

## Agricultural Rangeland (AR) District

### *40 Acre Minimum Building Site Area*

#### **PERMITTED USES:**

1. Crowing fowl (six to ten), with an administrative crowing fowl permit issued pursuant to section 18-194.10 of this chapter.
2. Grazing
3. "Agricultural" as defined in § 4 of the Zoning Ordinance, except the uses indicated as conditional uses shall not be established unless a use permit is first obtained.
4. Accessory building, including barns, stables, private riding arenas, and other farm out buildings.
5. Accessory Uses.
6. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises; provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project, which forms shall be available at the planning department and may be filed free of charge, must be on file with the planning director.
7. The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), provided that all such uses are kept and maintained in an enclosed area, located not less than forty feet from any property line and at least seventy-five feet from any residence existing at the time such use is established.
8. Single Family Dwelling.
9. One Additional Dwelling as required for the following:
  - a. Residences of members of the family of the owner or lessee of the land upon which the use is conducted.
  - b. Residences of bona fide full time employees of the owner or lessee of the land upon which it is conducted. (Note: Sufficient acreage must meet minimum building site requirements for such dwelling).
10. Seasonal stands for the sale of agricultural produce grown on the premises where the stand is located.
11. Hobby kennels with an administrative permit issued pursuant to § 194.
12. Uses similar to above as determined by the Planning Commission.

#### **CONDITIONAL USES:**

1. Crowing fowl (eleven or more)
2. Commercial Greenhouses and mushroom growing facilities.
3. Frog and Poultry farms.
4. Commercial Hog Ranching.
5. Commercial Stables.
6. Commercial Cattle Feed Yards.
7. Private Parks and Camps.
8. Microwave, Radio and Television Transmission and/or Relay Structures.

9. Commercial recreational uses, including but not limited to RV Parks, Hunting Clubs & Riding Clubs.
10. Removal and processing of the earth or other natural materials by excavation or grading.
11. Permanent stands for the sale of agricultural products.
12. Guesthouse.
13. Labor Camps.
14. Additional dwelling as required for the following:
  - a. Residences of members of the family of the owner or lessee of the land upon which it is conducted.
  - b. Residences of bona fide full time employees of the owner or lessee of the land upon which it is conducted.
  - c. Farm Labor. (Note: Sufficient acreage must exist to meet minimum building site requirements for such dwelling).
15. Truck parking operations in the service of agriculture in agricultural districts only.
16. Pallet and agricultural bin manufacturing.
17. Bed and Breakfast establishments.
18. Radio frequency emission measuring facilities.
19. Commercial Composting.
20. Application of cheese whey or sludge (solids from a sewage treatment plant) to land.
21. Application of green waste (as defined in Title 14, Chapter 31, Article 1, §17852(1) and §17868.4 in excess of 30 tons per acre.
22. Agricultural processing.
23. Boarding kennels, commercial kennels, major hobby kennels, kennels and premises operated by the Society for Prevention of Cruelty to Animals and privately operated rescue operations that comply with standards specified in Chapter 4 of the County Code.
24. Veterinary Hospitals and Pet Clinics.
25. Residential dwellings on Grade 1 agricultural soils.
26. Use similar to above as directed by the Planning Commission.
27. Use listed in § 164, Additional Uses.

**SECTION 164, ADDITIONAL USES**

1. Aircraft landing field.
2. Cemetery.
3. Churches.
4. Columbarium, crematory or mausoleum.
5. Day nursery.
6. Development of natural resources together with the necessary buildings, apparatus, or appurtenances incidental thereto, including concrete and asphalt batch plants and concrete and asphalt recycling plants.
7. Educational institution operated by a non-profit or governmental entity.
8. Government enterprises and /or private enterprise performing governmental functions (federal, state and local).
9. Hospital.

10. Library or museum operated by a non-profit or governmental entity.
11. Park, playground or recreational community center.
12. Private club, fraternity house, sorority house, union hall (but not including hiring hall), senior citizen center.
13. Radio, television, microwave and other transmitters, scientific or educational research center, public utility facility.
14. Flea markets not qualifying under § 41.

**BUILDING HEIGHT:** 35 feet.

**BUILDING SETBACKS:**

The minimum yards are, as follows: In state responsibility areas, any setbacks of less than 30 feet, including main and accessory buildings, must first obtain a vegetation clearance easement, used for defensible space for firefighting.

	<u>SINGLE FAMILY DWELLING</u>	<u>ACCESSORY BUILDING</u>	<u>STRUCTURES FOR ANIMALS</u>
<b>Front Yard</b>	25'	Same as Main	40' *
<b>Side Yard</b>	20% lot width (min. 8' and max. 32')	Same as Main	40' *
<b>Rear</b>	20% lot not less than 20' and max. 35' required	Same as Main	40' *

\* Twenty feet shall be maintained from any dwelling on the subject lot and seventy-five feet shall be maintained from any dwelling on adjacent lots.

- a. A breezeway may be permitted to provide shelter between an accessory building and a main building.
- b. Except for guesthouses, accessory buildings shall not be used for dwelling purposes. Kitchen facilities shall not be allowed in an accessory building or guesthouse. When an accessory building with one or more sides that are open to the elements and which is not designed or intended for the housing of any person contains a barbecue or similar cooking facility, such barbecue or similar cooking facility shall not be considered a "kitchen."
- c. Detached accessory structures shall not exceed 1,000 feet in area, except where the primary use of the property is agricultural an agricultural building may be no more than 3,600 square feet. These standards may be exceeded with Use Permit approval from the County.

- d. Where an attached or detached accessory structure is designed, arranged, or may be occupied for use as a residence or business, (i.e. Contains more than one room, bath and/ or wet bar), a deed restriction must be recorded that states that the building shall not be subsequently altered or used as a dwelling unit or business without obtaining County approval.