

22.16.020 Agricultural Zones Designated.

Table 22.16.020-A, below, identifies "Agricultural Zones," as used in this Title 22:

TABLE 22.16.020-A: AGRICULTURAL ZONES	
Abbreviation	Full Name
A-1	Light Agricultural
A-2	Heavy Agricultural

(Ord. 2019-0004 § 1, 2019.)

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.

- A. General. This Section prescribes the land use regulations for Zones A-1, A-2, O-S, R-R, and W.
- B. Permit and Review Requirements. Table 22.16.030-A, below, identifies the permit or review required to establish each use listed in Subsection C, below.

TABLE 22.16.030-A: PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
P	Permitted	
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
EP	Explosives Permit	Chapter 22.164
SPR	Ministerial Site Plan Review	Chapter 22.186
SEP	Special Events Permit	Chapter 22.188
SMP	Surface Mining Permit	Chapter 22.190

C. Use Regulations.

- 1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

	A-1	A-2	Additional Regulations
Community gardens	P	P	
Crops, including field, tree, bush, berry, and row	SPR	SPR	
Fairgrounds of a public character, when permanently located, including accessory commercial uses	-	SPR ³	
Greenhouses	SPR ^{2,4}	SPR ^{2,4}	
Excluding sawmill operations	-	SPR	
Including sawmill operations	-	CUP	
Manure, spreading, drying, and sales, excluding pulverizing and shaking machinery	-	SPR ^{2,6}	

Mushroom farms	-	SPR ²	
Plant nurseries, propagation of nursery stock only	SPR	SPR	Also see "Plant nurseries, including propagation of nursery stock and retail sales"
Solid fill projects	CUP	CUP	
Surface mining operations	SMP	SMP	
In compliance with Section 22.140.610.D.1	MCUP	SPR	Section 22.140.610
In compliance with Section 22.140.610.D2	MCUP	MCUP	Section 22.140.610
In compliance with Section 22.140.610.D3	CUP	CUP	Section 22.140.610
Animal hospitals	-	SPR ²	
Animal shelters and pounds	-	SPR ²	
Apiaries	SPR ^{2,4}	SPR ^{2,4}	
Circus winter quarters	-	CUP	
Dairies	-	SPR	Section 22.140.160
Dog kennels	-	SPR ²	
Dog training schools	-	SPR ²	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	SPR	SPR	Section 22.140.080
Hogs or pigs	SPR	SPR	Section 22.140.080
Hog ranches	-	CUP	
Livestock feed yards	-	SPR ^{2,6}	
Livestock sales yards	-	SPR ^{2,8}	
Menageries, zoos, animal exhibitions, or other facilities for keeping of wild animals	-	CUP	
On a lot having an area of not less than one acre, up to eight animals allowed per acre	SPR	SPR	Section 22.140.080
On a lot having, as a condition of use, an area of not less than five acres, nine or more animals allowed per acre	CUP	SPR	Section 22.140.080
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing, including eggs, honey, or similar products derived from such animals	SPR	SPR	Section 22.140.080
Riding academies and stables, with the boarding of horses	CUP ⁸	SPR ^{2,8}	
Veterinaries	-	SPR	
Wild animals, keeping of individually or collectively for private or commercial purposes	-	CUP	
Amphitheaters	-	CUP ¹⁰	

Aquaria	-	SPR ²	
Arboretums and horticultural gardens	CUP	CUP	
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	CUP	CUP	
Correctional institutions, including jails, farms, and camps	CUP	CUP	
Disability rehabilitation and training centers	CUP ¹¹	CUP ¹¹	
Grange halls	CUP	CUP	
Juvenile halls	CUP	CUP	
Libraries	CUP	CUP	
Museums	CUP	CUP	
Observatories	CUP	CUP	
Revival meetings, tent	-	CUP	
Schools			
Colleges and universities, accredited, excluding trade or commercial schools	CUP	CUP	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP	CUP	
Theaters, drive-in	CUP	CUP	
Theaters, excluding drive-in	-	CUP ¹⁰	
Explosives storage, permanent	EP	EP	
Farm equipment repair shops	-	CUP	
Feed mills	-	SPR ^{2,8}	
Fertilizer plants	-	CUP	
Fruit and vegetable packing plants	-	SPR ³	
Heavy equipment training schools	CUP ¹³	CUP ¹³	Also see "Trade or commercial schools"
Linseed, cottonseed, and coconut oil processing plants	-	SPR ³	
Motion picture sets and indoor studios	-	CUP	Section 22.140.060.A
Guest ranches	CUP	CUP	
Youth hostels	CUP	SPR	
Athletic fields, excluding stadiums	-	CUP	
Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps, excluding permanent habitable structures	CUP	SPR	
Camps, youth	CUP	SPR	
Golf			
Golf courses, including clubhouses and accessory facilities	CUP	CUP	

