

CHAPTER II - D
AGRICULTURAL ZONES

- 1.0 The Agricultural Zones are intended to designate areas for animal husbandry and the cultivation of food crops. Certain agricultural products, such as vineyards, also serve as tourist destinations and are an extremely important part of the economy of Riverside County. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of agricultural structures, lot sizes, and other activities. The purpose of each agricultural zone is as follows:
- A. **A-1: Light Agricultural** *is the standard agricultural zone in Riverside County. Accordingly, typical commercial farming and animal keeping activities are encouraged in this zone, as well as low-density residential areas. The A-1 zone is considered to be generally consistent with the Agriculture Foundation, Rural Foundation, and the Rural Community Foundation Components of the General Plan. The A-1 zone may be considered to be consistent with the Community Development Foundation on an interim basis.*
 - B. **A-P: Light Agricultural with Poultry** *is intended to designate areas where intensive poultry farming and egg ranches are encouraged. Other typical agricultural and animal keeping uses are also allowed in this zone. The A-P zone is considered to be generally consistent with the Agriculture Foundation. The A-P zone may be considered to be consistent with the Community Development Foundation on an interim basis.*
 - C. **A-2: Heavy Agriculture** *is to be used to designate areas for intensive commercial and industrial scale farming and animal keeping activities. This zone includes certain uses that are generally not compatible with residential areas. The A-2 zone is considered to be generally consistent with the Agriculture Foundation. The A-2 zone may be considered to be consistent with the Community Development Foundation on an interim basis.*
 - D. **A-D: Agriculture-Dairy:** The Board of Supervisors finds that because of the importance of the dairy industry to the economy of the County, the need to protect dairies from urban encroachment, and the need to encourage dairies to locate in established rural and agricultural areas to minimize incompatibilities between dairy operations and urbanizing communities, it is desirable to establish a zone classification which will preserve dairy operations. **(14.51 of 348)** *The A-D zone is considered to be generally consistent with the Agriculture Foundation. The A-D zone may be considered to be consistent with the Community Development Foundation on an interim basis.*
 - E. **C/V: Citrus / Vineyard** is The Board of Supervisors (“Board”) finds that there is a need in the County of Riverside for a zone classification within the “Citrus Vineyard Rural Policy Area” of the Riverside County General Plan that would encourage agricultural cultivation, vineyards, and wineries, that would preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine-industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.

The Citrus/Vineyard (C/V) zone classification is intended to meet the above-referenced

objectives. Limited incidental commercial uses, such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities shall be permitted only when they are secondary, and directly related, to the agricultural operations as defined in Section 14.72. The intent of allowing limited incidental commercial uses is to provide economic viability to the primary vineyard and winery operations. In conjunction with development, the use of rural road standards as outlined on Ordinance No. 460 (Regulating the Division of Land) shall be implemented so as to reinforce the rural intent of this zone classification. The introduction of curbs, gutters, and streetlights shall be discouraged.

Since the "Citrus Vineyard Policy Area" has now been superseded by "Temecula Valley Wine Country Policy Area", no new areas will be designated as the C/V zone. Instead, all modifications to zoning designations in this Policy Area will utilize the WC-W, WC-R, WC-WE, or WC-R zones.

~~In addition, the Board finds that there is a need for additional development standards within the "Citrus Vineyard Policy Area" of the Riverside County General Plan that would enhance winemaking atmosphere and long term viability of the wine industry. The Board further finds that there is a need for allowing clustering of residential density to encourage permanent preservation of vineyards and innovation in design, planning, and management of new tract maps and parcel maps within the Citrus Vineyard Policy Area of the General Plan. (14.71 of 348) The A-P C-V zone is considered to be generally consistent with the Agriculture Foundation Component of the General Plan.~~

F. WC-W: Wine Country – Winery. The *WC-W zone is one of four* Wine Country Zones *that* are established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan within the area shown on Figure 4a attached hereto. The purpose of *which* these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses *within this zone*, such as *winery operations retail sales of wine, restaurants, special occasion facilities, and hospitality accommodations* equestrian establishments shall be authorized only when they are secondary, and directly related, to *winery* the agricultural or equestrian operations *on a certain minimum lot size*. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. *(XIVd INTENT of 348) The WC-W zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Winery District and the Agriculture its underlying Foundation Component of the General Plan.*

