

**CHAPTER 7 OF TITLE VI
AGRICULTURAL ZONE DISTRICT**

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6.7.10 PURPOSE AND INTENT

1. The General Plan outlines the goals, objectives and policies establishing the character and location of agricultural uses within the City. It is the purpose of this Chapter to provide regulations implementing those goals, objectives and policies to assure the preservation of existing agricultural uses as an important component of the local economy.
2. It is further the intent of this Chapter to:
 - a. Protect and promote the continuation of farming in areas with prime soils and soils of statewide importance where farming is a viable component of the local economy, and promote the continuation of farming in areas where it is already established;
 - b. Separate agricultural land use and activities from incompatible residential and commercial development, and public facilities; and
 - c. Prevent the encroachment of incompatible uses into agricultural lands and the premature conversion of such lands to non-agricultural uses.

6.7.20 AGRICULTURAL ZONE DISTRICT

The primary purpose of the Agricultural (A) Zone District is to designate areas suitable for agricultural uses, to prevent the encroachment of incompatible uses into agricultural lands, and to prevent the premature conversion of such lands to non-agricultural uses.

6.7.30 USE REGULATIONS

Identified on Table 7.A of this Chapter are those land uses or activities that may be permitted within the agricultural zone district, subject to the provisions of this Title and applicable General Plan policies. Table 7.A also indicates the development procedure and the approval type by which each listed land use or activity may be permitted in an agricultural zone district.

**Table 7.A
Uses Permitted Within the Agricultural District**

Legend

- P Permitted subject to Consistency Assessment
 C Permitted subject to approval of a Conditional Use Permit application
 X Not permitted in this District

AGRICULTURE USES		CONDITION OF USE
A. AGRICULTURAL		
1.	Agricultural chemical storage and repackaging	C
2.	Agricultural services, when incidental and secondary to the primary use of the premises for agriculture	P
3.	Agricultural trucking facilities	C
4.	Alcohol distillery	C
5.	Animal products processing, including meat packing, canning, and shipping, when the livestock is produced or grown by the owner of the processing facility on the premises or on land leased, rented, or owned by the owner of the processing facility and within a reasonable distance of the facility.	C
6.	Bee keeping	P
7.	Beef cattle or livestock grazing	P
8.	Berry crops	P
9.	Biomass energy conversion	C
10.	Birds, including show or racing pigeons and other small fowl	P
11.	Brewery	C
12.	Row crops	P
13.	Christmas trees	P
14.	Cold storage facility for agricultural products	P
15.	Contract harvesting	P
16.	Cotton gin	C
17.	Creamery	C
18.	Dairy	X
19.	Dairy stock grazing	X
20.	Farm machinery and equipment repair	P
21.	Field crops, dry land	P
22.	Field crops, irrigated	P
23.	Fish and frog farms	P
24.	Flowers and horticulture specialties, wholesale only	P
25.	Flour mill	C
26.	Fruit, vegetable, and plant products processing, including freezing, packing, preserving, and shipping	P
27.	Glucose processing	C

