

Chapter 17.12

GENERAL AGRICULTURAL DISTRICT, TEN ACRE MINIMUM, OR (A-10) DISTRICT

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17.12.010 Purpose. The purpose of the general agricultural, ten acre minimum (A-10) district is to provide for country-estate type living on parcels less than twenty acres in area while maintaining areas for the commercial production of food and fiber where such agricultural uses can exist without the encroachment of incompatible land uses. Development in this zone must comply with Title 15 of this code relative to fire safety standards. (Ord. 2222 §15, 1998; Ord. 1980 §3, 1992; Ord. 1305 §3, 1983; Ord. 1229 §2 (part), 1982).

17.12.020 Permitted uses. Within any general agricultural, ten acre minimum (A-10) district, the following uses are permitted unless otherwise provided in this chapter:

A. One single-family dwelling per parcel;

B. One additional single-family dwelling or one guesthouse when the parcel is ten acres or larger;

C. General farming and ranching;

D. Agricultural processing facilities and activities and related accessory uses for products primarily from the farm or ranch located on the parcel or a combination of the parcel and other parcels under the same ownership all of which are located in the county;

E. Roadside stand and other marketing and sales facilities for agricultural products primarily from a farm or ranch located on the parcel or a combination of the parcel and other parcels under the same ownership all of which are located in the county;

F. Nurseries and greenhouses;

G. Christmas tree farms;

H. General recreational use incidental to the primary use of the parcel;

I. Small-scale development of mineral resources, provided surface development does not occur within two hundred feet of the property line;

J. Firehouses and police stations;

K. Residential care homes, nursery schools and small family day care homes, within a permitted single-family dwelling, for not more than six persons;

L. Churches;

M. Bed and breakfast establishments, within a permitted single-family dwelling, six bedrooms or less;

N. Animal hospitals, indoors;

O. Public utility distribution facilities;

P. Prospecting;

Q. Cemeteries;

R. Wineries and related accessory uses and facilities for processing grapes or other fruits grown primarily on the same parcel as the winery is located.

S. Retail sales or tasting of wine produced from grapes or other fruits grown primarily on the same parcel as the winery is located;

T. Growing and harvesting forest products;

U. Agricultural laborer housing;

V. Accessory uses and structures appurtenant to permitted uses. (Ord. 2582 §7, 2004; Ord. 2222 §16, 1998; Ord. 2171 §10, 1996; Ord. 2119 §7, 1995; Ord. 2115 §7, 1995; Ord. 1620 §1 (part), 1988; Ord. 1535 §3, 1987; Ord. 1340 §3, 1984; Ord. 1229 §2 (part), 1982).

17.12.030 Conditional uses. Within any general agricultural, ten acre minimum (A-10) district, the following uses are permitted subject to first securing a use permit:

A. One additional single-family dwelling, ten acres per unit maximum density;

B. Airports and heliports;

C. Sawmills;

D. Livestock feedlots, auction yards and slaughterhouses;

E. Recreational buildings and developments;

F. On and off-shore marina facilities;

- G. Tent revivals, circuses and carnivals;
- H. Health care facilities;
- I. Residential care homes, nursery schools and day care centers, other than family day care homes;
- J. Animal hospitals, outdoors;
- K. Kennels;
- L. Schools, libraries, museums, art galleries, tourist information facilities;
- M. Temporary sales offices for parcels and residences;
- N. Refuse and sewage disposal sites and water and sewer treatment plants;
- O. Public utility uses;
- P. Large scale development of mineral resources and surface development of mineral resources within two hundred feet of property line;
- Q. Mausoleums, columbaria and crematoria, when in conjunction with a cemetery;
- R. Wineries and related accessory uses and facilities for processing grapes or other fruits not grown primarily on the same parcel as the winery is located;
- S. Wine marketing facilities;
- T. Commercial stables, riding clubs and guest ranches;
- U. Accessory uses and structures appurtenant to conditional uses. (Ord. 2222 §17, 1998; Ord. 2171 §11, §12, 1996; Ord. 1757 §5 (part), 1990; Ord. 1340 §7, 1984, Ord. 1229 §2 (part), 1982).

density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum ratio of the coverage of all building on a parcel, referred to as the floor area ratio (FAR), shall be 0.2. (Ord. 2582 §8, 2004; Ord. 2222 §19, 1998).

17.12.040 Minimum parcel size. Within any general agricultural, ten acre (A-10) district, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than ten gross acres in area. An existing parcel which does not meet the minimum parcel size regulation may be reconfigured to a resulting parcel which does not meet the minimum parcel size provided the reconfiguration does not result in a decrease in the size of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size requirement. (Ord. 2222 §18, 1998; Ord. 2127 §10, 1996; Ord. 2119 §8, 1995; Ord. 1229 §2 (part), 1982).

17.12.050 Building Intensity. Within any general agricultural, ten acre minimum (A-10) district, the residential building intensity shall be one (1) dwelling per five (5) acres; however, additional units are possible for agricultural laborer housing in accordance with state law or through a