cane, fire balloon, wire core sparkler, wooden core sparkler, black cartridge or other combustible device or explosive substance or any kind of fireworks, by whatsoever name known, within the County.
- B. Professional public displays of fireworks may be permitted where such displays will take place under the supervision and direction of State of California licensed pyrotechnic operator subject to approval of a fireworks display permit by the Fire Prevention Division as follows:
 1. The applicant shall apply for a permit at least fourteen (14) days in advance of the date of the display for which the permit is sought. The application shall be in the form as set forth by the California State Fire Marshal (CSFM), and shall include a current copy of the pyrotechnic operators license with a photo issued by the CSFM and be accompanied by a non-refundable fee as established in Chapter 3.40 of this Code.
 2. The Fire Prevention Division may approve, conditionally approve or deny the application for a permit. The denial shall be based upon a finding that approval of a permit would be contrary to the health, safety and welfare of the public. The decision of the Fire Prevention Division shall be in writing and shall be mailed to the applicant.
 3. Every applicant shall agree to hold the County, its elected and appointed officials, officers, employees, agents and volunteers harmless from any and all claims for damages or other costs arising out of the activity authorized by the permit. (Ord. 3285 §2, 2015; Ord. 3241 §3, 2013; Ord. 3151 § 15, 2010; Ord. 3016 § 16, 2009; Ord. 2579 § 8, 2004)

15.20.085 Division of duties. The division of duties for the implementation of the codes referenced in this Chapter shall correspond with the duties and responsibilities of the County Fire Marshal and the County Fire Warden as defined within their respective job descriptions adopted by the Board of Supervisors. (Ord. 3241 §3, 2013; Ord. 2579 § 9, 2004)

15.20.090 Violation; enforcement. A violation of this Chapter shall be enforced as provided for in Chapter 1.10 of the Tuolumne County Ordinance Code. (Ord. 3241 §3, 2013; Ord. 2296 § 6, 1999).

15.20.095 Violation penalty. An applicant for a permit to legalize a violation of this Chapter, after service of a notice and order in accordance with Chapter 1.10 of the Tuolumne County Ordinance Code, shall pay a violation penalty and associated abatement costs as established by the Board of Supervisors and set forth in Chapter 1.10 of the Tuolumne County Ordinance Code. The penalty and abatement costs shall be paid in addition to the regular permit processing fee. (Ord. 3241 §3, 2013; Ord. 2612 § 13, 2005)

15.20.100 Enforcement responsibility. The provisions of this Chapter shall be enforced by the Fire Prevention Division of the Tuolumne County Fire Department. (Ord. 3241 §3, 2013; Ord. 3151 § 16, 2010; Ord. 2296 § 20, 1999).

15.20.110 Adoption of codes. Pursuant to Sections 18941.5 and 50022.2 of the Health and Safety Code, the following codes published by the International Code Council, 500 New Jersey Avenue NW, Sixth Floor, Washington D.C., 20001, and the National Fire Protection Association, 60 Batterymarch Street, Boston, MA 02110, are adopted for the purpose of prescribing regulations within the unincorporated area governing conditions hazardous to life and property from fire and explosion:

- A. The California Fire Code, 2013 Edition, with the Appendices, as amended as follows:
 - 1. Section 505.2, Street or Road Signs, of Chapter 5 is amended as described in Section 15.20.045(A), Off Site Street Signing, of this Code.
 - 2. Section 505.1, Address Numbers, of Chapter 5 is amended as described in Section 15.20.040, Identification of Buildings, of this Code.

