

Chapter 18.24 - AGRICULTURAL GENERAL (AG) ZONE

Sections:

18.24.010 - Purpose.

The purpose of an AG zone is to designate lands which do not fall within the exclusive agriculture general plan designation, but which are used, or are appropriate, for grazing, dry land farming, and other nonintensive agricultural uses and accessory uses. The AG zone may include irrigated land and nonagricultural uses, including isolated residential and commercial development, although the emphasis is on agriculture. The AG zone is consistent with the general agriculture general plan designation.

(Ord. 236-73 Exh. A(part), 1991)

18.24.020 - Regulations applicable.

The regulations set out in this chapter shall apply in all AG zones, and shall be subject to the provisions and limitations set out in Chapters 18.100 through 18.112 of this title.

(Ord. 236-73 Exh. A(part), 1991)

18.24.030 - Uses permitted.

- A. The forage, and hydroponics;
- B. The maintaining; raising, breeding, and management of livestock, poultry, or specialty animals; aquaculture or apiaries;
- C. Agricultural management practices such as grading, soil preparation, erosion control, pest abatement, fertilizing, irrigation, aerial spraying, and other practices customary to the particular agricultural operation;
- D. Buildings and structures accessory to and customarily used in conjunction with an agricultural operation including those for the storage of equipment, supplies, produce, feed, and petroleum products for use by the owner or occupant, equipment repair, storage tanks, irrigation structures, stock watering ponds, or reservoirs;
- E. Storage and agricultural products operation in which at[sic] produced;
- F. Processing, and associated packaging and shipping, of agricultural products accessory to a bona fide agricultural operation in which such products were produced, or where the resulting product is consumed or used in the agricultural operation rather than marketed for direct or indirect growing and harvesting of tree, vine, field, any other crops; nurseries, greenhouses, or associated packaging and shipping of accessory to a bona fide agricultural least 50 percent of such products were compensation;
- G. Roadside stands for the sale of agricultural produce grown on the parcel where the agricultural operation is located;
- H. Private energy development;

- I. Flood control or ground water recharge projects;
- J. Farm forestry, forest management (18.100.010);
- K. Low intensity recreational uses;
- L. Fish and wildlife enhancement projects (18. 100.010);
- M. Emergency shelter if located within an "urban area" (only within locations where community services are located, such as near Alturas and Cedarville) as identified in the general plan and in compliance with all performance standards of section 18.110.090 of this code (not located within the Cal Pines community area).
- N. Residential uses as follows:
 - 1. When the parcel is at least 40 acres, single-family dwellings, farmworker housing, and accessory uses when located on or within a ten-mile radius of land engaged in a bona fide agricultural operation in the same ownership when such dwellings are necessary for the use of the owner or occupant and their guests and farm employees;
 - 2. When the parcel is less than 40 acres:
 - a. Single-family dwelling and accessory uses (18.100.010);
 - b. Residential care home (small);
 - c. Day care center for adults and children (small). For family day care (children) use permit conditions are restricted to the provisions of Section 1597.46 of the California Health and Safety Code;
 - d. Supportive housing consistent with requirements of the county's general development standards, chapter 18.110;
 - e. Transitional housing consistent with requirements of the county's general development standards, chapter 18.110;
 - f. Manufactured homes (18.100.050.I);
 - g. Accessory units (18.100.010-6);
 - h. Secondary units (18.100.020-2).
- O. Public uses, quasi-public uses, and public utilities, excluding uses listed in section 18.24.050;
- P. Similar uses (18.100.010).

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.24.040 - Uses permitted with an administrative permit, subject to the provisions in section 18.100.020 or as specified.

- A. Assemblage of people;
- B. When the criteria in section 18.24.030 are not met, residential care home, supportive housing, transitional housing, manufactured home, accessory unit, second-dwelling, guest house, or farmworker housing;
- C. The following uses provided the building site is located at least 500 feet from all land zoned RH, RL, or RR:
 - 1. Private airstrip accessory to a bona fide agricultural operation.
 - 2. Sale, rental, or repair of agricultural machinery, implements, or equipment.

3. Storage or sale of farm supplies of all kinds including fertilizer, agricultural minerals and chemicals, feed, or fencing materials.
4. Agricultural services for the performance of earthwork, animal husbandry, horticultural services, services relating to the transportation of agricultural products including the maintenance and repair of such trucks.
5. Veterinarian services, kennels.
6. Commercial agricultural storage facilities.
7. Commercial energy exploration.

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

Editor's note— Ord. No. 236-146, adopted Dec. 12, 2017, changed the title of § 18.24.040 from "Uses permitted with and administrative permit" to read as herein set out.

18.24.050 - Uses permitted with a use permit.

- A. Assemblage of people, one second-dwelling, temporary family care dwelling, guest house, farm employee housing, home occupation (18.100.030);
- B. Other uses in section 18.24.040 when the criteria in that section are not met;
- C. All other agricultural uses necessary or appropriate to support the agricultural economy of the county when there are no conflicts with the general plan or this title; auction yard; commercial feed lot;
- D. Commercial timber or wood processing facilities;
- E. Above-ground public utilities transmission lines not located within an existing right-of-way; commercial energy facilities;
- F. Public uses that are sensitive uses;
- G. Mining (18.100.030); other resource-based industries;
- H. Commercial recreational facilities;
- I. Airports; waste facilities;
- J. Motel, hotel, mobilehome park, recreational vehicle park, multiple family dwellings, bed and breakfast inn;
- K. Convenience store;
- L. Large community care facilities;
- M. Similar uses (18.100.030).

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.24.060 - Development standards.

Except as provided in Chapter 18.110.

- A. Minimum lot size: Three acres, except as follows:
 1. Fifteen acres, when the land is adjacent to land designated exclusive agriculture in the general

plan and zoned AE, provided that land in the AE zone conforms to the general plan criteria defining highest value or lower value exclusive agriculture lands.

2. As a condition of development, the approving body may require a substantial increase in the minimum lot size for the purpose of mitigating impacts to resources and facilitating services, pursuant to the general plan and any applicable specific plan.

B. Minimum yards:

1. Front, side street: Dwellings and nonfarm buildings: twenty feet; farm buildings: ten feet.
2. Rear, side: Five feet; except where an AG zone abuts an RH, RL, or RR zone, the yard for farm buildings shall be twenty feet; where an AG zone abuts an AE zone, the yard for dwellings shall be fifty feet.

C. Access, parking, height limits, signs, other: As provided in Chapter 18.110.

D. Maximum lot coverage: Ten percent, excluding lots less than five acres.

(Ord. 236-73 Exh. A(part), 1991)