

CHAPTER 35.21 - AGRICULTURAL ZONES

Sections:

- [35.21.010 - Purpose](#)
- [35.21.020 - Purposes of the Agricultural Zones](#)
- [35.21.030 - Agricultural Zones Allowable Land Uses](#)
- [35.21.040 - Agricultural Zones Lot Standards](#)
- [35.21.050 - Agricultural Zones Development Standards](#)

35.21.010 - Purpose

This Chapter lists the land uses that may be allowed within the Agricultural zones established by [Section 35.14.020 \(Zoning Map and Zones\)](#), determines the type of planning permit/approval required for each use and provides basic standards for site layout and building size.

35.21.020 - Purposes of the Agricultural Zones

The purposes of the individual Agricultural zones and the manner in which they are applied are as follows.

A. AG-I (Agricultural I) zone.

1. The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.
2. Within the Coastal Zone, the AG-I zone is intended to designate and protect lands appropriate for long term agricultural use within or adjacent to urbanized areas and to preserve prime agricultural soils.

B. AG-II (Agricultural II) zone.

1. The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.
2. Within the Coastal Zone, the AG-II zone is intended to provide for agricultural land uses on large properties (a minimum of 40- to 320-acre lots) with prime and non-prime agricultural soils in the rural areas of the County, and to preserve prime and non-prime soils for long-term agricultural use.

35.21.030 - Agricultural Zones Allowable Land Uses

- A. General permit requirements.** Table 2-1 identifies the uses of land allowed by this Development Code in each Agricultural zone, and the planning permit required to establish each use, in compliance with [Section 35.20.030 \(Allowable Development and Planning Permit Requirements\)](#).
- B. Requirements for certain specific land uses.** Where the last column in Table 2-1 ("Specific Use Regulations") includes a section number, the referenced Section may affect whether the use requires a Coastal Development Permit or a Land Use Permit, Development Plan, Minor Conditional Use Permit, or Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.
- C. Development Plan approval required.** Final Development Plan approval is required for a structure, other than an agricultural reservoir, that is not otherwise required by this Development Code to have discretionary permit approval and is 20,000 or more square feet in gross floor area, or is an attached or detached addition that, together with existing structures on the site will total 20,000 square feet or more in gross floor area.
- 1. Exemptions from floor area calculations.** Gross floor area associated with the following structures is not included in determining the 20,000 square foot gross floor area threshold for that development which requires a Development Plan.
- a. The structure qualifies as winery structural development.
 - b. If the structure is existing, than it was included in a Land Use Permit issued for a winery or is proposed to become part of a winery for which an application has been submitted to the Department.
- D. Design Review required.** Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of, an existing structure in compliance with [Section 35.82.070 \(Design Review\)](#).
- E. Accessory structures and uses.** Each use allowed by Table 2-1 (Allowed Land Uses and Permit Requirements for the Agricultural Zones) may include accessory structures and uses that are customarily incidental to the primary use.

Table 2-1 Allowed Land Uses and Permit Requirements for the Agricultural Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use or Coastal Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	AG-I	AG-I CZ	AG-II	AG-II CZ	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Abalone shell processing	—	—	CUP	CUP	
Agricultural accessory structure	P	P	P	P	35.42.020
Agricultural processing - On-premise products	P	P	P	P	35.42.040
Agricultural processing - Off-premise products	—	CUP	CUP	CUP	35.42.040
Agricultural processing - Extensive	—	—	CUP(3)	—	35.42.040
Animal keeping (except equestrian facilities, see RECREATION below)	S	S	S	S	35.42.060
Aquaculture	—	—	CUP	CUP	35.42.070
Cultivated agriculture, orchard, vineyard	E	E	E	E	
Grazing	E	E	E	E	
Greenhouse	P	P	P	P	35.42.150
Mining - Agricultural soil export	—	—	MCUP	—	35.82.160
Mining, extracting & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	35.82.160
Mining- Surface < 1,000 cubic yards	P(4)	CUP	P(4)	P	35.82.160
Mining- Surface ≥ 1,000 cubic yards	CUP	CUP	CUP	P	35.82.160
Oil and gas uses	S	S	S	S	35.5
Winery	S	—	S	CUP	35.42.270

