

Agricultural Zones EIR DRAFT 9/26/18

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. 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

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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 xxx. 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.

The 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 implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of 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 within this zone, such as retail sales of wine, restaurants, special occasion facilities, and hospitality accommodations shall be authorized only when they are secondary, and directly related, to winery operations on a certain minimum lot size. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural operations. The WC-W zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Winery District and 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 implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of 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 within this zone, such as retail sales of wine, restaurants, special occasion facilities, and hospitality accommodations shall be authorized only when they are secondary, and directly related, to winery 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. The WC-WE zone applies to the thirty-one (31) wineries that were approved prior to March 11, 2014. 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 Foundation Component of the General Plan.

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- H. **WC-E: Wine Country – Equestrian.** The WC-E zone is one of four Wine Country Zones that implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The purpose of 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, equestrian operations. Incidental commercial uses within this zone, such as 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. The WC-E zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Equestrian District and its underlying 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
 2. Agriculture, Type 1
 3. Agriculture, Type 2
 4. Animal Keeping, Type 1
 5. Community Care Facilities - Sober Living Home
 6. FFA / 4H Activities
 7. Home Occupations
 8. One-family dwellings
 9. Open Space - Active Recreation
 10. Open Space - Passive Recreation
 11. Transient Occupancy Establishments, Type 1, pursuant to 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
 2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
 3. Wireless communication facilities, co-located

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- 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, pursuant to 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
 2. Alcohol sales, off-site
 3. Cattery
 4. Churches, temples, and other places of religious worship
 5. Community Care Facilities including for Developmentally Disabled - 6 or fewer persons
 6. Day Care, Type 3
 7. Fraternal Nonprofit clubs and lodge halls
 8. Hog Ranches, pursuant to Ord. 431
 9. Schools, museums, libraries, art galleries, etc. – private
 10. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 11. Winery, Class I
 12. Winery, Class II
 13. Wireless Communication facilities, Concealed
 14. 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
 2. Animal Keeping, Type 2
 3. Animal Keeping, Type 3
 4. Auction houses / yards / swap meets; permanent facility
 5. Community Care Facilities - Congregate Living Care for 7 or more persons
 6. Community Care Facilities including for Developmentally Disabled - 7 or more persons
 7. Hospital
 8. Kennel, Class IV
 9. Mining Operations, subject to further requirements from Ord. 555
 10. Mobilehome Parks
 11. Raw material extraction and processing
 12. Solar power plants on a lot 10 acres or larger
 13. Wireless communication facilities, other

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- 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
 2. Metal Shipping Container
 3. Storage, outdoor - including vehicles, trailers, and boats

SECTION 3.0 DEVELOPMENT STANDARDS IN THE A-1 ZONE.

- A. **Lot Size.** The minimum lot size shall be 20,000 square feet, unless a different minimum lot size has been established on the property.
- 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
 2. Agriculture, Type 1
 3. Agriculture, Type 2
 4. Animal Keeping, Type 1
 5. Animal Keeping, Type 2
 6. Community Care Facilities - Sober Living Home
 7. Community Care Facilities, including for Developmentally Disabled - 6 or fewer persons
 8. FFA / 4H Activities
 9. One-family dwellings
Transient Occupancy Establishments, Type 1, pursuant to 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
 2. Wireless communication facilities, co-located

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- 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 2
 2. Cattery
 3. Churches, temples, and other places of religious worship
 4. One-family dwellings, additional per 10 acres of land
 5. Schools, museums, libraries, art galleries, etc. – private
 6. WECS, Accessory; including other ancillary activities - generation of 100KW or less
 7. Wireless Communication facilities, Concealed
 8. 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
 2. Animal Keeping, Type 3
 3. Community Care Facilities - Congregate Living Care for 7 or more persons
 4. Community Care Facilities, including for Developmentally Disabled - 7 or more persons
 5. Hospital
 6. Kennel, Class IV
 7. Mining Operations, subject to further requirements from Ord. 555
 8. Solar power plants on a lot 10 acres or larger
 9. 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
 2. Storage, outdoor - including vehicles, trailers, and boats

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, unless a different minimum lot size has been

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established on the property.

