

Chapter 17.04 - LIMITED AGRICULTURE (A-1) DISTRICT

Sections:

17.04.010 - Purpose.

The purpose of the limited agriculture (A-1) district is to preserve agricultural lands at a size capable of supporting part-time agricultural operations, typically operated as a hobby or to supplement the occupant's income. This district is consistent with the agricultural-part-time cropland/grazing (A-cg) general plan land use designation. This district may also be applied to other areas which have small scale agricultural characteristics; provided, there are no conflicts with other general plan policies.

(Ord. 99-1 § 2, 1999; prior code § 5.02.010 (A))

17.04.020 - Permitted uses.

The following uses are permitted outright in the A-1 district:

- A. One-family residence;
- B. Agricultural uses, provided that the lot contains one acre of gross area; and
 - 1. Animal husbandry does not exceed the following number and type of animals per one-half acre:
 - a. One horse, mule, steer or similar sized animal, or
 - b. Three goats, sheep, swine, llamas, alpacas or similar sized animals, or
 - c. Three adult emus, rheas, ostriches or similar sized birds, or
 - d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals, or
 - e. Unlimited fish, frogs, worms or similar sized animals;
 - 2. Animals shall be kept in a clean and sanitary condition (see Section 6.04.050) and in a manner that does not become a nuisance (see Section 6.04.060);
- C. Sale of agricultural products grown on the premises;
- D. Boutique or small winery in accordance with Section 17.88.300;
- E. Second one-family residence subject to the provisions of Section 17.88.135.

(Ord. 2003-1 § 1, 2003; Ord. 2002-6 § 5, 2002; Ord. 99-1 § 3, 1999; prior code § 5.02.010 (B))

(Ord. No. 2015-01, § II, 4-14-2015)

17.04.025 - Uses requiring a zoning permit.

The following uses are permitted in the A-1 district if a zoning permit is issued, and subject to the provisions of Section 17.88.170 through 17.88.196:

- A. Home occupation with no customer vehicle trips;
- B. Senior citizen residence;
- C. Guest house;
- D. Servant's quarters;
- E. Use of an existing residential structure that temporarily exceeds density limitations while constructing a replacement structure;
- F. Boutique or small winery in accordance with Section 17.88.300.

(Ord. 99-1 § 4, 1999; Ord. 95-3 § 9, 1995)

(Ord. No. 2015-01, § II, 4-14-2015)

17.04.030 - Uses requiring an administrative permit.

The following uses are permitted in the A-1 district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

- A. Home occupation with customer vehicle trips;
- B. Large day care home;
- C. Family care residence;
- D. Bed and breakfast guest facility;
- E. Farm labor quarters;
- F. Medium winery in accordance with Section 17.88.300.

(Ord. 2003-1 § 2, 2003; Ord. 99-1 § 5, 1999; Ord. 95-3 § 10, 1995; Ord. 94-4 § 16 (part), 1994; prior code § 5.02.010 (C))

(Ord. No. 2015-01, § II, 4-14-2015)

17.04.040 - Uses requiring a use permit.

The following uses are permitted in the A-1 district if a use permit is issued:

- A. Animals in numbers exceeding those permitted in Section 17.04.020(B);
- B. Wholesale nursery or greenhouse;
- C. Dog kennel;
- D. Golf course;

- E. Large animal veterinarian office;
- F. Commercial riding stable or riding academy;
- G. Pet cemetery;
- H. Logging contractor's yard subject to the provisions of Section 17.88.271;
- I. Processing plant for agricultural products grown on the premises provided the lot is five acres or larger in area;
- J. Boutique, small or medium winery in accordance with Section 17.88.300.

(Ord. 2003-1 § 3, 2003; Ord. 2002-6 § 6, 2002; Ord. 99-1 § 6, 1999; Ord. 95-3 § 11, 1995; Ord. 91-1 § 3, 1990; prior code § 5.02.010 (D))

(Ord. No. 2015-01, § II, 4-14-2015)

17.04.050 - Other permitted uses.

Other uses permitted in the A-1 district are:

- A. The uses allowed by, and subject to the provisions of, Sections 17.88.010 through 17.88.150;
- B. Other uses found to be similar in character and impact to those listed in Section 17.04.010 and 17.04.040, as determined in accordance with Section 17.94.030.

(Ord. 99-1 § 7, 1999; prior code § 5.02.010 (E))

17.04.060 - Site development standards.

The following site development standards apply in the A-1 district:

- A. Minimum Lot Area. The minimum lot area requirement is five acres, except as otherwise provided in Section 17.84.010. Actual lot sizes will be determined by county development standards, including wastewater disposal capabilities and water availability, which could result in parcels larger than five acres.
- B. Yards. The following yard requirements apply, except as otherwise provided in Section 17.84.020:
 1. Front, thirty feet;
 2. Side, thirty feet;
 3. Rear, thirty feet.
- C. Maximum Structural Height. The following maximum structural height requirements apply, except as otherwise provided in Section 17.84.030:
 1. Residential building, thirty-five feet;

2. Accessory building:
 - a. If less than fifty feet from any property line: twenty feet;
 - b. If at least fifty feet, but less than seventy feet, from any property line: twenty-five feet;
 - c. If at least seventy feet, but less than ninety feet, from any property line: thirty feet;
 - d. If at least ninety feet from any property line: thirty-five feet.

D. Parking. Parking requirements are as specified in Chapter 17.86.

(Ord. 99-1 § 8, 1999; Ord. 95-3 § 12 (part), 1995; prior code § 5.02.010 (F))