- B. The National Fire Codes, 2013 Edition. (Ord. 3241 §3, 2013; Ord. 3151 § 17, 2010; Ord. 3016 § 17, 2009; Ord. 2579 §4, 2004)

Chapter 17.52

GENERAL PROVISIONS AND EXCEPTIONS

Sections:

- 17.52.010 Effect of chapter.
- 17.52.020 Entertainment and alcoholic beverage service.
- 17.52.030 Temporary rummage sales and flea markets.
- 17.52.040 Temporary and seasonal uses and structures.
- 17.52.050 Limitations to obstructions.
- 17.52.060 Public utility uses.
- 17.52.070 Applicability to public agencies.
- 17.52.080 Propane tanks for domestic use.
- 17.52.100 Home occupations.
- 17.52.110 Airplane hangars.
- 17.52.120 Salvage of dead, dying or diseased timber.
- 17.52.130 Storage containers.
- 17.52.140 Movie sets.
- 17.52.150 Small family day care homes.
- 17.52.160 Large family day care homes.
- 17.52.170 Commercial growing and harvesting of timber.
- 17.52.180 Retail sales, indoor, retail services, indoor, or shopping centers.
- 17.52.185 Repealed.
- 17.52.190 Repealed.
- 17.52.200 Secondary single-family dwellings.
- 17.52.210 Primary caregivers
- 17.52.230 Music festivals.
- 17.52.240 Cottage food operations.
- 17.52.250 Mobile food vendors.
- 17.52.260 Keeping of poultry in the R-1 district.

17.52.010 Effect of chapter. The regulations set forth in this chapter shall modify or supplement the zoning district regulations appearing elsewhere in this title. (Ord. 1229 § 2 (part), 1982).

17.52.020 Entertainment and alcoholic beverage service. No establishment where liquor, beer or wine is served, or any place where entertainment with amplified music is provided shall be permitted closer than two hundred feet to any residential (R) zoning district except as provided in this section. Service of beer and wine only when incidental to food service in a restaurant in a commercial (C), recreational (K), mixed use (MU) or business park (BP) zoning district may be allowed as a conditional use within two hundred feet of a residential (R) zoning district. Entertainment with amplified music provided at businesses in a commercial (C), recreational (K), mixed use (MU) or business park (BP) zoning district may be allowed as a conditional use within two hundred feet of a residential (R) zoning district. (Ord. 3225 § 9, 2013; Ord. 2222 § 93, 1998; Ord. 1307 § 5, 1983; Ord. 1229 § 2 (part), 1982).

17.52.030 Temporary rummage sales and flea markets. Temporary rummage sales and flea markets may be held in any given location or sponsored by a particular person or group for not more than three days in any calendar year. (Ord. 1229 § 2 (part), 1982).

17.52.040 Temporary and seasonal uses and structures.

A. Any use listed as a permitted use or a conditional use in any zoning district and any temporary structures associated therewith may be permitted in any other district for a period not to exceed one year provided a use permit is first secured. No use permit shall be granted pursuant to this section unless the applicant for such permit guarantees removal of any such structure or use upon expiration of the one-year period, either by posting a bond or other device acceptable to the director who will insure such removal. This section shall not apply to signs not otherwise permitted in a particular district.

B. Commercial and industrial uses which are seasonal in nature and reestablished annually may

be permitted in any district for one continuous period not to exceed six months each year, provided a use permit is first secured. Once a use permit is issued it shall remain valid each year without reapplying or renewal as long as the seasonal use occurs each year, unless otherwise stated in the conditions of the permit. No use permit shall be granted pursuant to this section unless the applicant for such permit guarantees removal of the structure or Use after each period of six months or less by posting a bond or other device acceptable to the director. This section shall not apply to any use which is not considered to be seasonal in nature by the director. (Ord. 1378 § 1, 1985; Ord. 1229 (part), 1982).

17.52.050 Limitations to obstructions.

A. Cornices, eaves, canopies and similar architectural features shall not extend more than two feet into any required yard or setback area.

B. Uncovered porches, fire escapes or landings shall not extend more than four feet into any required front or rear yard or setback area, or more than three feet into any side yard or setback area.

C. On all property boundaries, the maximum height of any fence shall be six feet. This does not apply to commercial (C), business park (BP) and industrial (M) districts or parcels larger than one-third acre.

