



Established Agricultural, Rural, and Resource Zones

([El Dorado County Zoning Code, Chapter 130.21](#))

Agricultural Zones

Agricultural Grazing (AG)

The Agricultural Grazing Zone is applied to lands suitable for grazing whether encumbered by a farmland conservation contract (Williamson Act) or not. This zone is utilized to identify those lands that are being used for grazing and/or that have the potential for commercially viable grazing operations, based on existing use, soil type, water availability, topography, and similar factors. Grazing and other agricultural activities are intended to be the primary use of these lands, but other compatible uses may also be allowed as permitted by the Zoning Code.

Planned Agriculture (PA)

The Planned Agricultural Zone applies to the development of agricultural enterprises and uses whether encumbered by a farmland conservation contract (Williamson Act) or not. This zone is utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing use, soil type, water availability, topography, and similar factors. Agricultural enterprise is intended to be the primary use of these lands, but compatible commercial uses may also be allowed where permitted.

Limited Agriculture (LA)

The Limited Agricultural Zone applies to the development of agricultural enterprises and uses, whether encumbered by a farmland conservation contract (Williamson Act) or not. This zone is utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing use, soil type, water availability, topography, and similar factors. The LA zone is distinguished from the PA zone in that it provides limited opportunities for ranch marketing and commercial winery uses and shall generally be applied where those more intensive commercial uses may be undesirable.

Resource Zones

Timber Production Zone (TPZ)

The Timber Production Zone is applied to identify and regulate lands subject to the Forest Taxation Reform Act of 1976 ([California Government Code Section 51110, et seq.](#)). Land use of a TPZ is limited to the cultivation of timber and compatible uses as permitted by the Zoning Code.

Forest Resource (FR)

The Forest Resource Zone is applied to lands containing valuable timber or having the potential for timber production, but that are not subject to TPZ zoning requirements. The purpose of this zone is to encourage timber production and associated activities, and to limit noncompatible uses from restricting such activities.

Rural Zone

Rural Lands (RL)

The Rural Lands Zone is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone may be applied where resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. Although agricultural uses are allowed, these lands generally do not support exclusive agricultural use. This zone is applied to those lands to allow uses which supplement the agricultural use. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone.