

2. Allows for a 20 acre minimum district (AR-20) in foothill agricultural areas where smaller parcels already exist or to serve as transition between rural community boundaries and other natural resource uses.
 3. Recognizes that these smaller agricultural parcels are a vital component of the County’s overall agricultural economy by providing opportunities for specialty crops, boutique farming, and agritourism.
 4. Prevent further encroachment of residential and other incompatible uses into agricultural and natural resource areas.
 5. Serve as a transition between agricultural and natural resource lands and rural residential or urban development.
- G. **Agricultural Industrial (AI).** This zone district is primarily located within the Natural Resource areas of the County and Employment Village, but is also an allowed zoning designation within Rural Community districts consistent with the overall purposes of the AI designation. The purpose of the AI district is to:
1. Protect, maintain, promote, and enhance agriculture as a viable, long-term economic sector by accommodating agricultural uses or compatible industrial uses that directly support agricultural activities within the County.
 2. Create standards intended to allow most agricultural uses allowed in the AI district while also encouraging new compatible support industries and operations, and to protect agricultural and other neighboring land uses by minimizing conflicts.
- H. **Residential Estate (RE).** The RE district recognizes parcels with the Natural Resources and Rural Community General Plan designations that have been subdivided into parcels less than five (5) acres in size. The regulations pertaining to these RE designated properties is located within Chapter 11.06, Rural Communities as they have the same development requirements as RE designated properties located within rural communities.

11.05.020 Land Use Regulations

Table 11.05.020 prescribes the land use regulations for Agricultural Districts. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 11.05.020: LAND USE REGULATIONS—AGRICULTURAL DISTRICTS				
Use Classification	AE	AR	AI	Additional Regulations
Residential Use Classifications				
Residential Housing Types	See subclassifications below			
<i>Accessory Dwelling Unit</i>	P	P	A	See Section 11.32.030
<i>Junior Accessory Dwelling Unit</i>	P	P	P	See Section 11.32.030
<i>Single-Unit Dwelling Detached</i>	P	P	A	

TABLE 11.05.020: LAND USE REGULATIONS—AGRICULTURAL DISTRICTS				
<i>Use Classification</i>	<i>AE</i>	<i>AR</i>	<i>AI</i>	<i>Additional Regulations</i>
Family Day Care	See subclassifications below			
<i>Large</i>	-	A	-	See Section 11.32.120
<i>Small</i>	P	P	P(1)	
Caretaker Residence	-	-	P	See Section 11.32.080
Employee Housing	A	A	A	See Section 11.32.110
Residential Boarding Facilities	M	M	-	
Residential Care & Social Service Facilities	See subclassifications below			
<i>General (more than 10 persons)</i>	-	C	-	See Section 11.32.250
<i>General (7-10 persons)</i>	-	M	-	
<i>Limited (6 or fewer persons)</i>	P	P	P(1)	
Home Occupation	P	P	P	See Section 11.32.140
Public & Semi-Public Use Classifications				
Cemetery	C	C	-	
Colleges/Trade Schools	-	C	C	
Community Assembly	-	C	-	
Community Garden/Urban Agriculture	P	P	M(4)	
Cultural Institutions	-	C	-	
<i>Outdoor & Large Scale Cultural Institutions</i>	-	C	-	
Day Care Centers	-	C	-	
Detention Facility	C	C	C	
Elderly/Long-Term Care	-	C	-	
Essential/Emergency Service Facilities	M	M	M	
Government Offices	M	M	M	
Park & Recreation Facilities; Public	See subclassifications below			
<i>Passive Recreation</i>	P	P	P	
<i>Active Recreation</i>	M	M	M	
Schools	-	C	-	
Commercial Use Classifications				
Adult-Oriented Business	-	-	-	
Animal Care: Sales and Services	See subclassifications below			
<i>Pet Sales & Associated Services</i>	M	M	-	
<i>Kennels</i>	A	A	-	See Section 11.32.050
<i>Veterinary Services</i>	-	C	-	
Entertainment & Recreation	See subclassifications below			
<i>Campground</i>	C	C	-	See Section 11.32.070
<i>Hunting/Fishing Club</i>	A	M	-	
<i>Incidental Hunting and Fishing</i>	P	P	P	
<i>Outdoor Entertainment</i>	M(2)	C(2)	-	
<i>Outdoor Sports & Recreation</i>	M(2)	C(2)	-	

