

## CHAPTER 20.052 "A-G" AGRICULTURAL DISTRICT

### Sec. 20.052.005 Intent.

This district is intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the A-G District would be applied to lands subject to Agricultural Preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which noncompatible uses could jeopardize the agricultural use of surrounding lands.

### Sec. 20.052.010 Permitted Uses.

The following use types are permitted in the A-G District:

- (A) **Residential Use Types (See Chapter 20.016).**
  - Assisted Living Residential Care Facility;
  - Day Care Facility;
  - Employee Housing;
  - Family residential—single-family.
- (B) **Civic Use Type (See Chapter 20.020).**
  - Community recreation;
  - Essential services;
  - Fire and police protection services;
  - Minor impact utilities.
- (C) **Agricultural Use Types (See Chapter 20.032).**
  - Animal raising—general agriculture;
  - Animal raising—personal;
  - Forest production and processing—limited;
  - Horticulture;
  - Packing and processing—limited;
  - Packing and processing—winery; Row and field crops;
  - Tree crops.
- (D) **Accessory uses as provided in Chapter 20.164.**

### Sec. 20.052.015 Uses Subject to an Administrative Permit.

The following use types are permitted in the A-G District upon issuance of an Administrative Permit:

- (A) **Residential Use Types (See Chapter 20.016).**
  - Family residential—dwelling group;
  - Low Barrier Navigation Center;
  - Supportive Housing;
  - Transitional Housing;
- (B) **Civic Use Types (See Chapter 20.020).**

Day care facilities/small schools.

(C) **Commercial Use Types (See Chapter 20.024).**

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—horse stables;

Animal sales and services—kennels;

Animal sales and services—stockyards;

Animal sales and services—veterinary (large animals);

Cottage industries—general.

(D) **Agricultural Use Types (See Chapter 20.032).**

Packing and processing—general;

Forest production and processing—commercial woodlots;

Forest production and processing—portable sawmills.

**Sec. 20.052.020 Uses Subject to a Use Permit.**

The following use types are permitted in the A-G District upon issuance of a Use Permit:

(A) **Residential Use Types (See Chapter 20.016).**

Family residential—cluster development.

(B) **Civic Use Types (See Chapter 20.020).**

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) **Commercial Use Type (See Chapter 20.024).**

Commercial recreation—outdoor sports and recreation (limited).

Transient habitation—lodging (limited).

(D) **Agricultural Use Types (See Chapter 20.032).**

Animal waste processing.

(E) **Extractive Use Type (See Chapter 20.036).**

Mining and processing.

**Sec. 20.052.025 Minimum Lot Area.**

Forty (40) acres.

**Sec. 20.052.030 Maximum Dwelling Density.**

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the following density standard: One (1) unit per forty (40) acres.

**Sec. 20.052.035 Minimum Front and Rear Yards.**

Fifty (50) feet each. See setback exceptions in section 20.052.045.

**Sec. 20.052.040 Minimum Side Yards.**

Fifty (50) feet each. See setback exceptions in section 20.052.045.

**Sec. 20.052.045 Setback Exceptions.**

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

**Sec. 20.052.050 Building Height Limit.**

Fifty (50) feet. See height exceptions in section 20.152.025.

**Sec. 20.052.055 Lot Splits in Agricultural Preserves for Farmworker Housing.**

- (A) In compliance with Government Code 51230.2, a two (2)-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:
- (B) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.
- (C) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.
- (D) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel.
- (E) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.
- (F) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.
- (G) The farmworker housing project shall include provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.