G. WC-WE: Wine Country - Winery Existing. The *WC-WE zone is one of four* Wine Country Zones *that* are established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan within the area shown on Figure 4a attached hereto. The purpose of *which* these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental

commercial uses within this zone, such as ~~winery operations~~ retail sales of wine, restaurants, special occasion facilities, and hospitality accommodations ~~equestrian establishments~~ shall be authorized only when they are secondary, and directly related, to winery ~~the agricultural or equestrian operations~~ on a certain minimum lot size. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. *(XIVd INTENT of 348) The WC-WE zone applies to the thirty-one (31) wineries that were approved prior to March 11, 2104. This zone allows for limited expansion of existing facilities with valid land use is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Winery District and its underlying Agriculture Foundation Component of the General Plan*

- H. **WC-E: Wine Country – Equestrian.** The WC-E zone is one of four Wine Country Zones that are established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan ~~within the area shown on Figure 4a attached hereto~~. The purpose of ~~these zones~~ which is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, *such as retail establishments, restaurants, rodeo areas, polo grounds, animal hospitals, and other uses are allowed when they are secondary to, and directly related to, winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations.* Incidental commercial uses within this zone, such as ~~winery operations~~ retail sales of wine, are allowed when they are secondary to, and directly related to winery and vineyard operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. *(XIVd INTENT of 348) The WC-E zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Equestrian District and its underlying Rural Residential and Rural Community Foundation Components of the General Plan.*
- I. **R-D: Regulated Development Areas** *is intended to designated areas in transition from agricultural to residential development. Accordingly, most agricultural activities, as well as some low-density residential developments are allowed in this zone. Since the uses prescribed in this zone are encouraged in other zones, no further areas will be allowed to be zoned R-D in the future.*

SECTION 2.0 USES PERMITTED IN THE A-1 ZONE.

A. Uses by Right.

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
4. Animal Keeping, Type 1 (light) (personal pets, grazing)
5. Community Care Facilities - Sober Living Home (19.101)

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6. FFA / 4H Activities
 7. Home Occupations
 8. One-family dwellings
 9. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
 10. Open Space - Passive Recreation (Trails, Picnic Areas, etc)
 11. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Day Care, (Type 2) Large Family (18.29a)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 3. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. [Crowing fowl permit \(up to 50% increase\) \(Ord 817\)](#)
 2. Kennel, Class I
 3. Kennel, Class II
 4. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
 3. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 4. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 7. Cattery
 8. Churches, temples, and other places of religious worship
 9. ~~Community Care Facilities - Sober Living Home (19.101)~~

10. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
11. Day Care, (Type 3) Child (commercial)
12. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
13. [Hog Ranches \(Ord. 431\)](#)
14. Schools, museums, libraries, art galleries, etc. – private
15. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
16. Winery (class I)
17. Wireless Communication facilities, Concealed
18. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
2. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
3. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
4. Auction houses / yards / swap meets; permanent facility
5. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
6. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
7. [Hospital](#)
8. Kennel, Class IV
9. Mining Operations, subject to further requirements from Ord. 555
10. Mobilehome Parks (19.91)
11. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
12. Solar power plants on a lot 10 acres or larger
13. Wireless communication facilities, other

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. [Metal Shipping Container](#)
3. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

SECTION 3.0 DEVELOPMENT STANDARDS IN THE A-1 ZONE.

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- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
- D. **Building Height:** The maximum building height shall be 50 feet.
- E. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- F. **Setbacks, front:** The front yard shall be not less than 20 feet.
- G. **Setbacks, side:** Side yards on interior and through lots shall not be less than 5 feet. Side yards on corner and reverse corner lots shall not be less than 50 feet.
- H. **Setbacks, rear:** Rear yards shall not be less than 10 feet.
- I. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

SECTION 4.0. USES PERMITTED IN THE A-P ZONE.

A. **Uses by Right.**

- 1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
- 2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
- 3. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
- 4. Animal Keeping, Type 1 (light) (personal pets, grazing)
- 5. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
~~Cannabis—Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
~~Cannabis—Cultivation, indoor (specialty) (500 – 5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
~~Cannabis—Cultivation, Mixed Light (specialty cottage) (CA license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
~~Cannabis—Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
- 6. Community Care Facilities - Sober Living Home (19.101)
- 7. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
- 8. FFA / 4H Activities
- 9. One-family dwellings
- 10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

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1. Day Care, (Type 2) Large Family (18.29a)
2. Wireless communication facilities, co-located

C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

1. Kennel, Class I
2. Kennel, Class II

D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

- ~~1. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)~~
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
2. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
3. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
4. Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
5. Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
6. Cattery
7. Churches, temples, and other places of religious worship
8. One-family dwellings, additional per 10 acres of land
9. Schools, museums, libraries, art galleries, etc. – private
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
- ~~11. Winery (class I)~~
12. Wireless Communication facilities, Concealed
13. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
2. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
- ~~3. Auction houses / yards / swap meets; permanent facility~~
4. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)\
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)

6. Hospital
7. Kennel, Class IV
8. Mining Operations, subject to further requirements from Ord. 555
9. ~~Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)~~
10. Solar power plants on a lot 10 acres or larger
11. Wireless communication facilities, other

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

SECTION 5.0. DEVELOPMENT STANDARDS IN THE A-P ZONE.

The following standards of development shall apply in the A-P Zone:

- A. **Lot Size.** The minimum lot size shall be 5 acres.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. **Building Height:** The maximum building height shall be 50 feet.
- E. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- F. **Setbacks, front:** The front yard shall be not less than 20 feet.
- G. **Setbacks, side:** Side yards on interior and through lots shall not be less than 5 feet. Side yards on corner and reverse corner lots shall not be less than 10 feet.
- H. **Setbacks, rear:** Rear yards shall not be less than 10 feet.
- I. **Open Space / Landscape minimum:** A minimum of 0% of the project area shall be set aside for landscaping or open space purposes.

SECTION 6.0 USES PERMITTED IN THE A-2 ZONE.

A. **Uses by Right.**

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
4. Animal Keeping, Type 1 (light) (personal pets, grazing)
5. Community Care Facilities - Sober Living Home (19.101)
6. FFA / 4H Activities
7. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
8. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
1. Day Care, (Type 2) Large Family (18.29a)
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 3. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
 4. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
1. Crowing fowl permit (up to 50% increase) (Ord 817)
 2. Kennel, Class I
 3. Kennel, Class II
 4. Kennel, Class III
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Animal hospitals, large animals
 3. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
 4. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 5. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 6. Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 7. Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 8. Cattery
 9. Churches, temples, and other places of religious worship
 - ~~10. Community Care Facilities - Sober Living Home (19.101)~~
 11. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
 12. Day Care, (Type 3) Child (commercial)
 13. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)

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14. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
15. Hospital
16. One-family dwellings, additional per 10 acres of land
17. Schools, museums, libraries, art galleries, etc. – private
18. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
19. Winery (class I)
20. Wireless Communication facilities, Concealed
21. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
2. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
3. Auction houses / yards / swap meets; permanent facility
4. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
6. Hog Ranches (Ord. 431)
7. Kennel, Class IV
8. Mining Operations, subject to further requirements from Ord. 555
9. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
10. Solar power plants on a lot 10 acres or larger
11. Wireless communication facilities, other

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. Metal Shipping Container
3. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

SECTION 7.0 DEVELOPMENT STANDARDS IN THE A-2 ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
- D. **Building Height:** The maximum building height shall be a maximum of height of 50 feet.
- E. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- F. **Setbacks, front:** The front yard shall be not less than 20 feet.
- G. **Setbacks, side:** Side yards on interior and through lots shall not be less than 10 feet. Side yards on corner and reverse corner lots shall not be less than 10 feet.

- H. **Setbacks, rear:** Rear yards shall not be less than 10 feet.
- I. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

SECTION 8.0. USES PERMITTED IN THE A-D ZONE.

A. Uses by Right.

- 1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
- 2. Animal Keeping, Type 1 (light) (personal pets, grazing)
- 3. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
~~Cannabis—Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
~~Cannabis—Cultivation, indoor (specialty) (500—5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
~~Cannabis—Cultivation, Mixed Light (specialty cottage) (CA license 1C) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
~~Cannabis—Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>~~
- 4. Community Care Facilities - Sober Living Home (19.101)
- 5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
- 6. FFA / 4H Activities
- 7. Hospital
- 8. One-family dwellings
- 9. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Day Care, (Type 2) Large Family (18.29a)
- 2. Wireless communication facilities, co-located

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

- 1. Crowing fowl permit (up to 50% increase) (Ord 817)
- 2. Kennel, Class I
- 3. Kennel, Class II

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to

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the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
2. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
3. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
4. Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
5. Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
6. Cattery
7. One-family dwellings, additional per 10 acres of land
8. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
9. Wireless Communication facilities, Concealed
10. Wireless communication facilities, disguised

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital
4. Solar power plants on a lot 10 acres or larger
5. Wireless communication facilities, other

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. Metal Shipping Container

SECTION 9.0 DEVELOPMENT STANDARDS FOR THE A-D ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. **Lot Average Width:** The width of a lot shall be no less than 100 feet.
- C. **Lot Average Depth:** The depth of a lot shall be no less than 150 feet.
- J. **Building Height:** The maximum building height shall be 50 feet.

- D. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- E. Setbacks, front:** The front yard shall be not less than 20 feet.
- F. Setbacks, side:** Side yards on interior and through lots shall not be less than 10 feet. Side yards on corner and reverse corner lots shall not be less than 10 feet.
- G. Setbacks, rear:** Rear yards shall not be less than 10 feet.
- H. Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping / open space purposes.

SECTION 10.0 USES PERMITTED IN THE C/V ZONE.

A. Uses by Right.

- 1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
- 2. Animal Keeping, Type 1 (light) (personal pets, grazing)
- 3. Community Care Facilities - Sober Living Home (19.101)
- 4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
- 5. One-family dwellings
- 6. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Day Care, (Type 2) Large Family (18.29a)
- 2. Wireless communication facilities, co-located

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

- 1. Kennel, Class I

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
- 2. Day Care, (Type 3) Child (commercial)
- 3. One-family dwellings, additional per 10 acres of land
- 4. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
- 5. Winery (class I)
- 6. Wireless Communication facilities, Concealed
- 7. Wireless communication facilities, disguised

- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
 2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
 3. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
 4. Hospital
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. One-family dwellings, accessory dwelling units (ADU)
 2. Metal Shipping Container

SECTION 11.0 DEVELOPMENT STANDARDS IN THE C/V ZONE.

- A. **Lot Size.** The minimum lot size shall be 5 acres.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. **Building Height:** The maximum building height shall be 40 feet.
- E. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 25% of the lot.
- F. **Setbacks, front:** The front yard shall be not less than 50 feet.
- G. **Setbacks, side:** Side yards on interior and through lots shall not be less than 30 feet. Side yards on corner and reverse corner lots shall not be less than 30 feet.
- H. **Setbacks, rear:** Rear yards shall not be less than 30 feet.
- I. **Open Space / Landscape minimum:** A minimum of 50% of the project area shall be set aside for agricultural purposes.

SECTION 12.0 USES PERMITTED IN THE WC-W ZONE.

- A. **Uses by Right.**
1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
 2. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
 3. Animal Keeping, Type 1 (light) (personal pets, grazing)
 4. Community Care Facilities - Sober Living Home (19.101)
 5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
 6. FFA / 4H Activities

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7. One-family dwellings
8. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
2. Day Care, (Type 2) Large Family (18.29a)

C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

(none)

D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
2. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(5 or fewer guest rooms)
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
4. Winery (class I)
5. Winery (Class II)
6. Winery (Class V)
7. Wireless Communication facilities, Concealed

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. [Hospital](#)
4. Winery (Class VI)

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. [Metal Shipping Container](#)

SECTION 13.0 DEVELOPMENT STANDARDS IN THE WC-W ZONE.