- 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
2. Agriculture, Type 1
3. Agriculture, Type 2
4. Animal Keeping, Type 1
5. Community Care Facilities - Sober Living Home
6. FFA / 4H Activities
7. Fraternal Nonprofit clubs and lodge halls
8. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1, pursuant to 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
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker
3. Open Space - Active 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 pursuant to 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

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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. Advertising, Type 2
2. Animal Keeping, Type 2
3. Cattery
4. Churches, temples, and other places of religious worship
5. Community Care Facilities; including Developmentally Disabled - 6 or fewer persons
6. Day Care, Type 3
7. Food services
8. Fraternal Nonprofit clubs and lodge halls
9. Hospital
10. One-family dwellings, additional per 10 acres of land
11. Schools, museums, libraries, art galleries, etc. – private
12. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
13. Winery, Class I
14. Wireless Communication facilities, Concealed
15. 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
2. Animal Keeping, Type 3
3. Community Care Facilities - Congregate Living Care, 7 or more persons
4. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
5. Hog Ranches, pursuant to Ord. 431
6. Kennel, Class IV
7. Mining Operations, subject to further requirements from Ord. 555
8. Raw material extraction and processing
9. Solar power plants on a lot 10 acres or larger
10. Winery, Class II
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
2. Metal Shipping Container
3. Storage, outdoor - including vehicles, trailers, and boats

SECTION 7.0 DEVELOPMENT STANDARDS IN THE A-2 ZONE.

A. **Lot Size.** The minimum lot size shall be 20,000 square feet, unless a different minimum lot

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size has been established on the property.

- 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
2. Animal Keeping, Type 1
3. Animal Keeping, Type 2
4. Community Care Facilities - Sober Living Home
5. Community Care Facilities; Developmentally Disabled - 6 or fewer persons
6. FFA / 4H Activities
7. Hospital
8. One-family dwellings
9. Transient Occupancy Establishments, Type 1, pursuant to 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
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, pursuant to 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 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

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2. Cattery
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. Wireless Communication facilities, Concealed
6. 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 for 7 or more persons
2. Community Care Facilities; including for Developmentally Disabled - 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
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, unless a different minimum lot size has been established on the property.
- 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
2. Animal Keeping, Type 1

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3. Community Care Facilities - Sober Living Home
4. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
5. One-family dwellings
6. Transient Occupancy Establishments, Type 1, pursuant to 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
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. Day Care, Type 3
2. One-family dwellings, additional per 10 acres of land
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
4. Winery, class I
5. Wireless Communication facilities, Concealed
6. 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 for 7 or more persons
2. Community Care Facilities; including for Developmentally Disabled - 7 or more persons
3. Hospital
4. Winery, Class II

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
2. Metal Shipping Container

SECTION 11.0 DEVELOPMENT STANDARDS IN THE C/V ZONE.

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- 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
- 2. Agriculture, Type 2
- 3. Animal Keeping, Type 1
- 4. Community Care Facilities - Sober Living Home
- 5. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
- 6. FFA / 4H Activities
- 7. One-family dwellings
- 8. Transient Occupancy Establishments, Type 1, pursuant to 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. Day Care, Type 2

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. Transient Occupancy Establishments, Type 2 – with a limitation of 5 or fewer guest rooms
- 2. WECS, Accessory; including other ancillary activities - generation of 100KW or less

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3. Winery, class I
4. Winery, Class II
5. Winery, Class V
6. 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 for 7 or more persons
2. Community Care Facilities; including for Developmentally Disabled - 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
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 50 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
2. Agriculture, Type 2
3. Animal Keeping, Type 1
4. Community Care Facilities - Sober Living Home
5. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
6. FFA / 4H Activities

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7. One-family dwellings
8. One-family dwellings, additional per 10 acres of land
9. Transient Occupancy Establishments, Type 1, pursuant to 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
2. Day Care, Type 2

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. Churches, temples, and other places of religious worship
2. Special Event Occasion Facility (including Wedding chapels)
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less
4. Winery, Class I
5. Winery, Class II
6. Winery, Class III
7. Winery, Class IV
8. 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 for 7 or more persons
2. Community Care Facilities; including for Developmentally Disabled - 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.

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- 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 50 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

SECTION 16.0 USES PERMITTED IN THE WC-E ZONE.

A. **Uses by Right.**

- 1. Agriculture, Type 1
- 2. Agriculture, Type 2
- 3. Animal Keeping, Type 1
- 4. Community Care Facilities - Sober Living Home
- 5. Community Care Facilities; including for Developmentally Disabled - 6 or fewer persons
- 6. Equestrian Establishment, Class I
- 7. FFA / 4H Activities
- 8. One-family dwellings
- 9. Transient Occupancy Establishments, Type 1, pursuant to 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
- 2. Day Care, Type 2

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. Animal Hospitals, large animals

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2. Animal Keeping, Type 2
3. Equestrian Establishment, Class II
4. One-family dwellings, additional per 10 acres of land
5. WECS, Accessory; including other ancillary activities - generation of 100KW or less
6. Winery, Class I
7. Winery, Class II
8. 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
2. Community Care Facilities - Congregate Living Care for 7 or more persons
3. Community Care Facilities; including for Developmentally Disabled - 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
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 50 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).