Golf driving ranges	CUP	CUP	
Nudist camps	-	CUP	
Outdoor festivals	-	CUP	
Parks, playgrounds, and beaches, including accessory facilities	CUP	SPR	
Recreation clubs, private	CUP	CUP	Section 22.140.480
Recreational vehicle parks	CUP	CUP	Section 22.140.490
Riding and hiking trails, excluding trails for motor vehicles	SPR	SPR	
Rifle, pistol, or skeet ranges	CUP ⁸	CUP	
Rodeos, excluding horse racing	-	CUP	
Trap ranges	-	CUP	
Organic waste recycling facilities			
Anaerobic digestion facility	-	CUP	Section 22.140.740
Chipping and grinding or mulching	-	CUP	Section 22.140.740
Composting, green waste only	-	CUP	Section 22.140.740
Composting, mixed waste or food waste	-	CUP	Section 22.140.740
Composting, vermiculture ¹⁹	-	SPR	Section 22.140.740
Combustion and non-combustion biomass conversion facilities	-	CUP	Section 22.140.740
In-vessel composting	-	CUP	Section 22.140.740
Recycling processing facilities			
Conversion technology facility (recycling) that process material other than solid waste	-	CUP	Section 22.140.740
Solid waste facilities			
Conversion technology facility (solid waste)	-	CUP	Section 22.140.750
Inert debris landfill		CUP	Section 22.140.750
Landfill gas-to-energy		CUP	Section 22.140.750
Solid waste landfill	-	CUP	Section 22.140.750
Transformation facility	-	CUP	Section 22.140.750
Utility-scale solar energy facilities, ground-mounted	-	CUP	Section 22.140.510
Utility-scale solar energy facilities, structure-mounted	P	P	Section 22.140.510
Adult residential facilities			
Facilities serving six or fewer persons	P	P	
Facilities serving seven or more persons	CUP	CUP	
Convents and monasteries	CUP	CUP	
Density-controlled developments ¹⁶	CUP	CUP	Section 22.140.170
Farmworker housing¹⁶			
Farmworker dwelling units	SPR	SPR	Section 22.140.230
Farmworker housing complexes	SPR	SPR	Section 22.140.230
Foster family homes	P	P	
Group homes for children			

Facilities serving six or fewer persons	P	P	
Facilities serving seven or more persons	CUP	CUP	
Mobilehome parks ¹⁶	CUP	CUP	Section 22.140.370
Residential substance use recovery facilities			
Serving six or fewer persons	P	P	
Serving seven or more persons	CUP	CUP	
Single-family residences ¹⁶	SPR	SPR	Section 22.140.580
Small family homes for children	P	P	
Townhouses ¹⁶	CUP	CUP	Section 22.140.600
Farm equipment sales, rental, and storage	-	CUP	
Farmers' markets	MCUP	MCUP	Section 22.140.220
Plant nurseries, including propagation of nursery stock and retail sales	CUP	CUP	Section 22.140.450
Tasting rooms, on-site			
In compliance with 22.140.590.D.1	MCUP	MCUP	Section 22.140.590
In compliance with 22.140.590.D.2	CUP	CUP	Section 22.140.590
Tasting rooms, remote			
In compliance with 22.140.590.D.1	MCUP	MCUP	Section 22.140.590
In compliance with 22.140.590.D.2	CUP	CUP	Section 22.140.590
Cemeteries	CEM	CEM	
Day care			
Adult day care centers	CUP	CUP	
Child care centers operated in conjunction with and accessory to an accredited K-12 school	CUP	SPR	
Child care centers	CUP	CUP	
Family child care homes, large and small, in an approved residential use	P	P	
Domestic violence shelters	SPR	SPR	Section 22.140.180
Emergency shelters	SPR ¹⁷	SPR ¹⁷	Section 22.140.180
Health retreats	CUP	CUP	Section 22.140.260
Medical services			
Hospitals	CUP	CUP	
Mental Health Treatment Facilities, Inpatient or Outpatient	CUP	CUP	
Laundries and cleaning services			
Pest control operators, agricultural	-	CUP	
Airports, heliports, helistops, and landing strips	CUP	CUP	
Communication equipment buildings	CUP	CUP	
Earth stations	CUP	CUP	
Electric distribution substations, including related microwave facilities	CUP	CUP	Section 22.140.200
Fire stations	CUP	CUP	
Gas metering and control stations, public utility	CUP	CUP	

Microwave stations	CUP	CUP	
Police stations	CUP	CUP	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare, other than uses specifically listed in the zone	CUP	CUP	
Public utility service centers	-	CUP	
Public utility service yards	-	CUP	
Radio and television stations and towers, excluding studios	CUP	CUP	
Road construction and maintenance yards	CUP	CUP	
Sewage treatment plants	CUP	CUP	
Stations, bus, railroad, and taxi	CUP	CUP	
Telephone repeater stations	CUP	CUP	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water, except for shared water wells and associated tanks	CUP	CUP	
Wireless facilities, in compliance with Section 22.140.760.D.1	SPR	SPR	Section 22.140.760
Wireless facilities, in compliance with Section 22.140.760.D.2	CUP	CUP	Section 22.140.760

