

Chapter 17.11

Chapter 17.11 - AG-2 AGRICULTURAL/VALLEY DISTRICT

Sections:

17.11.010 - Purpose.

17.11.020 - Uses permitted.

17.11.030 - Uses requiring use permits.

17.11.040 - Yards.

17.11.050 - Lots.

17.11.060 - Building height.

17.11.070 - Parking.

17.11.080 – Williamson Act Contracted Lands.

17.11.010 - Purpose.

A.

The purpose of the AG-2, Agricultural/Valley district classification is to implement the Valley Floor Agriculture lands designation of the Land Use element of the Tehama County General Plan by recognizing lands which are suited for, and are appropriately retained for, the production of orchard and field crops. This district classification includes lands with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses within this district, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

B.

The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all AG-2 districts.

C.

Unless context indicates otherwise, any reference in this Code to the EA zoning district shall be deemed to refer to the AG-2, AG-3, and AG-4 districts.

(Ord. 1972, 2012)

17.11.020 - Uses permitted.

Except as provided in Section 17.11.080, uses permitted in an AG-2 districts shall be as follows:

- A. The primary use of lands in this district is for the production of tree, row and field crops; and nurseries and greenhouses for the propagation of plants.
- B. Secondary uses for lands in this district include the grazing of livestock; animal husbandry; and semi-heavy agricultural uses as defined by Section 17.04.490, where the use does not require a use permit pursuant to Section 17.11.030.
- C. Residential uses accessory to agricultural and permitted commercial recreation operations. Except as otherwise provided in this Title, including without limitation Sections 17.08.012, 17.08.050, and 17.11.030, such accessory residential uses shall be limited to the principal residence of the owner or operator.
- D. Mineral exploration which will not permanently interfere with the principal uses of the lands for agricultural purposes on parcels 40 acres or greater.
- E. Home occupations as defined in Section 17.04.280.
- F. Outdoor recreation uses such as Agritourism, Agri-nature Tourism, Collaborative Agri-nature Tourism Events, and environmental learning tourism meeting the standards and requirements of Chapter 17.81.
- G. Agricultural homestays meeting the standards and requirements of Chapter 17.81, provided that such agricultural homestays are in conjunction with the primary agriculture production use of the property;

(Ord. 1972, 2012)

17.11.030 - Uses requiring use permits.

Except as provided in Section 17.11.080, the following uses shall be permitted in an AG-2 district upon securing a use permit:

- A. Heavy agricultural uses as defined by Section 17.04.330.
- B. Dairies and commercial cattle and hog feed lots.
- C. Youth ranches, educational or religious institutions, or similar uses.
- D. Additional farm labor or caretaker housing.
- E. Employee and farmworker housing exceeding the limits set pursuant to Section 17.08.012.
- F. Soil amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by state law and regulations.
- G. Commercial shooting ranges as defined in Section 17.04.180
- H. Outdoor recreation uses such as Agritourism, Agri-nature Tourism, Collaborative Agri-nature Tourism Events, and environmental learning tourism exceeding the standards and requirements of Chapter 17.81.
- I. *Temporary, seasonal collaborative sales of agricultural products in accordance with state and federal standards, such as farmers' markets.*
- J. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery.
- K. Mineral exploration which will not permanently interfere with the principal uses of the lands for agricultural purposes on parcels less than 40 acres.
- L. Non-commercial wind generators exceeding eighty feet.

(Ord. 1972, 2012)

17.11.040 - Yards.

Yard requirements in an AG-2 district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater.
- B. Minimum side yards, ten feet; six feet on non-conforming parcels of 10 acres or less.
- C. Minimum rear yards, twenty feet.

(Ord. 1972, 2012)

17.11.050 - Lots.

Except as provided in Section 17.11.080, minimum lot area in an AG-2 district shall be twenty (20) gross acres.

(Ord. 1972, 2012)

17.11.060 - Building height.

Maximum building height in an AG-2 district shall be:

- A. Two and one-half stories, but not to exceed thirty-five feet except as provided in subdivisions (b) and (c).
- B. Grain silos and other agricultural product storage and processing structures are limited to sixty feet.
- C. Non-commercial wind generators accessory to a permitted use are limited to eighty feet, except as provided in Section 17.11.030.

(Ord. 1972, 2012)

17.11.070 - Parking.

Minimum automobile parking in an AG-2 district shall be one space for each dwelling unit, and spaces for all vehicles clear of public streets and roads for other permitted uses.

(Ord. 1972, 2012)

17.11.080 - Williamson Act and Farmland Security Zone Contracted Lands.

A.

Notwithstanding Section 17.11.050, the minimum lot area for lands in an AG-2 district that are subject to a Williamson Act or Farmland Security Zone contract is forty (40) gross acres.

B.

Notwithstanding any other provision of this Title, any use on land subject to a Williamson Act or Farmland Security Zone contract must be consistent with Government Code sections 51200 et seq. (the Williamson Act), the terms of the Williamson Act or Farmland Security Zone contract, and any compatible use rules or determinations heretofore or hereinafter adopted by the Board of Supervisors. Any application for a use permit pursuant to Government Code section 51238.1, subdivision (b), for a use otherwise permitted in an AG-2 district, must be approved by the Board of Supervisors.

(Ord. 1972, 2012)