D. In no case shall any fence, hedge, sign, structure, or other visual screen be erected in such a manner as to block necessary motorist visibility and create a traffic hazard. (Ord. 2222 § 94, 1998; Ord. 1229 § 2 (part), 1982).

17.52.060 Public utility uses.

A. Except as otherwise provided in this title, public utility distribution facilities are declared to be permitted uses in all districts, except in open space (O) districts and design control (:D) and historical area (:HDP) combining districts.

B. Routes or proposed electric transmission lines shall be submitted to the planning commission for review, recommendation and approval prior to the acquisition of rights-of-way.

C. Except as otherwise provided in this title, all public utility uses except distribution facilities, are declared to be conditional uses in all districts and are permitted subject to securing a use permit in each case. (Ord. 2506 § 14, 2003; Ord. 1229 § 2 (part), 1982).

17.52.070 Applicability to public agencies. The provisions of this title, to the extent permitted by

law, shall apply to all public bodies, districts and agencies, including federal, state, county, municipal and local (other than the County of Tuolumne); provided, however, that use permits, variances and zone changes may be applied for and granted to such governmental units without payment of the required application fee. (Ord. 1229 § 2 (part), 1982).

17.52.080 Propane tanks for domestic use.

Storage tanks for liquid petroleum gas for domestic use are permitted in all districts. (Ord. 1229 § 2 (part), 1982).

17.52.100 Home occupations.

Home occupations are permitted in all districts except when the occupation or any part of it is otherwise regulated in this code. (Ord. 2222 § 95, 1998; Ord. 1229 § 2 (part), 1982).

17.52.110 Airplane hangars. The construction and utilization of aircraft hangars, parking aprons and workshops for the storage, maintenance, repair and construction of the resident's own personal aircraft are permitted accessory uses on lots with taxiway access to an airport. (Ord. 1229 § 2 (part), 1982).

17.52.120 Salvage of dead, dying or diseased timber. Notwithstanding any other provision of this title to the contrary, no use permit shall be required for the commercial salvage of dead, dying or diseased timber on parcels of three acres or more when an exemption from the timber harvesting plan requirement or an emergency notice is issued by the California Department of Forestry and Fire Protection. No use permit shall be required for the salvage of dead, dying or diseased timber on parcels of less than three acres. For the purposes of this section, "dead, dying or diseased timber" means trees which are dead, dying or diseased because of lack of water, insect infestation or other factors and includes "Diseased trees" and "Dying trees" as defined in Section 895.1 of the California Code of Regulations. (Ord. 3225 § 10, 2013; Ord. 1229 § 2 (part), 1982).

17.52.130 Storage containers. Storage containers are prohibited in all zoning districts unless they conform to the following requirements:

A. In all zoning districts:

1. Any storage container, regardless of size, shall conform to all building setbacks.

2. A building permit or waiver shall be secured for any storage container over one hundred square feet.

B. In a design review district, any storage container may be installed only after first securing a design review permit in accordance with Chapter 17.46.

C. In any MU, R or RE zoning district:

1. Only one storage container, not exceeding two hundred square feet in size, is allowed on any parcel.

2. Any storage container shall be placed behind or to the side of the principal building. Said container shall be screened with fencing or landscaping so as not to be visible from any roadway or neighboring home.

D. In any C, M, BP, P, or K zoning district:

1. A landscaping plan and/or screening plan shall be reviewed and approved by the community development department prior to the installation of any storage container.

2. Only two storage containers are allowed on any parcel.

E. In any A zoning district:

1. All storage containers must be used primarily for agricultural purposes.

2. Storage containers easily visible to a neighboring home or roadway shall be screened with fencing or landscaping.

F. Existing use of any storage container in numbers greater than permitted herein are subject to the provisions of Chapter 17.58 of this title. Notwithstanding Chapter 17.58, existing uses of any storage container not conforming to the provisions of this section, other than limits on numbers of containers, shall be removed or brought into conformance with this section upon change of ownership of the parcel or within five years after the effective date of this section, whichever comes first. (Ord. 2314 § 79, 1999; Ord. 2222 § 96, 1998; Ord. 1800 § 2, 1990).

