Article 04. - LIA Land Intensive Agriculture District.

Sec. 26-04-005. - Purpose.

Purpose: to enhance and protect lands best suited for permanent agricultural use and capable of relatively high production per acre of land; and to implement the provisions of the land intensive agriculture land use category of the General Plan and the policies of the agricultural resources element.

(Ord. No. 5964, § III, 1-31-2012; Ord. No. 4643, 1993.)

Sec. 26-04-010. - Permitted uses.

(a) On parcels exceeding two (2) acres, raising, feeding, maintaining and breeding of farm animals. When such farming involves animals which are continuously confined, such as veal calves, poultry, hogs and pigs, dairy cows, or similar livestock which may result in concentrations of animal waste, the use shall be subject to issuance of a zoning permit based upon written approval of the Sonoma County Health Services Department and the applicable regional water quality control board of a confined animal management plan. Horses, goats, sheep and similar farm animals are not considered to be confined animals for purposes of this chapter. The plan shall include provisions for:

(1) Containment of waste to the site,

(2) Reuse or disposal of waste in accordance with health and/or water quality regulations,

(3) Mitigation of potential water quality impacts due to surface runoff of waste,

(4) Control of vectors,

In the event that the confined animal use is proposed within five hundred feet (500') of a nonagricultural land use category, it shall require prior approval of a use permit;

(b) On parcels of two (2) acres or less, raising, feeding, maintaining and breeding of not more than one (1) of the following per twenty thousand (20,000) square feet of area:

(1) Five (5) hogs or pigs,

(2) One (1) horse, mule, cow or steer,

(3) Five (5) goats, sheep or similar animals,

(4) Fifty (50) chickens or similar fowl,

(5) Fifty (50) ducks or geese or one hundred (100) rabbits or similar animals,

(6) The above limitations may be modified by the planning director upon submittal of a proposal statement which describes the extent of the domestic farming use and which is signed by the owners of all property within three hundred feet (300') of the subject property. The planning director may require the applicant to obtain a use permit if the director determines that the project might be detrimental to surrounding uses,

(7) 4-H and FFA animal husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least twenty thousand (20,000) square feet and provided further a letter of project authorization is first submitted by the project advisor. The planning director may require the applicant to obtain a use permit when the director determines that the project might be detrimental to surrounding uses;

(c) Beekeeping;

(d) Outdoor crop production including wholesale nurseries, for growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber

crops other than cannabis, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone;

(e) Agricultural support services involving no more than one (1) employee and occupying no more than one-half (1/2) acre of land and subject, at a minimum to the criteria of General Plan Policies AR-5e and AR-5f . Such services may include incidental sales of products related to the support service use but shall not include additional walk-in, over-the-counter retail sales;

The following factors shall be considered in determining an agricultural support service to be "clearly subordinate to on-site agricultural production" as provided in above Policy AR-5e:

(1) The geographic area of the lot devoted to the support service use in comparison to that remaining in agricultural production,

(2) Whether or not new structures or significant expansion of existing structures are needed to accommodate the support service use,

(3) The relative number of employees devoted to the support service use in comparison to that needed for agricultural production,

(4) Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(f) Incidental cleaning, grading, packing, polishing, sizing, storage and similar preparation of crops which are grown on the site, but not including agricultural processing;

(g) (1) Farm stand for the temporary or seasonal sales and promotion of crops grown or animals raised on the site including community supported agriculture, U-Pick and U-Cut operations.

(2) Farm retail sales facility subject to issuance of a zoning permit and compliance with Section 26-88-215;

(h) Residential uses include the following:

(1) Single-family detached dwelling unit(s) in accordance with the residential density permitted by the General Plan land use element, or permitted by a "B" combining district, whichever is more restrictive. These unit(s) may be manufactured homes, but only one (1) may be a manufactured home without a permanent foundation,

A manufactured home without a permanent foundation shall require prior approval of a zoning permit notice of which shall be posted at least ten (10) days prior to issuance, during which an appeal may be filed and processed pursuant to Section 26-92-040. Issuance of the zoning permit shall be subject, at a minimum, to the following conditions:

(i) The manufactured home shall be at least twelve feet (12') in width except those that are owned and occupied on the effective date of the ordinance codified in this chapter,

(ii) The manufactured home shall be skirted. All skirting shall be of a type approved by the state of California,

(iii) The manufactured home shall have one patio awning with a minimum dimension of nine feet (9') by twenty feet (20') and either a garage, carport or awning with a minimum dimension of ten feet (10') by twenty feet (20') for covered parking,

(iv) All manufactured home sites shall be landscaped,

(v) The manufactured home shall be occupied by the owner of the property or a relative of the owner;

(2) One (1) detached farm family dwelling unit per lot provided that a Williamson Act contract is in effect and that the following requirements are met:

(i) An agricultural easement having a term equal to the useful life of the structure, but in no event less than twenty (20) years, shall be offered to the county at the time of application,

(ii) A covenant shall be recorded, in a form satisfactory to county counsel, which acknowledges that, in the event that the agricultural use is terminated on the property, the farm family dwelling shall become a nonconforming residential use;

(3) One (1) dwelling unit for full-time agricultural employees for each of the following agricultural uses conducted on the site:

(i) At least fifty (50) dairy cows, dairy sheep, or dairy goats,

(ii) At least twenty (20) acres of grapes, apples, pears, prunes,

(iii) At least twenty thousand (20,000) broilers, fifteen thousand (15,000) egg-layers or three thousand (3,000) turkeys,

(iv) At least one hundred (100) non-dairy sheep, goats, replacement heifers, beef cattle, or hogs,

(v) At least thirty (30) mature horses,

(vi) Wholesale nurseries with a minimum of either one (1) acre of propagating greenhouse or outdoor containers or three (3) acres of field-grown plant materials,

(vii) Any other agricultural use which the planning director determines to be of the same approximate agricultural value and intensity as Subsections (h)(3)(i) through (vi) of this section;

The dwelling unit(s) may be conventionally built homes or manufactured homes (with or without permanent foundations); provided, that manufactured homes without a permanent foundation shall require a zoning permit approved in the manner described in Subsection (h)(1) of this section. Agricultural employee units may be established within designated Class 4 water-scarce areas only where a hydrogeology report, as defined, certifies that the establishment and continuation of the additional residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield,

Prior to the issuance of building or zoning permits for the employee unit(s), the property owner shall place on file with the planning department an affidavit that the unit(s) will be used to house persons employed on the premises for agricultural purposes. Further, a covenant shall be recorded, in a form satisfactory to county counsel, which acknowledges that in the event that the agricultural use is terminated on the property, the agricultural employee dwelling shall become a nonconforming residential use,

(4) Temporary farm worker camps consisting of up to four (4) self-contained recreational vehicles and/or travel trailers to house persons solely employed on the site for agricultural purposes for less than ninety (90) days, subject to the following:

The property owner must submit a written affidavit to the planning department, stating that the recreational vehicle and/or travel trailer will only be used to house persons solely employed on the site of a bona fide agricultural enterprise. The camp shall be subject to applicable septic regulations. The recreational vehicle or trailer shall be immediately removed from the site when it is no longer occupied by persons who are solely employed on the premises site;

(5) Seasonal farmworker housing which meets the standards set forth in Section 26-88-010(l). Seasonal farmworker housing shall also conform to such public health, building and fire safety criteria as may be established by resolution or ordinance of the board of supervisors,

(6) Year-round and extended seasonal farmworker housing which meets the standards set forth in Section 26-88-010(o). Year-round and extended seasonal farmworker housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the board of supervisors,

(7) One caretaker unit for properties with seasonal farmworker housing, subject to the provisions of Section 26-88-010 (l)(8),

(8) One guest house per lot,

(9) One (1) travel trailer per lot for use as temporary housing in accordance with Section 26-88-010(q) and provided that a travel trailer administrative permit is obtained and renewed annually,

(10) One (1) accessory dwelling unit per lot, pursuant to Section 26-88-060. Accessory dwelling units are not permitted on land subject to a Williamson Act contract;

(11) One junior accessory dwelling unit per lot, pursuant to Section 26-88-061.

(i) The following nonagricultural uses; provided, that the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with Objective AR-4.1 and Policy AR-4a of the agricultural resources element:

(1) Boarding and training of horses subject to issuance of a zoning permit. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(2) Home occupations subject to the requirements of Section 26-88-121 and approval of a zoning permit. Any home occupation use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(3) Small residential community care facilities, except on land subject to a Williamson Act contract,

(4) Occasional cultural events, provided that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice," is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-040. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(5) Management of land for watershed, for fish and wildlife habitat, fish rearing ponds, hunting and fishing, where these uses are incidental to the primary use,

(6) Small family day care. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(7) Large family day care, subject to the issuance of a zoning permit and the standards of Sec. 26-88-080, except on land subject to a Williamson Act contract;

(8) Pet fancier facilities, provided that a pet fancier license is obtained from the division of animal regulation and renewed annually. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(9) Public parks,

(10) Craft sales and garage sales not exceeding two (2) sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided,

(11) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130,

(12) Minor freestanding commercial telecommunication facilities, subject to the applicable criteria set forth in Section 26-88-130, and subject to approval of a zoning permit, including environmental review, for which notice, including a site plan and one (1) elevation with dimensions for such facility, is mailed to adjacent property owners and posted on the subject

property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(13) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130. Facilities between forty feet (40') and eighty feet (80') in height are subject to approval of a ministerial zoning permit for which notice is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section,

(14) Small wind energy systems not located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated Urban Service Area, subject to zoning permit approval and the standards in Section 26-88-135. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(15) Agricultural farmstay, subject to issuance of a zoning permit and the standards set forth in Section 26-88-085. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(16) Non-commercial arts and crafts studios not involving retail or wholesale sales. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(17) Non-commercial composting when the source materials are obtained primarily onsite and the product is used to amend soils onsite or on adjacent parcels owned or operated by same property owner.

(j) Accessory buildings and uses appurtenant to the operation of the permitted uses. Accessory buildings may be constructed on vacant parcels of two (2) acres or more in advance of a primary permitted use. On vacant parcels less than two (2) acres, accessory buildings may only be constructed if less than one hundred twenty (120) square feet or as incidental to an existing agricultural use. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(k) Minor timberland conversions, subject to compliance with the requirements of Section 26-88-140;

(l) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this Section;

(m) Small-scale agricultural processing facility subject to issuance of a zoning permit in compliance with Section 26-88-210;

(n) Cannabis cultivation for personal use in compliance with Section 26-88-258;

(o) Indoor crop production including wholesale nurseries for growing and harvesting of shrubs, plants, flowers, trees, vines, industrial hemp, fruits, vegetables, hay, grain and similar food and fiber crops other than cannabis, in greenhouses or similar structures less than two thousand five hundred (2,500) square feet, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone;

(p) Commercial cannabis uses in compliance with Section 26-88-250 through 26-88-256;

(q) Permanent supportive housing, subject to density limitations;

(r) Hosted rentals subject to issuance of a zoning permit in compliance with Section 26-88-118 (Hosted Rentals and Bed and Breakfast Inns).

(Ord. No. 6298 , § III(Exh.), 2-4-2020; Ord. No. 6255 , § III, 1-8-2019; Ord. No. 6245 , § II, 10-16-2018; Ord. No. 6223 , § V, 5-8-2018; Ord. No. 6191 , § V(Exh. D), 1-24-2017; Ord. No. 6189 , §§ II(B), (G), (I), (J), 12-20-2016; Ord. No. 6089, § I(b), 11-24-2014; Ord. No. 6081, §§ III, IV, 7-29-2014; Ord. No. 5964, § III, 1-31-2012; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(b), 2003; Ord. No. 5429 § 3(a), 2003; Ord. No. 5361 § 2(a), 2002; Ord. No. 5342 § 4, 2002; Ord. No. 5016 § 1(A), 1997; Ord. No. 4985 § 1(b), 1996; Ord. No. 4973 § 3(a), 1996; Ord. No. 4723 § 1(b), 1993; Ord. No. 4653 § 1(c), 1993; Ord. No. 4643, 1993.)

Sec. 26-04-020. - Uses permitted with a use permit.

(a) Agricultural cultivation in the following areas, for which a management plan has not been approved pursuant to Section 26-04-010(d):

(1) Within one hundred feet (100') from the top of the bank in the Russian River Riparian Corridor,

(2) Within fifty feet (50') from the top of the bank in designated Flatland Riparian Corridors,

(3) Within twenty-five feet (25') from the top of the bank in designated Upland Riparian Corridors;

(b) Livestock feed yards, animal sales yards;

(c) Commercial mushroom farming;

(d) Commercial stables not permitted under Section 26-04-010(i)(1), riding academies, and equestrian riding clubs. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(e) Agricultural support services with more than one (1) and a maximum of three (3) employees or occupying more than one half (½) acre of land, but otherwise subject to the same criteria as Section 26-04-010(e). Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(f) Preparation of agricultural products which are not grown on site, processing of agricultural product of a type grown or produced primarily on site or in the local area, storage of agricultural products grown or processed on site, and bottling or canning of agricultural products grown or processed on site, subject, at a minimum, to the criteria of General Plan Policies AR-5c and AR-5g;

(g) Slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards which serve agricultural production in the local area and subject, at a minimum, to the criteria of General Plan Policies AR-5c and AR-5g. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(h) Retail nurseries involving crops/plants which are not grown on the site, except on land subject to a Williamson Act contract;

(i) Tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county subject to the minimum criteria of General Plan Policies AR-6d and AR-6f. This Subsection shall not be interpreted so as to require a use permit for uses allowed by Section 26-04-010(g);

(j) Marketing accommodations in compliance with Section 26-88-086;

(k) Dwelling unit(s) for full time agricultural employees which are transferred from another lot within this district and which are under the same ownership as the subject property. The number of units allowed shall be determined by the standards in Section 26-04-010(h)(3). The units shall be located on the receiving parcel such that they are closer to the primary dwelling unit than to the property line;

(l) Temporary farm worker camps not permitted by Section 26-04-010(h);

(m) Seasonal farmworker housing that does not meet the road access, occupancy or setback standards of Section 26-88-010(l);

(n) Year-round and extended seasonal farmworker housing that does not meet the road access, occupancy limits, parcel size or setback standards of Section 26-88-010(o);

(o) The following nonagricultural uses; provided, that the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with Objective AR-4.1 and Policy AR-4a of the agricultural resources element:

(1) Game preserves, refuges, and hunting clubs; however, any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(2) Cemeteries, except on land subject to a Williamson Act contract,

(3) Commercial kennels, except on land subject to a Williamson Act contract,

(4) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including, but not limited to reservoirs, storage tanks, pumping stations, and transformer stations. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(5) Fire and police stations and training centers, service yards and parking lots which, at a minimum, meet the criteria of General Plan Policy PF-2 t and which are not otherwise exempt by state law. Such facilities are not permitted on land subject to a Williamson Act contract,

(6) Intermediate and major freestanding commercial telecommunication facilities subject at a minimum to the applicable criteria set forth in Section 26-88-130. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(7) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130,

(8) Exploration and development of low temperature geothermal resources for other than power development purposes provided that at a minimum it is compatible with surrounding land uses. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(9) Application of clean dredge material or biosolids from wastewater treatment plants subject, at a minimum, to the criteria of General Plan Policies PF-2s,

(10) Granges and similar community service facilities which do not adversely impact agriculture in the area. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(11) Large residential community care facility, except on land subject to a Williamson Act contract,

(12) Day care center, except on land subject to a Williamson Act contract,

(13) Reserved.

