

SEC. 10-1.2000 AGRICULTURAL DISTRICT (A)

Sections:

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SEC. 10-1.2005 PURPOSE.

The A District shall be subject of the following specific regulations in addition to the general regulations hereinafter contained in order to preserve agricultural areas until such time as orderly development may take place.

SEC. 10-1.2010 SUBDISTRICTS.

Combining B2.5A, B5A, B10A, B100A, or B160A.

SEC. 10-1.2015 USES PERMITTED.

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the A District as primary uses.
 - (1) **Agricultural Uses.**
 - (a) Crop and tree farming. (Including truck gardening, nurseries, greenhouses, apiaries, hatcheries, aviaries, flower or vegetable gardens and similar uses)
 - (b) Farm or ranch. (For the grazing or breeding of livestock, provided livestock is not kept within a distance of 40 feet from any dwelling, or the boundary of any district other than A or FP Districts.)
 - (c) Sale of fruits, vegetables, and flowers grown on premises. (Provided sales or displays are not conducted from a motor vehicle, or a structure or stand exceeding 300 square feet in area.
 - (2) **Residential Uses.**
 - (a) Single-family dwelling.

- (b) Group home for 6 or fewer residents, excluding staff. (See definitions)
- (3) Other Uses.
 - (a) Christmas tree or pumpkin patch lot. (See General Regulations Sec. 10-1.2735d. for standards)
 - (b) Day care home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
 - (c) Public agency facilities.
- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the primary uses permitted in the A District:
 - (1) Residential Uses.
 - (a) Attached second dwelling unit. (Also referred to as a “Granny or in-law unit.” See Section 10-1.2045 for criteria)
 - (b) Second single-family dwelling. (Where one single-family dwelling already exists on a lot, one additional single-family dwelling may be constructed provided the minimum development standards (lot size, setbacks, height, etc., can be met for each dwelling).
 - (2) Other Uses.
 - (a) Accessory buildings and uses. (Including green houses, stables, barns, corrals, pens, coops, and structures used for parking or processing of products raised upon the premises, and similar uses and structures customarily incidental to agricultural uses. Also see Section 10-1.2735f.)
 - (b) Garage sales. (4 per year per dwelling. See Section 10-1.2735e.)
 - (c) Home occupation. (See definitions)
 - (d) Livestock, large and small. (See Section 10-1.2735f. and definitions.)

SEC. 10-1.2020 CONDITIONALLY PERMITTED USES.

- a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the A District, subject to approval of an administrative use permit:
 - (1) Agricultural Uses.
 - (a) Riding stable or academy.
 - (b) Kennel.
 - (2) Residential Uses.

None.

(3) Other Uses.

(a) Ambulance service.

(b) Day care center.

(State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions)

(c) Home occupation, expanded.

(See definitions)

(d) Hospital, convalescent home.

(e) Kennel.

(f) Parking lot.

(g) Temporary use.

(h) Wind energy conversion system.

b. Conditional Uses. The following uses, or uses determined to be similar by the Planning Director, are conditional uses permitted in the A District, subject to the approval of a conditional use permit:

(1) Agricultural Uses.

None.

(2) Residential Uses.

Large group homes shall not be closer than 500 feet of the boundaries of a parcel containing another Group Home, unless a conditional use permit is issued on the basis that waiver of such separation requirement would not be materially detrimental or injurious to the property, improvements or uses in the immediate vicinity.

(3) Other Uses.

(a) Asphalt or concrete batch plant, when ancillary to a quarry.

(b) Cultural facility.

(c) Educational facility.

(d) Golf course, country club.

(e) Quarry.

(f) Recreational facility.

(g) Religious facility.

SEC. 10-1.2025 LOT REQUIREMENTS.

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| a. Minimum Lot Size: | 1 acre. |
| b. Minimum Lot Frontage: | 35 feet. |
| c. Minimum Average Lot Width: | 200 feet. |
| d. Maximum Lot Coverage: | 40 percent. |
| e. Minimum Lot Depth: | 100 feet. |

- f. Special Lot Requirements and Exceptions: See Section 10-1.2720.

SEC. 10-1.2030 YARD REQUIREMENTS.

- a. Minimum Front Yard: 20 feet.
- b. Minimum Side Yard: 30 feet combined, with no one side yard of less than 10 feet.
- c. Minimum Second Story Side Yard: One side of a two-story building shall be stepped in an additional 5 feet.
- d. Minimum Side Street Yard: 10 feet.
- e. Minimum Rear Yard: 35 feet or 30 feet from tree line.
(Exception: Reduction of required rear yard to 25 feet is permitted for one-story additions attached to the rear of a single-family dwelling, provided the required rear yard area is not reduced by more than 20 percent)
- f. Special Yard Requirements and Exceptions: See Section 10-1.2725.

SEC. 10-1.2035 HEIGHT LIMIT.

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 26 feet.
- c. Maximum Height for Fences/Hedges/Walls.
- (1) Front and Side Street Yard: 4 feet.
- (2) Side and Rear Yard: 6 feet. (Unless the Planning Director determines that a taller fence is necessary to contain livestock and the design of the fence would not detract from the appearance of the surrounding areas. Also see Section 10-1.2045 for additional standards).
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.2040 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building or construction permit or

construction of a fence, corral or shelter within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences,) in certain circumstances.

SEC. 10-1.2045 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

This Section establishes design and performance standards that shall apply to the construction of agricultural, commercial, and residential buildings and uses in the A District.

Single-family Dwelling.

For single-family dwellings, additions, accessory buildings and uses refer to the applicable criteria and standards contained in the RS District, Section 10-1.245.

Agricultural and Commercial Uses.

For agricultural and commercial buildings and uses, including but not limited cultural, educational, religious or recreational facilities, refer to the applicable criteria and standards contained in the CN District, Section 10-1.845.