17.52.140 Movie sets.

A. Temporary motion picture and television stage sets and scenery are permitted in all districts provided said structures are removed within ninety days of their erection.

B. Permanent motion picture and television stage sets and scenery may be permitted in any district provided a use permit is first secured. (Ord. 1738 § 1, 1990).

17.52.150 Small family day care homes. Small family day care homes are permitted uses within permitted and conditional use single-family

residences in all districts, except O and O-1. (Ord. 2119 § 41, 1995)

17.52.160 Large family day care homes. Large family day care homes are permitted uses within permitted and conditional use single-family residences in all district, except O and O-1, provided all of the following criteria are met at all times during the use:

A. There is only one large family day care home on each parcel.

B. Two off-street parking spaces are provided for the single-family residence and one-half parking space for each employee who does not reside in the home per largest shift is provided on-site. In the case of a fractional number of required parking spaces, the number shall be rounded up to the next whole number. The required parking spaces shall be designed and constructed in accordance with Section 17.60.070.

C. A drop-off and pick-up loading area for children is provided on-site. The drop-off area shall be designed to provide for safe drop-off or pick-up of the children without blocking driveway access.

D. A fire extinguisher and smoke detector device and any other regulations adopted by the State Fire Marshall for large family day care homes are provided.

E. Noise levels generated by the family day care home are restricted to the following exterior noise limits:

(See next chart below.)

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 L _{eq.} (1 hour) ¹	45 L _{eq.} (1 hour) ¹

¹Leq. 1 hour refers to the average noise level measured over a one hour period. (Ord. 2222 § 97, 1998; Ord. 2119 § 42, 1995).

17.52.170 Commercial growing and harvesting of timber. The commercial growing of timber is a permitted use in all districts, except O and O-1. The commercial harvesting of timber shall be permitted as follows:

- A. Commercial harvesting of timber encompassing more than three (3) acres is a permitted use in all districts, except O and O-1, provided it is in conformance with the California Forest Practice Rules (Title 14 of the California Code of Regulations).
- B. Commercial harvesting of timber, except old growth coniferous forest as identified on the Tuolumne County Wildlife Habitat Maps, encompassing fewer than three (3) acres is a permitted use in all districts, except O and O-1, provided it is in conformance with the California Forest Practice Rules (Title 14 of the California Code of Regulations) and all of the following criteria can be met:

1. The harvesting of timber shall not occur within 100' of a cultural resource site boundary unless a cultural resource protection plan has been approved by the California Department of Forestry and Fire Protection (Cal Fire) or a cultural resource protection plan has been approved by the director. The cultural resource protection plan shall identify any significant archeological or historical sites and means to protect those sites during timber harvesting. Avoidance of the site is an example of an appropriate protection measure. If the significance of a cultural resource site is unknown, it shall be deemed to be significant and shall be protected from significant disturbance.

2. The harvesting of timber shall not occur within riparian or wetland areas, as defined in the Tuolumne County General Plan, as follows unless mitigation measures for potential impacts to the riparian or wetland areas have been identified in a

Timber Harvesting Plan or other plan approved by the California Department of Forestry and Fire Protection (Cal Fire) or the timber harvesting as been authorized by an approved County entitlement. Mechanical equipment, such as trucks and bulldozers, shall be prohibited for the harvesting of any timber within the areas listed below. The following setbacks may be reduced by the director if vegetation removal within these areas is necessary for reasons of health and/or safety or is consistent with the Watercourse and Lake Protection Zone requirements of the California Forest Practice Rules:

Perennial streams	100' from centerline
Intermittent streams	75' from centerline
Reservoirs, lakes,	100' from high water level
Ponds	level
Vernal pools	150' from high water level