TABLE 11.05.020: LAND USE REGULATIONS—AGRICULTURAL DISTRICTS				
<i>Use Classification</i>	<i>AE</i>	<i>AR</i>	<i>AI</i>	<i>Additional Regulations</i>
<i>Temporary Uses & Special Events</i>	See Section 11.32.310			
Food & Beverage Sales	See subclassifications below			
<i>Farmers Market</i>	See Section 11.32.130			
Food Preparation	-	-	A	
Lodging	See subclassifications below			
<i>Agricultural Homestays</i>	*	*	-	See Section 11.32.150
<i>Bed & Breakfast</i>	*	*	-	
<i>Health Resort & Retreat Center</i>	C	C	-	
<i>Hotels & Motels</i>	-	C	-	
Personal Services	See subclassifications below			
<i>Instructional Services</i>	-	M	-	
Retail Sales	See subclassifications below			
<i>Building Materials & Services</i>	-	-	M	See Section 11.32.190
<i>Nurseries & Garden Centers</i>	M(3)	M(3)	M(3)	
Vehicle Sales & Services	See subclassifications below			
<i>Repair: Major</i>	-	-	M	See Section 11.32.060
<i>Service & Repair: Minor</i>	-	-	M	
<i>Trucks & Heavy Equipment Sales, Service & Rental</i>	-	-	P	
<i>Service Station</i>	-	-	M	
<i>Towing & Impound</i>	-	-	M	
<i>Washing</i>	-	-	M	
Industrial Use Classifications				
Construction & Material Yards	-	-	P	
Custom Manufacturing	-	M	M	
General Industrial	-	-	C	
Limited Industrial	-	-	M	
Warehousing, Storage & Distribution	See subclassifications below			
<i>Auction Facilities</i>	P(4)	-	P(4)	
<i>Chemical, Mineral & Explosive Storage</i>	C	-	C	
<i>Outdoor Storage</i>	P(5)	P(5)	P(5)	See Section 11.19.070
<i>Personal Storage</i>	-	M	M	See Section 11.32.200
Transportation, Communications & Utilities Use Classifications				
Airports & Helicopters	C	C	C	
Agricultural Runways & Airport Facilities	P	P	P	
Communications Facilities	See Section 11.32.300			
Freight/Truck Terminals & Warehouses	-	-	C	
Major Utilities	C	C	C	
Minor Utilities	A	A	P	
<i>On-site Biomass Facility</i>	Z ⁸	A ⁸	P ⁸	

