
Sec. 7-9-30. Agriculture and Open Space Districts.

Sec. 7-9-30.1. Purpose and intent.

The purpose of the Agriculture and Open Space Districts is to promote the preservation and protection of resource areas including agricultural lands, cultural-historic resources, significant wildlife habitats, and biotic resources that shape the overall urban form of the County as well as lands that provide outdoor recreation opportunities.

The specific designations and additional purposes of the Agriculture and Open Space Districts are:

- (a) The A1 "General Agricultural" District is established to provide for agriculture, outdoor recreational uses, and those low-intensity uses which have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.
- (b) The B1 "Buffer" District is established to provide open space areas for the purpose of: 1) buffering two (2) areas of use that are incompatible, or 2) preserving an area with unique or sensitive environmental features, or 3) linking other open space areas, or 4) shaping urban form. Normally, such areas would be narrow strips or small plots of land.
- (c) The OS "Open Space" District is established to provide relatively large open space areas for the preservation of natural resources, for the protection of valuable environmental features, for outdoor recreation and education, and for the public health and welfare.
- (d) The R/OSP "Research/Open Space Park" District is established to provide for the creation and maintenance of research and development facilities and related uses where the intent of the design, location and arrangement of uses and structures is to maintain an open space character and prevent potentially significant adverse environmental impacts.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-30.2. Land use regulations.

Table 7-9-30.2 and section 7-9-30.4, "Supplemental regulations," prescribe the land use regulations for Agricultural and Open Space Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review. Principal permitted uses, which do not require a discretionary permit, shall comply with section 7-9-121.

- (a) "P" designates principal permitted uses. Permitted uses shall comply with section 7-9-121.
- (b) "SDP" designates uses that are principal permitted uses subject to the approval of a Site Development Permit.
- (c) "UP" designates uses that are principal permitted uses subject to the approval of a Use Permit.
- (d) "#" indicates the uses that shall comply with specific limitations listed at the end of the table.
- (e) "—" designates uses that are not permitted.
- (f) "NA" designates development standards that are not applicable.

Land use classifications and definitions are located in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is

substantially similar in character. Use classifications and sub-classifications not listed in Table 7-9-30.2 or not found to be substantially similar to the uses below shall be prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other related sections of this Zoning Code.

In the Agriculture and Open Space Districts, the following uses are prohibited:

- (a) Commercial Stockpiling or Processing of Manure.

TABLE 7-9-30.2: LAND USE REGULATIONS— AGRICULTURE AND OPEN SPACE DISTRICTS					
	A1	B1	OS	R/OSP	Additional Regulations
RESIDENTIAL					
Alcoholism or Drug Abuse Recovery/Treatment Facilities - Small	P ³	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
Community Care Facilities - Large	UP ¹	-	-	-	No more than 12 persons (maximum) shall be served in the facility Per section 7-9-95 and 7-9-134/135
Community Care Facilities - Small	P	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
Congregate Living Health Facility Large	UP ¹	-	-	-	7 to 12 persons (maximum) may be served in the facility Per section 7-9-95 and 7-9-135
Congregate Living Health Facility Small	P	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-135
Farmworker Dwelling Unit	SDP ⁴	-	-	-	Per section 7-9-134/135
Farmworker Housing Complex	SDP ⁴	-	-	-	Per section 7-9-134/135
Group Home - Small	P ⁵	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
In-home Family Child Care, Large	P	-	-	-	Shall provide care to no more than 14

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					children Per section 7-9-95.5
In-home Family Child Care, Small	P	-	-	-	Shall provide care to no more than 8 children Per section 7-9-95.5
Short-Term Rentals	p ²	-	-	-	Per section 7-9-93
Single-Family Dwelling or Mobilehome	P	-	-	-	One (1) dwelling per building site Per section 7-9-135 or section 7-9-92
Sober Living Home - Small	p ^{3,5}	-	-	-	No more than 6 persons shall be served in the facility (plus one house manager) Per section 7-9-95 and 7-9-134/135
Supportive Housing	P	-	-	-	Per section 7-9-134/135
Transitional Housing	P	-	-	-	Per section 7-9-134/135
COMMERCIAL					
Animal Clinics	SDP	-	-	-	Per section 7-9-106
Animal Hospitals (Livestock)	SDP	-	-	-	Per section 7-9-106
Automobile Parking Lots and Structures	-	SDP	-	-	Per section 7-9-70
Commercial Outdoor Recreation	UP	-	UP	-	Shall be limited to: country clubs, golf courses, riding clubs, swimming clubs, tennis clubs, and yacht clubs Per section 7-9-134
Commercial Processing of Agricultural Minerals	UP	-	-	-	Per section 7-9-134/135
Commercial Dairies	UP	-	-	-	Per section 7-9-135
Commercial Equestrian Stables	UP	-	UP	-	Per section 7-9-135
Farmers' Market	UP	-	UP	-	Per section 7-9-101
Golf courses	UP	SDP	-	-	Per section 7-9-134
Kennels	UP	-	-	-	Per section 7-9-134
Mini-Storage Facilities	UP	-	-	-	Per section 7-9-135
Nursery, Plant (Wholesale)	SDP	-	-	-	Per section 7-9-135

