

## **CHAPTER 17.xx**

### **AGRICULTURAL AND RESOURCE DISTRICTS**

Sections:

- 17.xx.010 Purpose and Intent
- 17.xx.020 Matrix of Permitted Uses
- 17.xx.030 Agricultural and Resource Zone Development Standards

17.xx.010 Purpose and Intent.

- A. The purpose of the agricultural and resource zone districts is to achieve the following:
  - 1. To identify, conserve and protect important agricultural lands and those lands having suitable space and natural conditions for horticulture, animal husbandry, and other agricultural uses, as well as those lands containing timber and other natural resources.
  - 2. To promote and encourage agriculture and timber harvesting uses, and to increase their economic viability by providing opportunities for sale, packaging, processing, and other related activities.
  - 3. To protect agriculture, grazing, timber harvesting, or other resource based uses from the encroachment of unrelated and incompatible uses in order to provide a healthy, stable, and competitive environment necessary to sustain them.
- B. This chapter lists the uses that may be allowed within an agricultural and a resource zone district established by Section 17.02.10 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.
- C. The purpose of the individual agricultural and resource zone districts and the manner in which they are applied is as follows:
  - 1. **Exclusive Agricultural (AE):** The AE, Exclusive Agricultural Zone District is intended to identify and regulate those lands subject to a land conservation contract pursuant to the California Land Conservation Act of 1965 and the Farmland Security Zone legislation (California Government Code Sections 51200 et seq. and 51296, et seq., respectively). The AE zone will remain in effect even after the property has rolled out of its contract, unless a rezone is processed and approved pursuant to 17.xx (Amendments and Rezoning). (See specific use regulations in Article 4).
  - 2. **Agricultural Preserve (AP):** The AP, Agricultural Preserve, Zone District is intended to identify and regulate those lands subject to a land conservation contract pursuant to the California Land Conservation Act of 1965 and the Farmland Security Zone legislation (California Government Code Section 51200 et seq. and 51296 et seq., respectively). The AP zone will remain in effect even after the property has rolled out of its contract, unless a rezone is processed and approved pursuant to 17.xx

(Amendments and Rezoning). (See specific use regulations in Article 4). This zone allows ranch marketing and winery uses only by conditional use permit pursuant to §17.xx.xxx (Winery Ordinance) and §17.xx.xxx (Ranch Marketing).

3. **Planned Agricultural (PA):** The PA, Planned Agricultural, Zone District is intended to regulate and promote the development of agricultural enterprises and land uses on lands not encumbered by a Williamson Act Contract. This district shall be utilized to identify those lands most capable of supporting commercial horticulture, aquaculture, ranching, and grazing activities based on existing land use, soil type, water availability, topography, and other factors affecting the ability to engage in these pursuits. Agricultural activities are intended to be the primary use of these lands, but other compatible uses may also be permitted pursuant to the provisions of this chapter. Minimum parcel size designators shall be applied to this zone district based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.
4. **Agricultural Grazing (AG):** The AG, Agricultural Grazing, Zone District is intended to identify and protect lands suitable for grazing that are not encumbered by a Williamson Act Contract, and that have either been historically used for grazing, or that have the potential for commercially viable grazing operations. Grazing and other agricultural activities are intended to be the primary use of these lands, but other compatible uses may also be permitted pursuant to the provisions of this chapter. Minimum parcel size designators shall be applied to this zone district based on land use designation and other appropriate factors. The minimum parcel size designator shall be in the following increments: 40 and 160 acres.
5. **Timber Production (TPZ):** The TPZ, Timber Production, Zone District is intended to identify and regulate lands subject to the Forest Taxation Reform Act of 1976. (California Government Code Section 51110, et seq.). (See specific use regulations in Article 4).
6. **Forest Resource (FR):** The FR, Forest Resource, Zone District is intended to identify and protect lands containing valuable timber or having the potential for timber production, but are not subject to TPZ zoning. The purpose of this zone district is to encourage timber production and associated activities, and to limit noncompatible uses from restricting such activities.
7. **Rural Lands (RL):** The RL, Rural Lands, Zone District is intended to identify those lands that are unsuitable for significant residential development based on topographical constraints, lack of access or other infrastructural requirements, lack of groundwater or septic capability and the potential for future water project development, or by their proximity to timber, agricultural or mineral resources while being unsuitable for development of these resources themselves. While residential uses are permitted on such lands, this zone district is intended to recognize that other resource extractive activities in the vicinity may take precedence over residential uses. Minimum parcel size designators shall be applied to this zone district based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.