(14) Golf courses and driving ranges shall be at the sole discretion of the county and subject, at a minimum, to the following criteria:

(i) The proposed use is adjacent to a designated urban service boundary or includes an irrevocable offer of offsite unutilized development rights for all lands between the use and the urban service boundary,

(ii) Permanent open space or agricultural preservation is provided for the site of the proposed use and all areas for which development rights are acquired,

(iii) The use is located in close proximity to an existing wastewater treatment facility and includes the use of reclaimed wastewater in accordance with the regulations of the applicable regional water quality control agency,

(iv) The use is subject to design review approval and includes setbacks, buffers or other measures designed to minimize its impact on existing and potential agricultural uses in the area,

(v) Under no circumstances shall housing be included as part of the use, provided that a caretaker unit may be considered,

(vi) The use must be compatible with and not result in limitations on any agricultural operation,

(vii) The use shall not be conducted on lands subject to a Williamson Act contract or included in a timber production zone,

(viii) Facilities associated with the golf course and/or driving range shall be limited to those which serve golfers on the course or range, such as locker and shower facilities, pro shop with incidental sales of golfing equipment, snack bar and maintenance operations. Such facilities shall not include restaurants, other retail sales, lodging or similar uses,

(ix) Driving ranges shall not be operated during nighttime hours;

In the event that the above uses are proposed within a designated Community Separator, the criteria established by General Plan Policy OSRC-1c shall supersede the above criteria;

(15) Craft sales and garage sales involving three (3) or four (4) sales days per year,

(16) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135. Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations,

(p) Live/work uses in conjunction with a legally established single family residential unit subject to the requirements of Section 26-88-122. Any live/work use on a parcel under Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations;

(q) Other nonresidential uses which in the opinion of the planning director area of a similar and compatible nature to those uses described in this section;

(r) Commercial cannabis uses in compliance with Sections 26-88-250 through 26-88-256.

(Ord. No. 6255 , § IV, 1-8-2019; Ord. No. 6245 , § II, 10-16-2018; Ord. No. 6189 , § II(C), 12-20-2016; Ord. No. 5964, § III, 1-31-2012; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(c), 2003; Ord. No. 5429 § 3, 2003; Ord. No. 5361 § 2(i), 2002; Ord. No. 5342 § 4, 2002; Ord. No. 4973 § 3(b), 1996; Ord. No. 4781 § 2(B), 1994; Ord. No. 4643, 1993.)

Sec. 26-04-030. - Permitted residential density and development criteria.

The use of land and structures within this district is subject to this article, the general regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the General Plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

(a) Density. Residential density shall be between twenty (20) and one hundred (100) acres per dwelling unit as shown in the General Plan land use element or permitted by a "B" combining

district, whichever is more restrictive. However, dwelling units described in Section 26-04-010(h)(2) through (7) inclusive may be permitted in addition to the residential density.

(b) Minimum Lot Size. The minimum lot size for creation of new parcels shall be twenty (20) acres, provided, that it shall also meet the criteria of General Plan Policy AR-8c. In such cases where lots are clustered, a protective easement shall be applied to the remaining large parcel(s) which indicates that density has been transferred to the clustered area.

(c) Minimum Lot Width. The minimum average lot width within each lot is one hundred twenty-five feet (125').

(d) Maximum Building Height.

(1) Thirty-five feet (35') except that agricultural buildings and structures may reach up to fifty feet (50'). Additional height may be permitted provided that site plan approval in accordance with Article 82 is first secured,

(2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130.

(e) Maximum Lot Coverage.

