

Article 5

Agricultural, Recreation and Public Districts

CHAPTER 1500-05

Sections:

- 1500-05-010: Purpose
 - 1500-05-020: Allowed Use Types
 - 1500-05-030: Supplemental Use Regulations
 - 1500-05-040: Development Standards
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1500-05-010 Purpose

- A. **Agriculture (AG).** The AG District is intended to protect and promote the long-term viability and productivity of Sutter County's agricultural resources, uses and economy. This district provides for parcel sizes to sustain a wide variety of agricultural and farming activities, low intensity rural uses and open space. Agricultural support services and industries that are compatible with adjacent uses and operations are encouraged. The AG District implements the General Plan Agricultural (AG-20, AG-40, and AG-80) and Open Space (OS) land use designations.
- B. **Recreation (REC).** The REC District is intended to be applied to lands identified as having active or passive recreation, natural, scenic or open space value for use as public or private parks or outdoor recreational facilities. Agriculture is an allowed secondary use. The REC District implements the General Plan Park and Recreation (PR) and Open Space (OS) land use designations.
- C. **Public (P).** The P District is intended to be applied to lands and facilities that are owned and operated by public agencies including schools, libraries, emergency service facilities, airports, major utilities, corporation yards, and governmental offices and property. Additional public uses, and facilities are provided for in other zoning districts. The P District implements the General Plan Public (P) and Airport (AP) land use designations but may be applied with most of the land use designations.

1500-05-020 Allowed Use Types

Table 1500-05-1 identifies the allowed use types for Agricultural, Recreation, and Public Districts. Use types are defined in Article 3. Uses not specifically listed may be permitted by the Director pursuant to Section 1500-03-030. For findings relating to flood standards, see Article 25.

Table 1500-05-1: ALLOWED USE TYPES				
Use Types	AG	REC	P	Supplemental Regulations
P Permitted	ZC Zoning Clearance	AP Administrative Permit	UP Use Permit	- Not Permitted
Agricultural Use Types				
Agricultural Education and Entertainment				
Small	AP	AP	-	See Section 1500-05-030(A) - Visitor Serving Uses and Section 1500-05-030(B) – Special Events
Large	UP	UP	-	See Section 1500-05-030(A) - Visitor Serving Uses and Section 1500-05-030(B) – Special Events
Agricultural Homestays	AP	-	-	See Section 1500-05-030(A) - Visitor Serving Uses
Agricultural Manufacturing	UP	-	-	
Agricultural Processing	P	-	-	
Agricultural Product Sales				
Wayside Stand	P	-	-	See Section 1500-05-030(A) - Visitor Serving Uses and Section 1500-04-030(C) – Wayside Stands and Agricultural Stores
Agricultural Store	ZC	-	-	See Section 1500-05-030(A) - Visitor Serving Uses and Section 1500-04-030(C) – Wayside Stands and Agricultural Store
Agricultural Supplies and Services				
Light	ZC	-	-	See Section 1500-05-030(D) – Animal and Equipment Auctions
Heavy	UP	-	-	
Agricultural Truck Yards				
Small	ZC	-	-	See Section 1500-05-030(E) – Agricultural and General Truck Yards
Large	UP	-	-	See Section 1500-05-030(E) – Agricultural and General Truck Yards
Agriculture				
Agriculture, Animal Husbandry	P	P	P	
Agriculture, Crops and Tree Farms	P	P	P	
Animal Processing	UP	-	-	See Section 1500-05-030(F) – Animal Processing and Intensive Animal Operations
Intensive Animal Operations	UP	-	-	See Section 1500-05-030(F) – Animal Processing and Intensive Animal Operations
Commercial Stables				
Small	AP	-	-	See Section 1500-05-030(G) – Commercial Stables
Large	UP	-	-	See Section 1500-05-030(G) – Commercial Stables

