

17.40.050 Agricultural Homestays

The purpose of this Chapter is to regulate certain specified uses that may be permitted, either by right or by discretionary permit, in a number of different zones. It is the intent of this Chapter to identify those uses that by their nature may have a potential adverse impact on adjacent property, the neighborhood, or the community; and to prevent creating and use conflicts and hazards by providing appropriate standards for the design, location, and operation of the specific land uses consistent with the General Plan.

17.40.020 Applicability

The provisions contained in this Chapter shall apply to all land in the unincorporated part of El Dorado County regardless of zone, unless otherwise specified in this Chapter.

17.40.030 Accessory Structures and Uses

A. Purpose. The purpose of this Section is to identify the uses and structures that are accessory to the principal permitted uses in the zones, as specified in Chapters 17.21 through 17.25 inclusive, establish regulations that apply to accessory structures in order to accommodate the needs of residents and businesses in the County, and to protect the public health, safety, and welfare.

B. Relationship of Accessory Use or Structure to Primary Use.

1. Accessory uses and structures shall be incidental to and consistent with the character of the site created by the principal use.

2. For purposes of this Section, barns, stables, and other structures used to store crops and feed, shelter livestock, or house agriculturally-related machinery shall be allowed as a primary use on agriculturally-zoned property, subject to the development standards for the zone (Chapter 17.21). When allowed in residential zones, said structures shall be accessory to an existing primary residence.

3. Accessory uses and structures shall be established or constructed at the same time or after the establishment or construction of the principal use or structure on a lot, except where earlier establishment or construction is authorized by Temporary or Conditional Use Permit.

4. Where building permits are issued concurrently for the principal and accessory structures, the permit for the accessory structure may be approved for final occupancy prior to completing the principal structure, provided that the permit of the principal structure is still active.

C. Exemption. Small sheds or other storage structures that do not require a building permit for installation pursuant to applicable building code provisions shall be exempt from the provisions of this Title, but shall remain subject to the setback requirements of the zone.

D. Accessory Uses and Their Determination. In addition to the principal use or uses expressly established for the zone, each use shall include such accessory uses which are customarily associated with and necessary for carrying on the principal use(s). For those uses not specifically identified in the use matrices for the zones, the Director shall determine whether such use is customarily associated with, incidental to, and subordinate to the principal use of the zone.

E. Residential Accessory Structures. In addition to the primary dwelling, the following residential accessory structures that are customarily associated with or incidental and subordinate to the principal structure shall be permitted in compliance with specific regulations under this Chapter, development standards of the respective zone, and Article 3 (Site Planning and Project Design Standards):

1. Garages, carports, and storage sheds.
2. Swimming pools and spas.
3. Shade structures, arbors, trellises, and gazebos.
4. Decks.
5. Barns, stables, and other animal shelters, where the keeping of animals is permitted in the zone.
6. Accessory structures providing habitable space subject to the following:

a. A structure no greater than 600 square feet that is designated a guest house as defined in Article 8, shall be subject to the requirements of Section 17.40.160.

b. A structure up to 1,200 square feet that is designated a secondary dwelling as defined in Article 8, shall be subject to the requirements of Section 17.40.300.

c. A structure to be used by the property owner as a pool house, workshop, artist studio, as defined in Article 8, or other similar use, may contain a full bathroom along with the changing room or work area, but shall not contain kitchen and/or cooking facilities nor be utilized for housing residents or guests.

7. Alternative energy systems, such as solar or wind energy collection systems.