**17.xx.020 Matrix of Permitted Uses.** Use types as described in Chapter 17.03 are permitted in agricultural and natural resource zone districts subject to the requirements of this Title as designated below:

- “P” Permitted use;
- “A” Use permitted subject to issuance of an administrative permit;
- “T” Use permitted subject to issuance of a temporary use permit;
- “CUP” Use permitted subject to issuance of a conditional use permit;

Use types not listed, or designated by a dash (-), are not permitted in that zone district.

**TABLE 17.xx.020  
AGRICULTURAL AND RESOURCE ZONE DISTRICTS USE MATRIX**

	AE	AP	PA	AG	RL	-MR	FR	TPZ	Specific Use Reg.
<b>Agricultural</b>									
Agricultural Labor Housing	CUP	CUP	A/T	A/T	T/CUP	CUP	A/T	-	17.21.220
Animal Keeping	P	P	P	P	P	P	P	P	
Cropland	P	P	P	P	P	P	P	-	
Grazing	P	P	P	P	P	P	P	P	
Livestock Feedlots	CUP	CUP	CUP	CUP	-	-	-	-	
Orchards and Vineyards	P	P	P	P	P	P	P	-	
Packing: On-site product	P	P	P	P	P	P	P	CUP	
Off-site product	P/ CUP	P/ CUP	P/ CUP	P/ CUP	CUP	-	P/ CUP	-	
Processing (nature of product is changed)	P	P	P	P	CUP	P	P	CUP	17.21.460
Produce Sales	P	P	P	P	P	P	P	P	17.21.480
Timber (to include Christmas trees)	P	P	P	P	P	P	P	P	
<b>Residential</b>									
Caretaker	-	-	A/T	A/T	A/T	CUP <sup>1</sup>	A/T	CUP	17.21.220
Dwelling, Single-family, detached	P	P	P	P	P	P	P	CUP	17.21.720
Employee Housing	CUP	CUP	CUP	A	A	-	A	-	17.21.220
Family Day Care Home	-	-	CUP	P	P	-	P	-	
Guest House	-	-	P	P	P	P	P	-	
Kennels, non-commercial	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	17.xx Animal k'g ord
Residential care facility, small	-	-	P	P	P	-	P	-	
Residential care facility, large	-	-	CUP	CUP	CUP	-	CUP	-	
Second Dwelling Unit	-	-	P	P	P	P	P	-	17.21.620

Temporary Mobile Home	-	-	P	P	P	P	P	-	17.21.420
Wells/Septic	P	P	P	P	P	P	P	CUP	
<b>Commercial</b>									
Agricultural Support Services	P/ CUP	P/ CUP	P/ CUP	CUP	CUP	-	-	-	17.21.140
Animal Sales and Service Veterinary Clinics	-	-	CUP	CUP	CUP	-	CUP	-	
Home Occupations	P/ CUP	P/ CUP	P/ CUP	P/ CUP	P/ CUP	P/ CUP	P/ CUP	-	17.21.320
<b>USE TYPE</b>	<b>AE</b>	<b>AP</b>	<b>PA</b>	<b>AG</b>	<b>RL</b>	<b>-MR</b>	<b>FR</b>	<b>TPZ</b>	<b>Specific Use Reg.</b>
Lodging Facilities Bed and Breakfast Inn	-	-	CUP	CUP	CUP	-	CUP	-	17.21.180
Ranch Marketing Activities Bake Shop	P	CUP	P	P	-	-	-	-	17.21.520
Prepared Food Stand	P	CUP	P	A	-	-	-	-	"
Dining and Lodging Facilities	CUP	CUP	P	CUP	-	-	-	-	"
Handicraft and Promotional Items Sales	CUP	CUP	P	P	-	-	-	-	"
Special Events	CUP	CUP	P/ CUP	CUP	-	-	-	-	"
Wineries Production Facilities	P	CUP	P	A/ CUP	-	-	-	-	17.21.780
Tasting Room	P	CUP	P	CUP	-	-	-	-	(winery ord)
<b>Industrial</b>									
Equipment and Materials: Storage Yard	-	-	CUP	-	-	CUP	-	P/ CUP	17.xx (mining ord)
Staging Area	T	T	T	T	T	T	T	T	
Mineral Exploration	CUP	CUP	CUP	CUP	CUP	P	CUP	P	17.21.380 (tpz regs)
Mineral Production	-	-	CUP	-	-	CUP	-	A/ CUP	"
Mining, Subsurface and Surface	-	-	CUP	CUP	CUP	CUP	CUP	A/ CUP	"
Slaughterhouse	-	-	CUP	-	-	CUP	-	-	
<b>Recreation/Open Space</b>									
Campground	-	-	-	CUP	CUP	-	CUP	P	17.21.200
Golf Course	-	-	-	CUP	-	-	-	-	
Hiking and Equestrian Trails	P	P	P	P	P	-	P	P	
Hunting Clubs, Farm or Facility	CUP	CUP	CUP	CUP	CUP	-	CUP	P	
Marina, Non-Motorized Craft	-	-	CUP	CUP	CUP	-	CUP	-	
Motorized Vehicle Recreation Area	-	-	-	-	CUP	-	CUP	-	