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Composting facility	MCUP	—	MCUP	—	35.42.110
Fertilizer manufacturing	—	—	CUP(3)	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Country club	CUP	—	CUP	—	
Equestrian facilities	CUP	CUP	P	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	
Golf course, driving range	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	—	CUP	—	35.42.200
Meeting facility, religious	CUP	CUP	CUP	CUP	
Museum	CUP	—	CUP	—	
Rural recreation	—	—	CUP	CUP	35.42.240
School	CUP	CUP	CUP	CUP	
School - Business, professional or trade	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	

Key to Zone symbols

AG-I	Agriculture I	CZ	Coastal Zone
AG-II	Agriculture II		

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) Use limited to areas designated on the Land Use Element Maps with the "Agricultural Industry overlay."
- (4) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for the Agricultural Zones	E	Allowed use, no permit required (Exempt)			
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LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	AG-I	AG-I CZ	AG-II	AG-II CZ	

RESIDENTIAL USES

Agricultural employee housing ≤ 4 employees	MCUP	MCUP	MCUP	MCUP	35.42.030
Agricultural employee housing ≥ 5 employees	CUP	CUP	CUP	CUP	35.42.030
Artist studio	P	P	P	P	35.42.160
Dwelling, one-family (3)	P	P	P	P	
Guest house	P	P	P	P	35.42.160
Home occupation	P	P	P	P	35.42.190
Monastery	CUP	—	CUP	—	
Residential accessory uses and structures	P	P	P	P	35.42.020
Residential agricultural unit, attached	—	—	P(4)	—	35.42.210
Residential agricultural unit, detached and clustered	—	—	P(4)	—	35.42.210
Residential agricultural unit, remotely sited	—	—	MCUP	—	35.42.210
Residential second unit - attached	P(4)	P(4)	—	—	35.42.230
Residential second unit - detached	MCUP(4)	MCUP(4)	—	—	35.42.230
Special care home, ≤ 14 clients	P	P	P	P	35.42.100
Special care home, ≥ 15 clients	MCUP	MCUP	MCUP	MCUP	35.42.100

RETAIL TRADE

Agricultural product sales	P	P	P	P	35.42.050
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SERVICES

Cemetery	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	35.42.100
Small family day care home	E	E	E	E	35.42.100
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	35.42.100
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	35.42.100
Lodging - Guest ranch	—	—	CUP	CUP	
Lodging - Hostel	CUP	—	CUP	—	
Mausoleum	CUP	—	CUP	—	
Medical services - Animal hospital	MCUP	CUP	P	CUP	35.42.245
Mortuary, accessory to cemetery	CUP	—	CUP	—	35.42.120

Key to Zone Symbols

AG-I	Agriculture I	CZ	Costal Zone
AG-II	Agriculture II		

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) One-family dwelling may be a mobile home on a permanent foundation, see [Section 35.42.205](#).
- (4) Limited to specific locations. See the limitations on location for the use in [Chapter 35.42 \(Standards for Specific Land Uses\)](#).

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TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Agricultural product transportation facility	—	—	CUP	CUP	35.42.040.B.2
Airport, public	CUP	—	CUP	—	
Airstrip, private and temporary	CUP	—	CUP	—	
Airstrip, temporary	—	CUP	—	CUP	
Drainage channel, water course, storm drain < 20,000 sf	P	P	P	P	
Drainage channel, water course, storm drain ≥ 20,000 sf	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (4)	CUP	CUP(5)	CUP	CUP(5)	
Flood control project < 20,000 sf total area (6)	P	P	P	P	
Flood control project ≥ 20,000 sf total area (6)	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	
Pipeline - Oil or gas	P	—	P	—	35.5
Public utility facility	CUP	—	CUP	—	
Public works or private service facility	MCUP	—	MCUP	—	
Road, street < 20,000 sf total area	P	P	P	P	
Road, street ≥ 20,00 sf total area	P	MCUP	P	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	35.44
Utility service line with < 5 connections (4)	—	P	—	P	
Utility service line with ≥ 5 connections (4)	—	MCUP	—	MCUP	
Wind turbines and wind energy systems	S	S	S	S	35.57

Key to Zone Symbols

AG-I	Agriculture I	CZ	Coastal Zone
AG-II	Agriculture II		

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) Use is subject to the standards of the standards of the PU zone.
- (4) Does not include electrical transmission lines outside the jurisdiction of the County.
- (5) Not allowed in the VC overlay.
- (6) Not applicable to facilities constructed by the County outside of the Coastal Zone.