28. Grain elevator or storage	C
29. Hogs, hog farm, or ranch	X
30. Honey extraction	P
31. Horses, donkeys, llamas or mules	P
32. Livestock feed lot or stock auction or sales yard for hooved animals	X
33. Oil or mineral extraction	P
34. Poultry, including hatching, breeding, butchering, processing, or shipping of chickens, ostriches, emus, turkeys, or other fowl or poultry, including eggs	X
35. Rabbits or fur-bearing animals	P
36. Saw or planing mill	C
37. Sheep or goats farm	X
38. Tasting room, when accessory to an existing winery or brewery	P
39. Winery or brewery	C
40. Wool pulling and scouring	C
B. COMMERCIAL	
1. Fireworks stand, subject to the provisions of Section 11.160 of this Title	P
2. Fruit stand, permanent	P
3. Fruit stand, temporary, pursuant to this Chapter	P
4. Medical Marijuana Dispensaries (ord. 731-07)	X
5. Veterinary, large animal	P
C. EDUCATIONAL INSTITUTIONS AND SCHOOLS	
1. Preschool	C
2. Elementary school	C
3. Junior high school	C
4. Senior high school	C
5. College or university	C
D. INSTITUTIONAL	
1. Cemetery, mausoleum, columbarium, mortuary, or crematory	C
2. Charitable or public service organization	C
3. Church	C
4. Fire or police station	P
5. Government office or building	P
6. Public agency or public utility buildings and facilities	P
7. Rehabilitation facilities	C
8. Water treatment plant unless project otherwise entails a public hearing; then Permitted	C
9. Zoo	C
E. MISCELLANEOUS	
1. Accessory structures and uses located on the same site as a permitted use	P
2. Accessory structures and uses located on the same site as a conditionally permitted use	C
3. Day-care home, large family, pursuant to this Title	C
4. Day-care home, small family	P
5. Drainage sump	C
6. Drainage sump, if proposed and approved as part of a tentative	P

subdivision or tentative parcel map	
7. Flood control facilities	P
8. Hunting or fishing club, not involving structures	C
9. Water storage or groundwater recharge facilities	P
10. Wild animal keeping	C
11. Wildlife or nature preserve (private)	C
F. RECREATION, ENTERTAINMENT, AND TOURIST FACILITIES	
1. Equestrian establishment	C
2. Golf course/driving range	C
3. Guest ranch, when accessory to a commercial ranching operation	C
4. Lakes, private, for recreational skiing or boating	C
5. Park or playground unless project required a public hearing; then Permitted	C
6. Racetrack or test track, automobile, bicycle, horse or motorcycle	C
7. Recreational vehicle park	C
8. Shooting range or gun club, simulated war games, or similar activities, outdoor only	C
9. Trade fairs and exhibitions, temporary (14 day maximum), excluding flea markets and swap meets (subject to provision of 2.120 of this Title)	P
G. RESIDENTIAL	
1. Farm labor housing for on-site employees	C
2. Farm labor housing for contract labor	C
3. Residential accessory structures	P
4. Residential facilities	C
5. Single-family dwelling, occupied by the owner or full-time on-site employee	P
H. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT	
1. Coal-fired cogeneration facility or steam generators, primarily intended for production of oil or gas	C
2. Cogeneration facility or steam generators, primarily intended for steam production used for production of oil or gas, excluding coal fired	C
3. Concrete or asphalt batch plant, temporary	C
4. Electrical power generating plant	C
5. Explosives storage, temporary	C
6. Explosives storage, permanent	C
7. Mineral exploration	P
8. Mining and mineral extraction pursuant to provisions of this Title	P
9. Oil or gas exploration and production pursuant to provisions on this Title	P
10. Rock, gravel, sand, or soils, crushing, processing, or distribution, when accessory to an approved mining operation	C
11. Solar energy electrical generators with a rated capacity of no greater than five kilowatts for on-site consumption of the electricity	P
12. Solar energy for electrical generators, commercial or domestic, exceeding five kilowatts capacity	C
13. Wind-driven electrical generators for consumption of electricity	C
I. TRANSPORTATION FACILITIES	
1. Airport, private (if not within an approved airport plan)	C