Picnic Area	P	P	P	P	P	P	P	P	17.21.520 and .560
Resource Protection and Restoration	P	P	P	P	P	-	P	P	
Riding Stables	-	-	-	CUP	CUP	-	CUP	-	17.21.660
Ski Area	-	-	-	-	CUP	-	CUP	-	
Snow play Area	-	-	-	-	CUP	-	CUP	-	
<b>USE TYPE</b>	<b>AE</b>	<b>AP</b>	<b>PA</b>	<b>AG</b>	<b>RL</b>	<b>-MR</b>	<b>FR</b>	<b>TPZ</b>	<b>Specific Use Reg.</b>
Special Events, Temporary	T	T	T	T	T	-	T	-	
Trail Head Parking and Staging Area	-	-	-	CUP	CUP	-	CUP	-	
<b>Civic Uses</b>									
Cemeteries, Public	-	-	-	CUP	CUP	-	CUP	-	
Churches and Community Assembly	-	-	CUP	CUP	CUP	-	CUP	-	
Community Services	-	-	-	CUP	-	-	-	-	
Intensive Public Facilities	-	-	CUP	CUP	CUP	CUP	CUP	-	
<b>Transportation</b>									
Airports, Airstrips and Heliports	CUP <sup>2</sup>	CUP <sup>2</sup>	CUP <sup>2</sup>	CUP	CUP	-	CUP	CUP	
<b>Utility and Communication</b>									
Antennas and Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	-	A/ CUP	CUP	17.21.280
Public Utility Structures and Services: Intensive Utility Structures and Facilities	-	-	CUP	CUP	CUP	CUP	CUP	CUP	17.21.500
Minor Utility Structures	-	-	P	P	P	CUP	P	CUP	
<p><b>Notes:</b> <sup>1</sup> See Article 4 – Special Use Regulation.</p> <p><sup>2</sup> Private use for agricultural pursuits thereon to include accessory buildings for shelter, maintenance and storage.</p>									

17.xx.030 Agricultural and Resource Zone Development Standards.

- A. Permitted uses and associated structures shall comply with the development standards, in addition to any other applicable requirements of this Title, as indicated in the matrix of development standards, as follows:

**TABLE 17.xx.030  
Agricultural and Resource Zone Districts  
Development Standards**

	<b>AE</b>	<b>PA</b>	<b>AG</b>	<b>TPZ</b>	<b>FR</b>	<b>RL</b>	<b>-MR</b>
Minimum Lot Size	20 acres (10 acres) <sup>1</sup>	10 acres or as designated	40 acres or as designated	160 acres	40 acres below 3,000 ft. elev. 160 acres 3,000 ft. and higher	20 acres or as designated	20 acres <sup>2</sup>
Setbacks: Non-ag structure, Front, sides, rear	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.
Ag structure, Front, sides, rear	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Building Height Residential	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	50 ft.
Agricultural	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Lot Frontage	200 ft.	150 ft.	200 ft.	200 ft.	200 ft.	150 ft.	300 ft.
Signs <sup>3</sup> Area	2 @ 32 sq. ft. each	32 sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.	16 sq. ft.	2 @ 12 sq. ft. each
Height	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.
<p><b>Notes:</b></p> <p><sup>1</sup> An agricultural preserve may consist of a lot or contiguous lots of between 10 and 20 acres pursuant to the provisions of §17.21.120 (Agricultural Preserve Criteria)</p> <p><sup>2</sup> Except as provided in §17.21.380 (Mining). (GP Policy 7.2.2.1)</p> <p><sup>3</sup> All signs in agricultural and resource zone districts shall be non-illuminated pursuant to 17.xx (Table of Sign Standards).</p>							