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WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	CUP	
Desalination facility < 15 connections	—	MCUP	—	MCUP	
Desalination facility - 15 to 199 connections	—	CUP	—	CUP	
Pipeline - Water, reclaimed water, wastewater, < 20,000 sf	P(3)	P	P(3)	P	
Pipeline - Water, reclaimed water, wastewater, ≥ 20,000 sf	P(3)	MCUP	P(3)	MCUP	
Reservoir, < 20,000 sf of total development	P	P	P	P	
Reservoir, 20,000 sf to < 50,000 sf of total development	P	MCUP	P	MCUP	
Reservoir, ≥ 50,000 sf of total development	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, Special Problem Area (4)	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, not Special Problem Area	E	P	E	P	
Wastewater treatment facility, up to 199 connections	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (5)	—	P	—	P	
Water system with 1 connection	E	P	E	P	
Water system with 2 to 4 connections	P	MCUP	P	MCUP	
Water system with 5 or more connections	MCUP	MCUP(6)	MCUP	MCUP(6)	
Water well, agricultural	E	P	E	P	

Key to Zone Symbols

AG-I	Agriculture I	CZ	Costal Zone
AG-II	Agriculture II		

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) Limited to wastewater pipelines; see [Article 35.5](#) for development standards.
- (4) Only if designated a Special Problem Area due to sewage disposal constraints; otherwise "E" if located in the Inland area or "P" if located in the Coastal Zone.
- (5) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (6) Limited to a maximum of 199 connections.

35.21.040 - Agricultural Zones Lot Standards

Each subdivision and residential development shall comply with the following minimum lot area and building site requirements for the applicable zone.

- A. Minimum lot area.** Each lot in a proposed subdivision shall comply with the minimum gross lot area requirements in Table 2-2.
- B. Minimum building site area for residential use.** Each primary dwelling shall be located on a lot with the minimum gross area shown in Table 2-2. A dwelling and its accessory structures and uses may also be located on a smaller existing legal lot unless it is a fraction lot.

Table 2-2 - Minimum Lot Area/Building Site Area

Zoning Map Symbol	Minimum Gross Lot Area
AG-I-5	5 acres
AG-I-10	10 acres
AG-I-20	20 acres
AG-I-40	40 acres
AG-II-40	40 acres
AG-II-100	100 acres
AG-II-320	320 acres

35.21.050 - Agricultural Zones Development Standards

- A. General development standards.** Development within the Agricultural zones shall be designed, constructed, and established in compliance with the requirements in Table 2-3, and all applicable standards in [Article 35.3](#) through [Article 35.7](#) of this Development Code. These standards apply within the Coastal Zone and Inland area, except where noted.
- B. Community Plan overlay requirements.** [Section 35.28.210 \(Community Plan Overlays\)](#) establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in [Section 35.28.210 \(Community Plan Overlays\)](#).

Table 2-3 - AG-I and AG-II Zones Development Standards

Development Feature	Requirement by Zone	
	AG-I & AG-I (CZ) Agriculture I	AG-II & AG-II(CZ) Agriculture II
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>	
Maximum density	1 one-family dwelling per lot; plus agricultural employee housing, residential agricultural units, and second units, where allowed by Table 2-1 and applicable standards provided that the lot complies with Section 35.21.040	
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>	
Front	50 ft from road centerline and 20 ft from edge of right-of-way	50 ft from road centerline and 20 ft from edge of right-of-way
Side	20 ft; 10% of lot width on a lot of less than 1 acre, with no less than 5 ft or more than 10 ft required	None
Rear	20 ft; 25 ft on a lot of less than 1 acre	None
Building separation	None, except as required by Building Code.	
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 ft for a residential structure, no limit otherwise; 25 ft for a residential structure within the Toro Canyon Plan area	AG-II - 35 ft for a residential structure, no limit otherwise; 25 ft for a residential structure within the Toro Canyon Plan area AG-II(CZ) - No limit; 25 ft for a residential structure within the Toro Canyon Plan area
Landscaping	See Chapter 35.34 (Landscaping Standards)	
Parking	See Chapter 35.36 (Parking and Loading Standards)	
Signs	See Chapter 35.38 (Sign Standards)	