(1) On parcels of two acres in size or less: twenty percent (20%),

(2) On parcels greater than two acres up to and including five acres in size: 18,000 SF or fifteen percent (15%), whichever is greater,

(3) On parcels greater than five acres up to and including 20 acres in size: 30,000 SF or ten percent (10%), whichever is greater, and

(4) On parcels greater than 20 acres in size: 85,000 SF or five percent (5%), whichever is greater.

Exceptions may be allowed by the planning director for commercial greenhouses, large animal operations, and buildings required for the farm operation to meet water quality or other environmental protection regulations.

(f) Yard Requirements.

(1) Front or Street Side Yard. Thirty feet (30') except where combined with any B district and in no case shall the setback be less than fifty-five feet (55') from the centerline of all roads and streets, except as may be otherwise indicated on the district maps,

(2) Side Yard. Minimum ten feet (10'), except that in the case of a corner lot, the street side yard shall be the same as the front yard,

(3) Rear Yard. Twenty feet (20'),

(4) Watering troughs, feed troughs, accessory buildings used for the housing or maintenance of farm animals and accessory buildings and runs used for the housing or maintenance of kennel animals shall be located at least fifty feet (50') from the front property line, twenty feet (20') from any side or rear property line, and thirty feet (30') from any dwelling on the adjacent property,

(5) No garage or carport opening facing the street shall be located less than twenty feet (20') from any exterior property line, except that where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with garages or carports, the required front yard may be reduced to a depth equal to the average of the front yards of the such garages or carports. However, in no case shall the front yards be reduced to less than ten feet (10'). Further, the permit and resource management department director may require a use permit if the reduction might result in a traffic hazard.

Notwithstanding the above, if a residence is elevated to meet flood requirements, the space underneath the structure may be utilized for a garage or carport if it will meet building codes, even if the ten foot (10') to twenty foot (20') setback cannot be met, subject to approval of Administrative Design Review.

(6) Cornices, eaves, canopies, bay windows, fireplaces and/or other cantilevered portions of structures, and similar architectural features may extend two feet (2') into any required yard. The maximum length of the projections shall not occupy more than one-third of the total length of the wall on which it is located. Uncovered porches, fire escapes or landing places may extend six feet (6') into any required front or rear yard and three feet (3') into any required side yard,

(7) Where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots, subject to the limitations of subsection (f)(5) of this section,

(8) Accessory buildings may be constructed within the required yards on the rear half of the lot; provided, that such buildings shall not occupy more than thirty percent (30%) of the width of any rear yard. Such accessory buildings shall not be located closer than ten feet (10') to the main buildings on adjacent lots. Notwithstanding the foregoing, swimming pools may occupy more than thirty percent (30%) of the width of any rear yard. A minimum of three feet (3') shall be maintained between the wall of a pool and the rear and side property lines, and from the main building on the same lot. Conventional pool accessory equipment (pump, filters, etc.) shall be exempt from setback restrictions. Additional setbacks may be required under the California Building Code. (Ord. No. 3932.)

(9) The yard requirements of Subsections (f)(1) and (2) of this section may be reduced up to fifty percent (50%) for agricultural buildings and structures if necessary for efficient farming operation.

(g) In compliance with applicable sections of the State Subdivision Map Act and the subdivision ordinance, a two (2)-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(1) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by Subdivision (b) of Section 1140.4 of the Labor Code,

(2) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease,

(3) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel,

(4) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract,

(5) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(6) The farmworker housing project is provided pursuant to Section 26-88-010(l) (Seasonal farmworker housing) or Section 26-88-010(o) (Year-round and extended seasonal farmworker housing), and includes provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses,

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 5964, § III, 1-31-2012; Ord. No. 5711 § 7 (Exh. H), 2007; Ord. No. 5569 § 9, 2005; Ord. No. 4973 § 1(c), 1996; Ord. No. 4927 §§ 1, 6, 11, 1996; Ord. No. 4643, 1993.)