Recycling, Transfer, and Material Recovery Facilities	UP	-	UP	-	Per section 7-9-119
Restaurants	-	-	UP ⁶	-	Full service, limited service, and take-out Per section 7-9-134
Retail Sales	-	-	UP ⁶	-	Per section 7-9-135
Wineries	UP	-	-	-	Per section 7-9-135
INDUSTRIAL					
Research and Development	UP	-	-	UP	Testing facilities and activities Per section 7-9-134
Sanitary Landfill	UP	-	UP	-	Per section 7-9-134
Vehicle Storage	UP	-	-	-	Recreational vehicles, campers, trailers, and vessels Per section 7-9-134
PUBLIC/SEMI-PUBLIC					
Archeological, paleontological, and historical sites	-	p ⁷	P	-	Per section 7-9-135
Beach Access	-	p ⁷	P	-	
Cemeteries, Mortuaries, Mausoleums, and Crematories	UP	-	UP (Cemeteries only)	-	Per section 7-9-134
Community Assembly Facilities	UP	-	-	UP	Shall be limited to: churches, temples, and other places of worship Per section 7-9-134
Cultural Institutions and Facilities	SDP	-	UP	-	Shall be limited to: public libraries and museums Per section 7-9-134
Educational Institutions	UP	-	-	UP	Per section 7-9-134
Marine Preserves	-	p ⁷	P	-	Per section 7-9-135
National Forests	-	-	P	-	Facilities provided may include: rest rooms, information centers, maintenance buildings, ranger stations, and riding and hiking trails
Park and Recreation Facilities (Non-commercial)	P	SDP	P	P	Shall be limited to: active parks, playgrounds, and

					athletic fields Per section 7-9-134
Passive Parks and Greenbelts	-	p ⁷	P (Greenbelts only)	-	Includes wildlife corridors Per section 7-9-134
Riding and Hiking Trails	P (Accessory use only)	p ⁷	P (Accessory use only)	P	Per section 7-9-134
Viewpoints	-	p ⁷	-	-	Per section 7-9-134
Water recharge, percolation, and watershed areas	-	-	P	-	Per section 7-9-135
Wildlife Preserves and Sanctuaries	-	-	P	-	Per section 7-9-135
TRANSPORTATION, COMMUNICATION, AND UTILITIES					
Airports and Heliports	UP	-	UP ⁸	UP ⁸	Per section 7-9-134
Antenna and Transmission Towers	UP	-	UP	SDP ⁹ /UP ⁹	Shall be limited to wireless communications facilities Per section 7-9-109
Utilities, Major	SDP	-	SDP	SDP	Shall be limited to: public/private utility uses, buildings, and structures Per section 7-9-134
Utilities, Minor	SDP	SDP	SDP	SDP	Shall be limited to: overhead or underground utility facilities Per section 7-9-134
AGRICULTURAL AND EXTRACTIVE					
Agriculture	P	SDP	SDP	P	Includes crop cultivation, agricultural processing, and agricultural-support services Per section 7-9-135
Apiaries	SDP	-	SDP	-	Per section 7-9-135
Permanent facilities for sale of agricultural products grown on site	UP	-	-	-	Per section 7-9-134
Grazing	-	-	P	-	Per section 7-9-135
Landfill Gas Recovery Operations	SDP	-	SDP	SDP	Per section 7-9-134