C. Harvesting of Valley Oak and Aspen species and commercial harvesting of old growth coniferous forest as identified on the Tuolumne County Wildlife Habitat Maps, encompassing fewer than three (3) acres shall be prohibited in all zoning districts unless approved in conjunction with an entitlement from the County or approved by the director if vegetation removal is necessary for reasons of health and/or safety and provided any commercial harvesting is in conformance with the California Forest Practice Rules (Title 14 of the California Code of Regulations). (Ord. 3225 § 11, 2013; Ord. 2314 § 80, 1999; Ord. 2115 § 30, 1995)

17.52.180 Retail sales, indoor, retail services, indoor, or shopping centers. Where retail sales, indoor, retail services, indoor, or shopping centers are subject to the requirements established herein,

the application for a conditional use permit or site development permit shall be referred to the planning commission as provided in section 17.68.180. Any approved conditional use permit or site development permit shall include conditions to ensure compliance with the following provisions:

A. The design and exterior materials of the retail sales or retail services establishment or shopping center shall reflect the traditional architectural motif of the community in which it is proposed, blend with the surrounding neighborhood, or be consistent with any applicable design standards in the general plan or as provided in this title.

B. The retail sales or retail services establishment or shopping center shall be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration and shall be designed in accordance with the provisions of the Tuolumne County Hillside and Hilltop Development Guidelines.

C. An application for a use permit shall be referred to any jurisdictional design review or other planning advisory committee for review and recommendation to the planning commission. (Ord. 3177 § 13, 2011; Ord. 2550 § 21, 2004).

17.52.185 Economic analysis for retail sales, indoor, retail services, indoor, or professional offices. REPEALED. (Ord. 3177 § 14; 2011; Ord. 3034 § 4 & 5, 2009).

17.52.190 Shopping centers. REPEALED. (Ord. 3177 § 15, 2011; Ord. 3034 § 6 & 7, 2009; Ord. 2550 § 22, 2004).

17.52.200 Secondary single-family dwellings.

A. One guesthouse or one detached secondary single-family dwelling not exceeding one thousand two hundred (1,200) square feet of living area is permitted in any RE-1, RE-2, RE-3 or RE-5 district subject to the following:

1. The parcel is at least twice the minimum parcel size required for the zoning district where the secondary single-family dwelling is located, or

2. When the parcel is less than twice the minimum parcel size required for the zoning district and the access road to the parcel complies with the cul-de-sac length limit specified in section 11.12.040 of this code.

B. One guesthouse or one detached secondary single-family dwelling exceeding one thousand two hundred square feet of living area is permitted on parcels that comply with either paragraph A(1) or

A(2), subject to securing a Use Permit as provided in chapter 17.68. (Ord. 3170 § 114, 2011).

17.52.210 Primary caregivers. One detached secondary single-family dwelling may be temporarily placed on any parcel that contains a primary dwelling where a detached secondary single-family dwelling is not otherwise allowed by this title for the purpose of providing care for elderly or ill persons, subject to the following requirements:

A. The primary caregiver must reside on the parcel;

B. The property owner must submit a letter to the Community Development Director from a physician explaining the need for the detached secondary single-family dwelling;

C. Placement of the detached secondary single-family dwelling must comply with all applicable building codes in effect at the time of installation;

D. The detached secondary single-family dwelling must be no larger than 500 square feet of livable area; and

E. The detached secondary single-family dwelling shall be removed from the parcel within 60 days following the date it is no longer needed by the person being cared for. The director may require security be provided to insure removal. (Ord. 3170 § 115, 2011).

17.52.230 Music festivals. Music festivals are allowed in any zoning district where tent revivals, circuses or carnivals are allowed provided a Use Permit is first obtained. No Use Permit is required for a music festival held in a permanent building that is consistent with Section 17.52.020 or at a permanent facility constructed for such activities or similar activities. Any outdoor festival as defined in Section 5.12.010 of this Code shall obtain a Special Use Permit pursuant to Section 5.12.020 in lieu of a Use Permit required by this section. (Ord. 3225 § 12, 2013).

