

Tehama County  
ZONING DESIGNATIONS (General Plan)

**Agricultural**

- UA Upland Agricultural (Grazing)
- EA Exclusive Agricultural (Cropland)
- (R1-A-T-B:217 in some areas is Composite Cropland)

**Residential**

- RE Residential Estates (Suburban)
- R1 One-Family Residential (Urban, Rural Small Lot/b:86, or Rural Large Lot/B:435)
- R2 Two-Family Residential (Urban or Suburban)
- R3 Neighborhood Apartment District (Urban)
- R4 General Apartment District (Urban)

**Commercial**

- C1 Neighborhood Commercial (General commercial)
- C2 Community Commercial (General commercial)
- C3 General Commercial (General commercial)
- C4 Local Convenience Center Commercial (Local convenience)
- GR General Recreation (Commercial recreation)

**Industrial**

- M1 Light Industrial (General industrial)
- M2 General Industrial (General industrial)

**Others**

- PD Planned Development
- AV Airport
- PF Primary Floodplain
- NR Natural Resource Land and Recreation
- PA Public Agency
- TPZ Timber Preserve

**Combining Districts (often combined with above zoning districts)**

- A Animal Raising (allows restricted agricultural use)
- B Special Building Site (identifies minimum lot sizes – see below)
- S Special Highway Frontage (primarily sign restrictions)
- H Special Height (number following "H" identifies maximum height in feet)
- P Special Parking (identifies minimum parking requirements)
- AGB Agricultural Buffer (subject to special site plan review)
- MH Special Mobile Home (allows mobile homes in "R" districts)
- AP Agricultural Preserve (Williamson Act contract)

**To Determine the Minimum Lot Sizes**

- UA alone = 40 Acre Minimum
- UA-B:6969 or UA-AP = 160 Acre Minimum
- EA alone = 10 Acre Minimum
- EA-B:871 = 20 Acre Minimum
- EA-AP = 40 Acre Minimum

In residential zoning districts, the number "B" identifies the minimum lot size. If you add three zeros to the number & divide by 43,500 sq. ft. (approx. one acre), you will find the approximate number of acres that is the minimum lot size (or density) for that district.

- Examples:      B:435 = 435,000 sq. ft. Minimum ÷ 43,500 sq. ft. = 10 Acres Minimum  
                    B:10 = 10,000 sq. ft. Minimum ÷ 43,500 sq. ft. = .25 (1/4) Acre Minimum