Livestock Feeding Ranches	UP	-	-	-	In compliance with applicable health and safety regulations Per section 7-9-134
Packing Plants for Agricultural Products	UP	-	-	-	Per section 7-9-134
ANY OTHER USE					
All other uses shall be prohibited unless a Use Permit by the Planning Commission is obtained	UP	UP	UP	UP	Required finding: The proposed use is consistent with the purpose and intent of this district.
TEMPORARY					
Construction Offices	P	P ⁷	P	P	Per section 7-9-117
Continued use of an existing permitted building during construction of a new building	P	P ⁷	P	P	Per section 7-9-117
Mobile Coaches	-	-	-	P	Per section 7-9-117
Mobilehome residence during construction of a dwelling	P	-	-	-	Per section 7-9-117
Noncommercial coaches	P	-	-	-	Per section 7-9-117
Seasonal Product and Temporary Outdoor Sales	P	-	-	-	Per section 7-9-117
Stand for the Sale of Agricultural Products	P	-	-	-	Per section 7-9-117
ACCESSORY					
Accessory uses and structures are permitted when associated and subordinate to a permitted principal use on the same building site					
Accessory building(s) and structures not usable as a guesthouse or accessory dwelling unit	P	-	P	P	Per section 7-9-116
Accessory Dwelling Unit	P	-	-	-	Per section 7-9-90
Administrative Offices and Corporate Headquarters	-	-	-	P	Per section 7-9-135
Cafeterias and Food Services	-	-	-	P	Per section 7-9-134
Caretaker Housing	-	-	-	P	Per section 7-9-135

Conference Centers and Training Centers	-	-	-	P	Per section 7-9-134
Guesthouse	P	-	-	-	Per section 7-9-91 and 7-9-135
Health Care Facilities	-	-	-	P	Per section 7-9-134
Home Occupations	P	-	-	-	Per section 7-9-104
Manufacturing, assembly, compounding and storage of items studied or developed as part of the research and testing activities on the premises, including keeping of animals for those activities	-	-	-	P	Per section 7-9-134
Riding and Hiking Trails	P	-	P	-	Per section 7-9-134
Satellite Dish Antenna	P	P	P	P	Per section 7-9-30-7-9-34
Swimming Pools and Spas	P	-	-	-	Per section 7-9-116.2, 7-9-64(d) and (e), and Figure 7-9-64.3
Accessory uses and structures the Director, finds consistent with the purpose and intent of this district	P/SDP/UP	P ⁷ /SDP/UP	P/SDP/UP	P/SDP/UP	Director shall have discretion to determine the permit required for the proposed use or structure. Per section 7-9- 116
Notes: 1. Facilities serving seven (7) or more persons shall be subject to the approval of a Use Permit to the Planning Commission. 2. Short-term Rentals shall obtain a ministerial "Short-term Rental Permit" per section 7-9-93. 3. There shall be one thousand (1,000) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined. 4. Farmworker housing shall be allowed only on sites with an ongoing agricultural use. 5. Group Homes, including Sober Living Homes, shall obtain a "Group Home Permit." 6. Restaurant service and retail sales shall be limited to daytime hours and related to serving visitor/tourist needs only. 7. Any principal permitted use or structure, which requires a grading permit or building permit, shall also require a Site Development Permit. 8. Shall be limited to facilities for the takeoff and landing of helicopters only.					

9. Site Development Permit for a wireless communications facility unless within one hundred (100) feet of a residential or open space zoning district as measured from the parcel line. Use Permit for a wireless communications facility if within one hundred (100) feet of a residential or open space zoning district, as measured from the parcel line.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-30.3. Site Development Standards.

Table 7-9-30.3 and section 7-9-30.4, "Supplemental regulations," prescribe the site development standards for Agricultural and Open Space Districts. Additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Zoning Code.

TABLE 7-9-30.3: SITE DEVELOPMENT STANDARDS— AGRICULTURAL AND OPEN SPACE DISTRICTS					
Standard	A1	B1	OS	R/OSP	Additional Standards
BUILDING HEIGHT AND SITE REQUIREMENTS					
Minimum Building Site Area	4 acres	No minimum	1 acre	50 acres	Except for section 7-9-61.2
Maximum Building Height (ft)	35 (Except for Section 7-9-61.2)	18 (Unless otherwise provided for by an approved Use Permit)	18 (Unless otherwise provided for by an approved Use Permit)	35 (Except for Section 7-9-61.2)	An accessory structure within required side or rear setback area shall be limited to 12 ft. in height; if within 3 ft. of property line, it shall be limited to 8 ft. in height
Maximum Building Site Coverage (% of site)	NA	NA	10	20	Per section 7-9-135
Minimum Building Site Width (ft)	70	NA	NA	NA	Except for section 7-9-61.2
MINIMUM BUILDING SETBACKS (FT)					
Minimum Building Setbacks (ft)	Per Table 7-9-61.9 and sections: 7-9-61.8, 7-9-61.9, 7-9-61.10, and, 7-9-116	20 ft. from all property lines	All buildings, structures, and off-street parking shall be set back 50 ft. from public or private street	Front: 150 ft. minimum (accessory building: 25 ft. minimum) Side and rear: 150 ft. minimum when	