17.52.240 Cottage food operations. A cottage food operation is allowed in any permitted single-family dwelling provided a registration or a permit is first issued by the Environmental Health Division and further provided that the cottage food operation is operated in compliance with Chapter 11.5 (commencing with Section 114365) of Part 7 of Division 104 of the California Health and Safety Code. (Ord. 3225 § 13, 2013).

17.52.250 Mobile food vendors. Mobile food vendors are permitted in all zoning districts, except

O and O-1, provided they comply with the following standards:

A. A mobile food vendor shall comply with the California Retail Food Code (Part 7 (commencing with Section 113700) of Division 104 of the California Health and Safety Code).

B. A mobile food vendor shall not remain on the same parcel for more than two hours per day, exclusive of set up and take down time, except as provided in subdivision D.

C. A mobile food vendor shall not park within a County road right-of-way.

D. Notwithstanding subdivision B, mobile food vendors at a flea market, fair, circus, outdoor music festival or similar event may remain on the parcel for the duration of the event and shall be removed from the parcel when the event ceases. (Ord. 3225 § 14, 2013).

17.52.260 Keeping of poultry in the R-1 district.

Poultry may be kept in any R-1 district as an accessory use to a dwelling located on the parcel where the poultry is kept, subject to the following standards:

- A. Poultry shall be maintained in a clean and sanitary manner and shall not pose a threat to public health.
- B. Poultry shall not cause fouling of the air off the parcel by unpleasant odor.
- C. Poultry shall not create a nuisance to residents of adjacent parcels.
- D. Poultry shall be kept in fully enclosed coops or cages having a roof so the poultry cannot leave the enclosure.
- E. Coops and cages shall not be located within required building setbacks.
- F. Feed shall be stored in rodent-proof containers.
- G. Meat and eggs from the poultry shall not be sold.
- H. Slaughtering of poultry shall occur indoors only.
- I. Roosters and tom turkeys are prohibited.
- J. Except as provided in subdivision K, the maximum allowable poultry per parcel shall be as follows:
 - Less than 0.5 net acre parcel = 2 birds
 - 0.5 but less than 1.0 net acre parcel = 4 birds
 - 1.0 net acre parcel or larger = 6 birds.Chicks in excess of these limits shall be removed from the parcel within 21 days following hatching.
- K. No turkeys may be kept on any parcel that is less than 1.0 net acre in area. (Ord. 3267 § 5, 2014).

Chapter 17.56

PARCEL, YARD AND SPACE REGULATIONS

Sections:

- 17.56.010 Applicability.**
- 17.56.020 Setbacks.**
- 17.56.030 Front and rear boundary lines.**
- 17.56.040 Use of lot as building site.**
- 17.56.050 Separation of required space from use or structure.**
- 17.56.060 Sharing required yards or parking.**
- 17.56.070 Measurement of yards and setbacks from right-of-way line.**
- 17.56.080 Minimum site area-Dwelling group.**
- 17.56.090 Minimum site area-Hotel and motel.**
- 17.56.110 Obstructions of easements.**
- 17.56.120 Condominiums and townhouses.**
- 17.56.130 Conversion of mobilehome parks.**
- 17.56.140 Water tank/well parcels.**

17.56.010 Applicability. The provisions of this chapter shall apply in all districts except those in which planned unit development regulations apply. (Ord. 1229 § 2 (part), 1982).

17.56.020 Setbacks. Building setbacks shall be as follows:

A. Within any zoning district, no building shall be located closer than thirty-five feet to the centerline of any street or right-of-way, excluding alleys, except as otherwise provided herein. Existing buildings within any zoning district which are nonconforming only because they encroach within thirty-five feet of the centerline of a street right-of-way, may not be structurally altered and enlarged unless a use permit is first obtained except a use permit is not required for new construction which meets or exceeds setback requirements in effect as of the date of issuance of the building permit for new construction.