2.	Airport, public (if not within an approved airport plan)	C
3.	Heliport (if not within an approved airport plan)	C
4.	Rail, rail freight classification or switching yard, and rail spurs	C
J. UTILITY AND COMMUNICATION FACILITIES		
1.	Radio, television or commercial communications transmitter, receiver, or translator, except as specified in this Title	P
2.	Transmission lines and supporting towers, poles, microwave towers, and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company or other company under the jurisdiction of the California Public Utilities Commission pursuant to this Title.	C
3.	Utility substation	P
K. WASTE FACILITIES		
1.	Hazardous waste disposal facility unless project otherwise entails a public hearing; then Permitted	C
2.	Nonhazardous oil production and/or oily waste disposal facility unless project otherwise entails a public hearing; then Permitted	C
3.	Sanitary landfill unless project otherwise entails a public hearing; then Permitted	C
4.	Septage disposal site unless project otherwise entails a public hearing; the Permitted	C
5.	Sewage sludge composting unless project otherwise entails a public hearing; then Permitted	C
6.	Sewage treatment plant unless project otherwise entails a public hearing; then Permitted	C
7.	Transfer station, large and small volume unless project otherwise entails a public hearing; then Permitted	C
8.	Waste to energy facility unless project otherwise entails a public hearing; then Permitted	C
L. Other uses similar to, and no more objectionable than the uses identified above, shall be reviewed per the process required by the similar use, as determined by the Planning Commission.		

6.7.40 SITE DEVELOPMENT STANDARDS

1. Lot Area Requirements
 - a. Except when conducted as an accessory to a residential use of a non-farm parcel, agricultural uses shall require a minimum area of twenty (20) acres, and no farm parcel shall be subdivided from a parent tract unless it shall meet the minimum area requirement for agricultural uses.
 - b. Farm-parcels under Williamson Act Contract and designated as agricultural on the General Plan shall be a minimum of eighty (80) acres in size.
 - c. Parcels that are conveyed to or from a governmental agency, public entity, community or mutual water company, or public utility for public

purposes shall be exempt from the minimum lot are requirements of this Chapter.

- d. Minimum lot area requirements for uses established as an accessory use to a primary agricultural use in compliance with conditions of approval of a conditional use permit shall be exempt from minimum lot area requirements.
2. Site Development Minimum Standards
- a. In addition to the minimum standards established in Table 7.B of this Chapter, development within the agricultural zone district shall also comply with the special requirements contained in this Chapter, Chapter 6.13 (Performance Standards), other applicable City standards, regulations, ordinances, and the City General Plan.

**Table 7.B
Agricultural Site Development Minimum Standards**

REQUIREMENT	
1. Minimum site area	20 acres
2. Minimum site width, in feet	400 feet
3. Minimum site depth, in feet	800 feet
4. Front building setback, in feet	50 feet
5. Side street building setback area, street sides, in feet	50 feet
6. Rear yard setback, in feet	50 feet
7. Maximum Floor Area Ratio	0.10
8. Maximum building height, may exceed with an approved CUP	50 feet

*Structures such as silos, windmills, and communication antennas and towers may exceed height limit subject to approval by the Planning Commission.

- b. No new slaughter area, area for the storage or processing of manure, garbage, or spent mushroom compost, structures for the cultivation of mushrooms shall be permitted. The raising of livestock shall not be permitted within two hundred (200) feet of any existing residence located on an adjacent property.
- c. There shall be a minimum of ten (10) feet between a residential building and a nonresidential structure, except that animals, pens, coops, stables, barns, corrals, and other structures for housing animals permitted in the agricultural district shall be at least one hundred (100) feet away from any residential building.

- d. There shall be a minimum of twenty (20) feet between an on-site residential building and an aviary.

6.7.50 **TEMPORARY FRUIT STANDS**

1. Temporary fruit stands for the sale of agricultural, horticultural, or farming products permitted pursuant to this Title shall comply with the following standards:
 - a. The floor area of the fruit stand shall not exceed four hundred (400) square feet.
 - b. The fruit stand shall not be located closer than sixty-five (65) feet from any public road, street, or highway right-of-way.
2. The stand shall be erected in such a manner that it can be readily removed by means of skids or other device.
 - a. The owner shall remove the stand at his/her own expense when the stand is not in use for a period of sixty (60) days.
 - b. Customer parking areas shall be treated with a dust binder in a manner to continuously prevent fugitive dust as approved by the Public Works Director.

6.7.60 **RIGHT TO FARM PROVISIONS**

1. All uses within the agricultural zone district shall be required to conform to the provisions of Section 6.11.270 of this Title regarding the protection of farming practices from a nuisance.