TABLE 11.05.020: LAND USE REGULATIONS—AGRICULTURAL DISTRICTS				
<i>Use Classification</i>	<i>AE</i>	<i>AR</i>	<i>AI</i>	<i>Additional Regulations</i>
Renewable Energy Systems	See subclassifications below			
<i>Personal Hydro Energy System</i>	P	P	P	
<i>Personal Solar Energy System</i>	P	P	P	See Section 11.32.270
<i>Large Solar Generation Facility</i>	C	C	C	
<i>Small Solar Generation Facility</i>	M	M	M	
<i>Personal Wind Energy System</i>	P	P	P	See Section 11.32.280
<i>Large Wind Generation Facility</i>	C	C	C	
<i>Small Wind Generation Facility</i>	M	M	M	
Agricultural & Extractive Use Classifications				
Agricultural Labor Housing	P	P	P	See Section 11.32.040
Agricultural Processing	M	M	P	
Animal Raising - Imported Feed	P	P	P	See Section 11.32.050
Crop Production	P	P	P	
Custom Farming	A	A	A	
Dairy	P	M	P	
Farm Machinery & Equipment, Sales & Service	M	M	P	
Feed & Farm Supply Store	M	M	P	
Grazing (Animal Raising)	P	P	P	
Mining	SMP	SMP	SMP	See Section 11.32.290
Agricultural Packing & Storage	See subclassifications below			
<i>On-site Products</i>	P	P	P	
<i>Off-site Products</i>	M	M	P	
Produce Stand	P	P	P	See Section 11.32.220
Ranch Marketing	See Section 11.32.230			
Resource Protection & Restoration	P(6)	P(6)	P(6)	
Sales Lot, Feed Lot, Stockyard	C	C	C	
Slaughterhouse	C	C	C	
Wineries & Tasting Rooms	See Section 11.32.330			
Timber Production & Harvesting	P	P	P	
Timber Processing	M	M	P	
Specific Limitations: 1. When located within an existing legally permitted single family residence. 2. Recreation and entertainment uses directly related to agricultural and natural resource uses such as but not limited to equestrian and rodeo facilities. 3. Wholesale nursery operations only. 4. Livestock & Farm Equipment Auctions only. Limited to 2 events per year not to exceed 3 days per event. Additional events allowed through approval of a TUP. 5. Agricultural vehicles and equipment only and must be associated with on-site agricultural operation or business 6. Copies of any easements or land development restrictions shall be submitted to the Planning Department 7. When it will not impact on-site or adjacent agricultural operations.				

TABLE 11.05.020: LAND USE REGULATIONS—AGRICULTURAL DISTRICTS			
Key To Permit Requirements			
Principally Permitted Use	P	Conditional Use Permit Required	C
Zoning Clearance Required	Z	Surface Mining Permit Required	SMP
Administrative Use Permit Required	A	See Numbered Footnote For Additional Limitations	(#)
Minor Conditional Use Permit Required	M	As Outlined In Additional Regulations Section	*
		Use Is Not Allowed	-

11.05.030 Development Regulations

Table 11.05.030, Development Regulations—Agricultural Districts, prescribes the development standards for Agricultural Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code, while individual letters refer to subsections that directly follow the table. The numbers in the “#” column refer to the numbers in Figure 11.05.030: Development Regulations—Agricultural Districts.

FIGURE 11.05.030: DEVELOPMENT REGULATIONS—AGRICULTURAL DISTRICTS

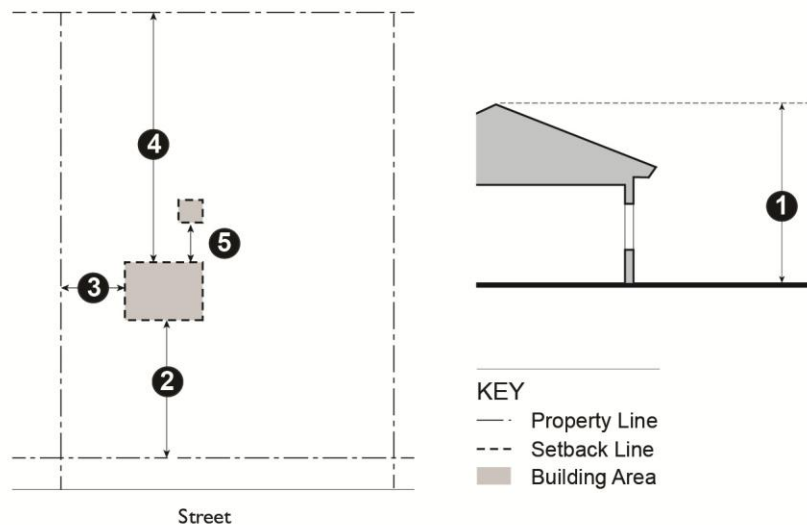


TABLE 11.05.030: DEVELOPMENT REGULATIONS—AGRICULTURAL DISTRICTS									
Standard	AE		AR			AI	Additional Regulations	#	
	40	80	5	10	20				
Lot and Density Standards									
Minimum Lot Area (acres)		40	80	5	10	20	5	(A)	
Minimum Lot Width		120		120			120		