2. **Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.**

	A-1	A-2	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	
Accessory buildings and structures, unless more specifically regulated by this Title 22	Sections 22.110.030, 22.110.040		
Accessory dwelling units ²	SPR	SPR	Section 22.140.640
Accessory overnight safe parking ⁷	SPR	SPR	Section 22.140.650
Accessory emergency shelters	SPR	SPR	Section 22.140.180
Alcoholic beverage sales, for on-site consumption	CUP	CUP	Section 22.140.030
Alcoholic beverage sales, for off-site consumption, at a campground or recreational trailer park	CUP	CUP	Section 22.140.030
Amateur radio antennas			
In compliance with Section 22.140.040.D.1	SPR	SPR	Section 22.140.040
In compliance with Section 22.140.040.D.2	MCUP	MCUP	Section 22.140.040
Animals, domestic and wild, maintained or kept as pets or for personal use, in conjunction with a residential use			
In compliance with Section 22.140.070.B.1	P	P	Section 22.140.070

In compliance with Section 22.140.070.B.2	AP	AP	Section 22.140.070
Building materials storage, for an approved project on the same site	SPR	SPR	Section 22.140.130
Cannabis cultivation, personal, accessory to a legally established dwelling unit	P	P	Section 22.140.134
Caretaker residences, including mobile homes	CUP	CUP	Section 22.140.140
Cargo shipping container, limited to one	SPR	SPR	Section 22.140.150
Grading projects			
More than 10,000 up to 100,000 cubic yards of material to be transported off-site	SPR	SPR	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	Section 22.140.240
Guest houses	SPR	SPR	Section 22.140.250
Historic vehicle collections			
In compliance with Section 22.140.270.B.1	SPR	SPR	Section 22.140.270
In compliance with Section 22.140.270.B.2	CUP	CUP	Section 22.140.270
Home-based occupations	P	P	Section 22.140.290
Junior accessory dwelling units ²	SPR	SPR	Section 22.140.640
Living quarters for persons employed and deriving a major portion of their income on the premises	CUP	CUP	
Organic waste recycling facilities ⁸			
Anaerobic digestion facility	-	SPR	Section 22.140.740
Composting, green waste only	-	SPR	Section 22.140.740
Composting, mixed waste or food waste	-	SPR	Section 22.140.740
Composting, vermiculture	-	SPR	Section 22.140.740
In-vessel composting	-	SPR	Section 22.140.740
Non-combustion biomass conversion facility	-	SPR	Section 22.140.740
Parking as a transitional use	SPR	SPR	Section 22.140.440
Produce stands, including products from community gardens	P	P	Section 22.140.460
Refreshment stands ⁵	-	CUP	
Rehabilitation facilities for small wild animals	AP	AP	Section 22.140.500
Room rentals ⁶	P	P	
Shared water wells	MCUP	MCUP	Section 22.140.570
Small-scale solar energy systems, structure-mounted	P	P	Section 22.140.510
Small-scale solar energy systems, ground-mounted	SPR	SPR	Section 22.140.510
Small-scale wind energy systems	MCUP	MCUP	Section 22.140.510

3. **Temporary Uses.** Table 22.16.030-D, below, identifies the permit or review required to establish each temporary use.

	A-1	A-2	Additional Regulations
Explosives storage, temporary	EP	EP	
Holiday and seasonal sales	SPR	SPR	Section 22.140.280
Meteorological towers	MCUP	MCUP	Section 22.140.510
Mobilehomes used as a residence during construction			
Used for a period not to exceed one year	SPR	SPR	Section 22.140.380
Used for a period not to exceed two years	CUP	CUP	Section 22.140.380
Model homes	SPR	SPR	Section 22.140.390
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	
Motel conversions, temporary¹			Section 22.140.660
Occupied recreational vehicle parking during a County-declared shelter crisis	P	P	Section 22.140.670
Real estate tract offices	SPR	SPR	Section 22.140.470
Special events	SEP	SEP	
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses for up to one year	CUP	CUP	
Yard sales	P	P	Section 22.140.620

(Ord. 2023-0004 § 3, 2023; Ord. 2023-0001 § 3, 2023; Ord. 2022-0023 § 14, 2022; Ord. 2022-0008 § 7, 2022; Ord. 2021-0017 § 9, 2021; Ord. 2021-0011 § 2, 2021; Ord. 2020-0064 § 3, 2020; Ord. 2020-0059 § 4, 2020; Ord. 2019-0053 § 10, 2019; Ord. 2019-0020 § 4, 2019; Ord. 2019-0004 § 1, 2019.)