

Chapter 17.04

LIMITED AGRICULTURE (A-1) DISTRICT

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17.04.010 Purpose.

The purpose of the limited agriculture (A-1) district is to preserve agricultural lands at a size capable of supporting part-time agricultural operations, typically operated as a hobby or to supplement the occupant's income. This district is consistent with the agricultural-part-time cropland/grazing (A-cg) general plan land use designation. This district may also be applied to other areas which have small scale agricultural characteristics, provided there are no conflicts with other general plan policies.

17.04.020 Permitted uses.

The following uses are permitted outright in the A-1 district:

- A. One-family residence;
- B. Agricultural uses, provided: that the lot contains 1 acre of gross area; and
 1. Animal husbandry does not exceed the following number and type of animals per one-half acre:
 - a. One horse, mule, steer or similar sized animal; or
 - b. Three goats, sheep, swine, llama, alpaca, or similar sized animals;or
 - c. Three adult emus, rheas, ostriches, or similar sized bird; or
 - d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals; or
 - e. Unlimited fish, frogs, worms or similar sized animals;
 2. Animals shall be kept in a clean and sanitary condition (see Section 6.04.050) and in a manner that does not become a nuisance (see Section 6.04.060);
- C. Sale of agricultural products grown on the premises.
- D. Small winery in accordance with Section 17.88.300.
- E. Second one-family residence subject to the provisions of Section 17.88.135.

17.04.025 Uses requiring a zoning permit.

The following uses are permitted in the A-1 district if a zoning permit is issued, and subject to the provisions of Sections 17.88.170 through

17.88.196:

- A. Home occupation with no customer vehicle trips;
- B. Senior citizen residence;
- C. Guest house;
- D. Servant's quarters;
- E. Use of an existing residential structure that temporarily exceeds density limitations while constructing a replacement structure.

17.04.030 Uses requiring an administrative permit.

The following uses are permitted in the A-1 district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

- A. Home occupation with customer vehicle trips;
- B. Large day care home;
- C. Family care residence.
- D. Bed and breakfast guest facility;
- E. Farm labor quarters;

17.04.040 Uses requiring a use permit.

The following uses are permitted in the A-1 district if a use permit is issued:

- A. Animals in numbers exceeding those permitted in Section 17.04.020(B);
- B. Wholesale nursery or greenhouse;
- C. Dog kennel;
- D. Golf course;
- E. Large animal veterinarian office;
- F. Commercial riding stable or riding academy;
- G. Pet cemetery;
- H. Logging contractor's yard subject to the provisions of Section 17.88.271;
- I. Processing plant for agricultural products grown on the premises provided the lot is 5 acres or larger in area.
- J. Small winery in accordance with Section 17.88.300.
- K. Medium winery in accordance with Section 17.88.300.

17.04.050 Other permitted uses.

Other uses permitted in the A-1 district are:

- A. The uses allowed by, and subject to the provisions of Sections 17.88.010 through 17.88.150;
- B. Other uses found to be similar in character and impact to those listed in Section 17.04.010 and 17.04.040, as determined in accordance with Section 17.94.030.

17.04.060 Site development standards.

The following site development standards apply in the A-1 district:

- A. Minimum Lot Area. The minimum lot area requirement is five acres, except as otherwise provided in Section 17.84.010. Actual lot sizes will be determined by county development standards, including wastewater disposal capabilities and water availability, which could result in parcels larger than five acres.
- B. Yards. The following yard requirements apply, except as otherwise

provided in Section 17.84.020:

1. Front, thirty feet;
2. Side, thirty feet;
3. Rear, thirty feet.

C. Maximum structural height. The following maximum structural height requirements apply, except as otherwise provided in Section 17.84.030:

1. Residential building, thirty-five feet;
2. Accessory building:
 - a. If less than fifty feet from any property line: twenty feet;
 - b. If at least fifty feet, but less than seventy feet, from any property line: twenty-five feet;
 - c. If at least seventy feet, but less than ninety feet, from any property line: thirty feet;
 - d. If at least ninety feet from any property line: thirty-five feet.
- D. Parking. Parking requirements are as specified in Chapter 17.86.