B. In all districts except C-K, C-O, C-1, C-2, C-S, BP, M-1 and M-2, no building shall be located closer to the parcel boundary lines by the following distances: fifteen feet from the front boundary, fifteen feet from the rear boundary and six feet from the side boundaries.

C. In the C-K, C-O, C-1, C-2, C-S, BP, M-1 and M-2 districts, no building shall be located closer than thirty-five feet to the centerline of any public street or right-of-way and where such districts abut an R district, no building shall be located closer to the parcel boundary lines than the same distances required from the contiguous property lines.

D. In historic design preservation (HDP) districts, buildings shall be exempt from the building setbacks established herein. The building setbacks shall be the same as that established by the historic buildings within the historic preservation district.

E. In all districts, one garage or carport per parcel, for residential uses only, above three-thousand five-hundred foot elevation may have reduced setbacks provided:

1. The garage or carport meets all of the following criteria:

a. The gross area of the building measured at the parking level does not exceed 576 square feet.

b. The height does not exceed 24' measured from garage or carport floor to roof peak.

c. The design and colors are compatible with the residence.

d. The property owner signs a hold harmless agreement indemnifying the County and its officers, agents, employees and representatives from any and all claims and liability of any nature whatsoever, arising out of, or in connection with, the construction and use of the garage within the building setbacks.

e. The location of the garage or carport is approved by the department of public works, community development department and the environmental health division.

f. The garage or carport shall be setback either 10' from the edge of pavement of the exiting access road or to the right-of-way line whichever is greater. Above 5,000', the setback shall be either 12' from the edge of pavement of the existing access road or to the right-of-way line whichever is greater.

g. Access to the parcel is provided by a local or minor collector road.

h. The construction of the garage or carport will not interfere with existing utilities and no portion of the foundation of the garage or carport is located closer than 5' to a septic tank or 8' to a leachline. The garage or carport is not located within the expansion area for the septic system; or

2. A use permit is first secured if the garage or carport does not meet the criteria established in paragraph 1.

F. In all districts, one garage or carport per parcel, for residential uses only, above three-thousand foot elevation and below three-thousand five-hundred foot elevation may have reduced setbacks provided a use permit is first secured.

G. In all districts, docks and accessory structures thereto, such as decks, stairways, and walkways, shall be exempt from the building setbacks established herein for the parcel boundary lines that front on a lake or reservoir on which docks are allowed by the agencies having jurisdiction over the lake or reservoir. (Ord. 3136 § 4, 2010; Ord. 2314 § 81, 1999; Ord. 2252 § 8, 1998; Ord. 2222 § 99, 1998; Ord. 2113 § 1, 1995; Ord. 1620 § 8, 1988; Ord. 1535 § 5, 1987; Ord. 1229 § 2 (part), 1982).

17.56.030 Front and rear boundary lines. Any portion or portions of any parcel fronting on a street right-of-way or easement, which has been dedicated or offered for dedication to the public, including an alley, or a private road right-of-way which provides primary access to more than four parcels, shall be construed to be the front boundary line. The boundary line opposite such front line shall be construed to be the rear boundary line, except where said parcel is a corner parcel. In the case of a corner parcel, the boundary lines opposite the front boundary lines shall be defined by the type of setback line for the adjoining parcels; if such lines are side boundary lines for the adjoining parcels, the lines are to be construed to be side boundary lines for the corner parcel. All boundaries other than front and rear boundary lines as defined in this section shall be construed as side boundary lines. (Ord. 2113 § 1995; Ord. 1229 § 2 (part), 1982).