- A. **Lot Size.** The minimum lot size shall be 10 acres.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 200 feet.
- D. **Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 40 feet in height.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 100 feet.
- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 30 feet
- I. **Setbacks, rear:** Rear yards shall not be less than 30 feet.
- J. **Open Space / Landscape minimum:** A minimum of 75 % of the project area shall be set aside for agricultural purposes (see Wine Country Policy).

SECTION 14.0 USES PERMITTED IN THE WC-WE ZONE.

A. **Uses by Right.**

- 1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
- 2. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
- 3. Animal Keeping, Type 1 (light) (personal pets, grazing)
- 4. ~~Churches, temples, and other places of religious worship~~
- 5. Community Care Facilities - Sober Living Home (19.101)
- 6. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
- 7. FFA / 4H Activities
- 8. One-family dwellings
- 9. One-family dwellings, additional per 10 acres of land
- 10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)
- 11. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)

B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
- 2. Day Care, (Type 2) Large Family (18.29a)

C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

1. None

D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
2. Churches, temples, and other places of religious worship
3. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
4. Special Event Occasion Facility (including Wedding chapels)
5. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
6. Winery (class I)
7. Winery (Class II)
8. Winery (Class III)
9. Winery (Class IV)
10. Wireless Communication facilities, Concealed

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. Metal Shipping Container

SECTION 15.0 DEVELOPMENT STANDARDS IN THE WC-WE ZONE.

- A. **Lot Size.** The minimum lot size shall be 10 acres.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 100 feet.
- D. **Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 50 feet in height.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 15% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 100 feet.

- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 30 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 30 feet.
- J. **Open Space / Landscape minimum:** A minimum of 75 % of the project area shall be set aside for agricultural purposes (see Wine Country Policy).

SECTION 16.0 USES PERMITTED IN THE WC-E ZONE.

A. Uses by Right.

- 1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
- 2. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
- 3. Animal Keeping, Type 1 (light) (personal pets, grazing)
- 4. Community Care Facilities - Sober Living Home (19.101)
- 5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
- 6. Equestrian Establishment, Class I
- 7. FFA / 4H Activities
- 8. One-family dwellings
- 9. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

B. Minor Use Permit. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
- 2. Day Care, (Type 2) Large Family (18.29a)

C. Uses Permits with Optional Public Hearing. The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:

- 1. None

D. Use Permit. The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

- 1. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
- 2. Animal Hospitals, large animals
- 3. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
- 4. Equestrian Establishment, Class II
- 5. One-family dwellings, additional per 10 acres of land
- 6. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in

- only)
7. Special Event Facility (including Wedding chapels)
 8. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)
 9. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(5 or fewer guest rooms)
 10. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)
 11. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
 12. Winery (class I)
 13. Winery (Class II)
 14. Wireless Communication facilities, Concealed

E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:

1. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
2. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
3. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
4. [Hospital](#)

F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:

1. One-family dwellings, accessory dwelling units (ADU)
2. [Metal Shipping Container](#)

SECTION 17.0 DEVELOPMENT STANDARDS IN THE WC-E ZONE.

- A. **Lot Size.** The minimum lot size shall be [10 acres](#).
- B. **Lot Average Width:** The average width of a lot shall be no less than [200 feet](#).
- C. **Lot Average Depth:** The average depth of a lot shall be no less than [100 feet](#).
- D. **Lot Frontage:** The minimum frontage of a lot shall be no less than [40 feet](#).
- E. **Building Height:** The maximum building height shall be [50 feet in height](#).
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than [15%](#) of the lot.
- G. **Setbacks, front:** The front yard shall be not less than [100 feet](#).
- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than [100 feet](#).
- I. **Setbacks, rear:** Rear yards shall not be less than [30 feet](#).
- J. **Open Space / Landscape minimum:** A minimum of [75 %](#) of the project area shall be set aside for agricultural purposes [\(see Wine Country Policy\)](#).