Table 1500-05-1: ALLOWED USE TYPES

Use Types	AG	REC	P	Supplemental Regulations
P Permitted ZC Zoning Clearance AP Administrative Permit UP Use Permit - Not Permitted				
Wineries, Breweries, Distilleries and Mills				
Small	AP	-	-	See Section 1500-05-030(B) – Special Events
Large	UP	-	-	See Section 1500-05-030(B) – Special Events
Open Space and Recreational Use Types				
Community Garden	P	P	P	
Campgrounds and Recreational Vehicle Parks	-	UP	-	
Camps and Retreats	-	UP	-	
Conversion of Agricultural Land to Habitat	P	-	-	See Section 1500-05-030(V) - Open Space Easement Agreement
Golf Courses and Country Clubs	-	AP	-	
Marinas and Boat Launching				
Boat Launching	P	P	P	
Marina	-	AP	AP	
Parks and Recreation	-	P	P	
Residential Recreation Facilities	-	P	-	
Resource Protection and Restoration	P	P	P	See Section 1500-05-030(H) – Resource Protection and Restoration
Resource Related Recreation	P	P	P	
Shooting Ranges, Indoor	-	AP	-	
Shooting Ranges, Outdoor	UP	UP	UP	
Sports Clubs	ZC	ZC	ZC	See Section 1500-05-030(I) – Sports Clubs
Assembly and Educational Use Types				
Community Assembly and Cultural Facilities	-	UP	UP	
Religious Institutions	UP	-	-	
Schools and Educational Services				
Elementary and Secondary Schools, Public	P	-	P	
Elementary and Secondary Schools, Private	UP	-	-	
Colleges and Universities	-	-	UP	
Specialized Education and Training	ZC	ZC	ZC	See Section 1500-05-030(J) – Agricultural Related Facilities
Special Event Facilities				
Small	AP	AP	AP	See Section 1500-05-030(A) – Visitor Serving Uses and Section 1500-05-030(B) – Special Events
Large	UP	UP	UP	See Section 1500-05-030(A) – Visitor Serving Uses and Section 1500-05-030(B) – Special Events

Table 1500-05-1: ALLOWED USE TYPES

Use Types	AG	REC	P	Supplemental Regulations
P Permitted	ZC Zoning Clearance	AP Administrative Permit	UP Use Permit	- Not Permitted
Residential Use Types				
Agricultural Employee Housing				
Dwelling Unit	P	-	-	See Section 1500-05-030(K) – Agricultural Employee Housing
Complex	P	-	-	See Section 1500-05-030(K) – Agricultural Employee Housing
Labor Camp	UP	-	-	See Section 1500-05-030(K) – Agricultural Employee Housing
Caretaker Housing				
Agricultural	UP	UP	-	See Section 1500-05-030(L) – Manufactured Homes in the Agricultural District and 1500-05-030 (M) – Temporary Manufactured Homes for Caretaker Housing (Agricultural and Residential)
Residential	UP	-	-	See Section 1500-05-030(L) – Manufactured Homes in the Agricultural District and 1500-05-030 (M) – Temporary Manufactured Homes for Caretaker Housing (Agricultural and Residential)
Commercial/Industrial	UP	UP	-	
Marina/Boat Launch Facilities	ZC	ZC	ZC	See Section 1500-05-030(O) – Recreational Vehicle – Seasonal Security at Marinas and Boat Launch Facilities
Dwelling Units				
Single Family	P	-	-	
Accessory Dwelling Unit	ZC	-	-	See Article 10 (Section 1500-10-040)
Junior Accessory Dwelling Unit	ZC	-	-	See Article 10 (Section 1500-10-050)
Two Family	-	-	-	
Multi Family	-	-	-	
Group Quarters	-	-	-	
Guest Cottage	-	-	-	
Live-Work Residential	-	-	-	
Manufactured Home Park	-	-	-	
Community Care and Assistance Use Types				
Cold Weather Shelter	ZC	-	ZC	See Article 11 – Cold Weather and Emergency Shelters (Use Specific Regulations)
Day Care				
Day Care Center	-	-	ZC	
Family Day Care, Small	P	-	-	
Family Day Care, Large	ZC	-	-	See Section 1500-05-030(P) – Family

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Use Types	AG	REC	P	Supplemental Regulations
P Permitted	ZC Zoning Clearance	AP Administrative Permit	UP Use Permit	- Not Permitted
				Day Care, Large
Emergency Shelter	-	-	P	See Section 1500-05-030(Q) – Emergency Shelters and Article 11 – Cold Weather and Emergency Shelters (Use Specific Regulations)
Extended Care Facility	-	-	-	
Residential Care Facility				
Small	P	-	-	
Large	AP	-	-	
Social Services Facility	-	-	ZC	
Supportive Housing	-	-	-	
Transitional Housing	-	-	-	
Commercial Use Types				
Adult Oriented Businesses	-	-	-	
Animal Sales and Services				
Kennels Indoor Outdoor	AP UP	- -	- -	See Section 1500-05-030 (R) – Kennels
Veterinary Clinic or Hospital, Small Animal	ZC	-	-	
Veterinary Clinic or Hospital, Large Animal	AP	-	-	
Banks and Credit Unions	-	-	-	
Business Support Services	-	-	-	
Commercial Entertainment and Recreation				
Indoor	-	UP	-	
Outdoor	-	UP	-	
Communication Services	-	-	-	
Funeral and Internment Services	-	-	-	
Eating and Drinking Establishments				
Bars and Drinking Places	-	-	-	
Restaurant, Fast Food	-	-	-	
Restaurant, Full Service	-	-	-	
Mobile Food Truck	P	-	-	
Funeral and Internment Services	-	-	-	
Hospitals	-	-	-	
Lodging				
Bed and Breakfast Inn	AP	-	-	See Section 1500-05-030(A) – Visitor Serving Uses
Hotels and Motels	-	-	-	
Maintenance, Repair and Rental Services	-	-	-	
Manufactured Home Sales and Rentals	-	-	-	