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				abutting a public ROW, otherwise, 50 ft. minimum	
OTHER					
Elevated Driveway	P	P	P	P	Per section 7-9-65
Fences, Walls, and Hedges	P	SDP (Over 3 ½ feet in height)	P	P	Per section 7-9-64
Grading and Excavation Over 10,000 Cubic Yards	SDP	NA	SDP	SDP	Per section 7-9-66
Open Space Requirement (% of site)	NA	NA	NA	50 See Note #1	
Screening	NA	NA	See Note #2	Per Section 7-71.1	
Swimming Pools and Spas	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line or within those areas described by section 7-9-116.2, 7-9-64(d) and (e), and Figure 7-9-64.3	NA	NA	NA	Per section 7-9-116.2, 7-9-64(d) and (e), and Figure 7-9-64.3
Additional Site Development Standards	NA	NA	NA	See Note #3	
Notes: 1. A minimum of fifty (50) percent of each site zoned R/OSP shall consist of indigenous vegetation except for fuel modification areas which may include non-indigenous vegetation. 2. Screening: Walls and fences over three and one-half (3.5) feet in height shall be installed in accordance with the following limitations unless otherwise provided or by an approved Site Development Permit or Use Permit: a. Non-opaque fences shall be a minimum of twenty (20) feet from the ultimate right-of-way line of any street or highway. b. Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of fifty (50) feet from the ultimate right-of-way line of any street or highway. 3. Additional site development standards for R/OSP: a. <i>Open space</i>: Whenever this district is established, eighty (80) percent of the area so zoned shall be retained as open space without buildings or structures. The majority of this open space area shall be included in an open					

space, scenic or other easement, agreement or device to maintain the open space character of the site.

b. *Architecture*: Whenever this district is established, an architectural theme, including a list of exterior building materials and colors, shall be established by the Site Development Permit. All structures, including accessory structures and signs, shall adhere to the established theme and utilize the approved exterior building materials. In cases where contiguous land subject to this district is divided among more than one (1) landowner, then the theme and materials established by the first approved Site Development Permit shall be used in subsequent permits.

c. *Outdoor uses*: Except for agricultural grazing and outdoor recreation, all uses permitted in this district shall be conducted inside an enclosed building except as otherwise specified in the approved permit.

d. *Loading areas*: All loading operations shall be performed on-site and loading areas shall be screened by landscaping or architectural features in such a manner as to screen such areas from view from public street rights-of-way and property boundaries.

e. *Roof equipment screening*: Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and property boundaries. Solar collector panels shall be excepted from this requirement.

f. *Utility placement*: On-site utility lines shall be placed underground, unless alternative locations are approved by a Use Permit.

g. *Environmental control*: All uses shall be conducted in such a manner as to preclude the occurrence of any nuisance, hazard, or recognized offensive conditions, including the creation or emission of dust, smoke, noise, fumes, odors, vibration, particulate matter, electrical disturbance, humidity, heat, cold or glare.

h. *Fencing Within Setback Areas*: Fencing shall be of a rustic or rural character and per section 7-9-64.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-30.4. Supplemental Regulations.

(a) Accessory uses and structures: Per section 7-9-116.

(b) Fences, walls, and hedges: Per section 7-9-64.

(1) For R/OSP: *Fencing Within Setback Areas*: Fencing shall be of a rustic or rural character and per section 7-9-64.

(c) Garages and carports: Per section 7-9-70.

(d) Grading and excavation: Per section 7-9-66.

(e) Landscaping and irrigation: Per section 7-9-68.

(f) Lighting and illumination: Per section 7-9-67.

(g) Nonconforming uses and structures: Per section 7-9- 115.

(h) Off-street parking and loading: Per section 7-970.

(1) For R/OSP: *Off-street parking*: Off-street parking shall be provided as required by section 7-9-70 of the Zoning Code except that medical research uses shall provide one (1) stall per four hundred (400) square feet of gross floor area.

(i) Pets and animals: Per section 7-9-105.

(j) Screening and landscaping: Per section 7-9-71.

(1) Landscaping for R/OSP: Per section 7-9-71.2.

(2) Screening for R/OSP: Per section 7-9-71.1.

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- (k) Signs: Per section 7-9-114.
 - (1) For B1: No commercial signs.
 - (l) Temporary uses and structures: Per section 7-9-117.
 - (m) Waste management and hazardous materials: Per section 7-9-118.
 - (1) For R/OSP: In addition, all storage of cartons, refuse and other trash shall be stored within a building or within an area enclosed by a masonry wall not less than six (6) feet in height. If unroofed, no such area shall be within fifty (50) feet of any residential or agricultural zoning district boundary.
- (Ord. No. 20-006 , § 1, 7-28-20)