17.56.040 Use of lot as building site. Any parcel of land of record on the effective date of this title may be used as a building site even though the parcel is of less area or width than is required for the district in which it is located, provided that all other requirements of this title and all building codes are met. If such parcel has less than the required minimum width, the side yard setbacks may be reduced to ten percent of the width of the parcel, except such side yard setback shall in no case be less than three feet. If the parcel is a corner parcel, no building may be placed closer than ten feet to any right-of-way line. (Ord. 1229 § 2 (part), 1982).

17.56.050 Separation of required space from use or structure. No space necessary to meet width, setback, area, coverage, parking or any other requirement of this title for any use or structure shall be sold, separated or leased away from such use or structure. (Ord. 1229 § 2 (part), 1982).

17.56.060 Sharing required yards or parking. Required yards, open spaces or parking areas for any building or use shall in no instance be considered as providing the required yards, open spaces or parking areas for any other building or use, either on the same parcel or an adjoining parcel. (Ord. 1229 § 2 (part), 1982).

17.56.070 Measurement of yards and setbacks from right-of-way line. Whenever a parcel adjoins any street or highway for which an official future right-of-way line has been adopted, required yards and setbacks shall be measured from such adopted right-of-way line. (Ord. 1229 § 2 (part), 1982).

17.56.080 Minimum site area - Dwelling group. Every unit within a multiple-family dwelling shall have a minimum site area of two-thousand nine-hundred square feet for each residential unit unless the units are for low/moderate income housing. This shall not be construed as requiring two-thousand nine-hundred square feet of floor area within each residential unit. Fifteen percent of the total area of the site shall be set aside as open space or a recreation area. (Ord. 1229 § 2 (part), 1982).

17.56.090 Minimum site area - Hotel and motel. Every hotel, motel and similar establishment shall have a minimum site area of five hundred square feet for each unit. (Ord. 1229 § 2 (part), 1982).

17.56.110 Obstructions of easements.

A. Except as otherwise provided herein, no person shall place or erect, nor shall any owner of record, or anyone known to be in possession, of a parcel of land fail or refuse to remove from that parcel, any structure or object which obstructs the purpose for which an easement or right-of-way of record was created for public use. The owner of record, or anyone known to be in possession, of the parcel on which the public easement or public right-of-way is located shall be responsible for maintaining the public easement or public right-of-way free from prohibited obstructions.

B. Prior to issuance of an entitlement from the County to construct a structure within a public easement or right-of-way which has the potential to obstruct the purpose for which the public easement or right-of-way was intended, the applicant for the

entitlement shall submit to the jurisdictional agency, written permission for the construction of the structure from all parties with the right of use of the easement or right-of-way.

C. A structure authorized by the issuance of an entitlement described in subdivision B is exempt from the provisions of subdivision A. (Ord. 3225 § 16, 2013; Ord. 2117 § 4, 1995; Ord. 1620 § 9, 1988; Ord. 1229 § 2 (part), 1982).

17.56.120 Condominiums and townhouses.

Residential condominiums and townhouses shall be treated as multiple-family dwellings for the purposes of this section, and the individual dwelling units within any residential condominium or townhouse shall not be subject to the minimum parcel sizes specified in this title. Individual units within any commercial or industrial condominiums shall not be subject to the minimum parcel sizes specified in this title. (Ord. 1229 § 2 (part), 1982).

17.56.130 Conversion of mobilehome parks.

Parcels resulting from the conversion of a mobilehome park in which seventy-five percent or more of the mobilehome units have been installed, to a subdivision shall not be subject to the minimum parcels sizes or building setback requirements specified in this title. The minimum parcel size and building setbacks shall conform to those state standards, applicable to mobilehome parks, pursuant to which the mobilehome park was constructed. (Ord. 2049 § 31, 1994).

17.56.140 Water tank/well parcels. Parcels created for the purpose of accommodating a well and/or a water tank or other water storage facility for a public water system or fire protection shall not be subject to the minimum parcel sizes specified in this title. (Ord. 2049 § 32, 1994).