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Use Types	AG	REC	P	Supplemental Regulations
P Permitted	ZC Zoning Clearance	AP Administrative Permit	UP Use Permit	- Not Permitted
Medical Marijuana Dispensary	-	-	-	
Medical Offices and Clinics	-	-	-	
Nightclubs	-	-	-	
Nursery				
Wholesale	P	-	-	
Retail	UP	-	-	
Personal Services	-	-	-	
Personal Storage	-	-	-	
Professional Offices	-	-	-	
Recreational Vehicle Storage	-	-	-	
Recycling Collection Facilities				
Small	P	P	P	See Article 14 – Recycling Collection Facilities (Use Specific Regulations)
Large	-	-	-	
Retail Sales				
General	-	-	-	
Outdoor	-	-	-	
Superstore				
Vehicle and Equipment Sales and Services				
Fuel Stations	-	-	-	
Vehicle Rentals, Sales and Leasing, Light	-	-	-	
Vehicle Rentals, Sales and Leasing, Heavy	-	-	-	
Vehicle Repairs, Light	-	-	-	
Vehicle Repairs, Heavy	-	-	-	
Vehicle Washing	-	-	-	
Industrial Use Types				
Equipment and Materials Storage Yards	-	-	-	
General Truck Yards				
Small	AP			See Section 1500-05-030(E) – Agricultural and General Truck Yards
Large	UP			See Section 1500-05-030(E) – Agricultural and General Truck Yards
Impound and Towing Yards	-	-	-	
Manufacturing				
Light	-	-	-	
General	-	-	-	
Heavy	-	-	-	
Research and Development	-	-	-	
Warehousing, Wholesaling, and Distribution,	UP	-	-	See Section 1500-05-030(J) –

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Use Types	AG	REC	P	Supplemental Regulations
P Permitted	ZC Zoning Clearance	AP Administrative Permit	UP Use Permit	- Not Permitted
				Agricultural Related Facilities
Transportation, Communication, and Utilities Use Types				
Aerial Services				
Airports and Landing Strips	UP	-	P	See Section 1500-05-030(S) – Public Facilities
Heliports	UP	-	P	See Section 1500-05-030(S) – Public Facilities
Community Facilities and Services				
Major	UP	UP	P	See Section 1500-05-030(W) – Regional transmission line Projects
Intensive	UP	-	UP	
Intermodal Transportation Services	-	-	P	
Parking Facilities	-	-	P	
Solar Energy Facilities, Commercial	UP	-	-	See Section 1500-05-030(T) – Solar Energy Facilities, Commercial
Wireless Telecommunication Facilities				
Co-located	ZC	ZC	ZC	See Article 18 –Wireless Telecommunication Facilities (Use Specific Regulations)
Integrated	ZC	ZC	ZC	See Article 18 –Wireless Telecommunication Facilities (Use Specific Regulations)
Freestanding	UP	UP	UP	See Article 18 –Telecommunication Facilities (Use Specific Regulations)
Resource Extraction Use Types				
Mining Operations	UP	-	-	See Chapter 290 Sutter County Ordinance Code
Oil and Gas Extraction and Injection Wells	ZC/UP			See Section 1500-05-030(U) – Oil and Gas Extraction and Injection Wells

1500-05-030 Supplemental Use Regulations

- A. **Visitor Serving Uses.** Visitor serving uses in the AG District may be permitted if all of the following findings can be made:
1. The use will help to directly or indirectly promote agriculture in Sutter County.
 2. The use is compatible with and incidental to agricultural production activities in the area.
 3. The use is compatible with existing adjacent uses in the area.
- B. **Special Events.** Special events such as weddings, dances, assemblies, picnics, dinners, craft fairs, and similar events are allowed at Agricultural Education and Entertainment; Wineries, Breweries, Distilleries and Mills; and Special Event Facilities use types on parcels of sufficient