

**Sec. 35-217. AG-II Agriculture II.****Sec. 35-217.1. Purpose and Intent.**

The purpose of the Agriculture II district is to establish agricultural land use for prime and non-prime agricultural lands located outside of Urban, Inner Rural, and Rural Neighborhood areas, as shown on the Comprehensive Plan Land Use Element Maps. The intent is to preserve these lands for long-term agricultural use.

**Sec. 35-217.2. Processing.**

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. Land Use Permits.

**Sec. 35-217.3. Permitted Uses.** (Amended by Ord. 4379, 11/16/99)

1. All types of agriculture, including commercial raising of animals, subject to the limitations hereinafter provided in this Sec. 35-217.
2. Sale of agricultural products produced on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within an existing agricultural building or from a separate stand not exceeding six hundred (600) square feet and located no closer than twenty (20) feet to the right-of-way line of any street.
3. Commercial boarding of animals and riding stables.
4. Animal hospitals.
5. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 *et seq.*) on a permanent foundation system, pursuant to Health and Safety Code § 18551, subject to the provisions of Sec. 35-282. (General Regulations).
6. One guest house or artist studio per legal lot subject to the provisions of Sec. 35-268. (General Regulations): (Amended by Ord. 3790, 01/09/90)
7. Greenhouses provided that for any greenhouse development including related structures (e.g., packing sheds) of 20,000 square feet or more, and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Sec. 35-317. (Development Plans). The submittal requirements set forth in Sec. 35-317.3. shall be waived; development plans for greenhouses shall include the following:
  - a. A plot plan of the proposed development drawn to scale showing:
    - 1) Gross acreage and boundaries of the property.

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- 2) Location of all existing and proposed structures, their use, and square footage of each structure.
  - 3) Landscaping.
  - 4) Location and number of parking spaces.
  - 5) Location of driveways and adjacent streets.
8. Excavation or quarrying of building or construction materials, including diatomaceous earth, in total amounts of less than 1,000 cubic yards in one or more locations or parcels under the control of one operator that do not exceed a total of one acre. All other mining, extraction, and quarrying operations shall be subject to the provisions of Sec. 35-320, Reclamation Plans and Surface Mining Permits. *(Amended by Ord. 4099, 5/18/93)*
9. Private and/or commercial kennels. *(Added by Ord. 4063, 8/18/92)*
10. On lands under Williamson Act (Agricultural Preserve) contract, which are not subject to a recorded notice of non-renewal, or on lands otherwise enforceably restricted to agricultural use (by an Agricultural Conservation Easement or Open Space Easement), one Residential Agricultural Unit, either attached or detached, per legal lot zoned AG-II-40 AG-II-100, or AG-II-320 provided that the detached unit and accessory structures are located within the clustered residential agricultural building site of the principal dwelling unit, subject to the provisions set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291B (Residential Agricultural Units). *(Added by Ord. 4368, 7/6/99)*
11. Onshore oil development, including exploratory and production wells, separation facilities, and pipelines, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.
12. Wineries, provided:
- a. Prior to the issuance of a Land Use Permit, a development plan shall be submitted, processed and approved, as provided in Sec. 35-317. (Development Plans).
  - b. The primary purpose of the winery shall be to process wine grapes grown on the premises or on other local agricultural lands (defined as lands located within the County of Santa Barbara and San Luis Obispo County). No more than fifty (50) percent of the grapes processed over a five-year period shall be imported from outside of Santa Barbara and San Luis Obispo Counties.
  - c. Retail sales of wine grape products shall be limited to those bottled or grown on the premises.

13. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations).  
(Amended by Ord. 3791, 01/09/90)
14. Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379,  
11/16/99)
15. Uses, buildings, and structures accessory and customarily incidental to the above uses.

**Sec. 35-217.4. Uses Permitted with a Major Conditional Use Permit.** (Amended by Ord. 4299, 3/24/98)

1. Low-intensity recreational development such as recreational camps, hostels, campgrounds, retreats, and guest ranches, provided that such development:
  - a. Is in character with the rural setting,
  - b. Does not interfere with agricultural production on or adjacent to the lot on which it is located,
  - c. Does not include commercial facilities open to the general public who are not using the recreational facility, and
  - d. Does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.
2. Trout farm, rifle range, duck shooting farm.
3. Facilities for the sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products, but not including animals, grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form provided:
  - a. The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County),
  - b. The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of Santa Barbara County for local processing, distribution, or sale,
  - c. The products are determined by the Planning Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands, and
  - d. The facility processes products grown on the premises or on other local agricultural lands.

- e. The facility and products are consistent with the Uniform Rules of the Agricultural Preserve Program, and
  - f. The facility is not to be located on prime soils, unless an alternative location on non-prime soils does not exist within a reasonable distance of the proposed site. *(Amended by Ord. 3941, 9/10/92)*
4. Farm labor camps, including trailers, for housing five or more employees engaged full time in agriculture working on or off the farm or ranch upon which such buildings are located, subject to the provisions of Sec. 35-281.9 (General Regulations). *(Amended by Ord. 3792, 01/09/90)*
  5. Aquaculture.
  6. Sorting, cleaning, and further breaking and storing of abalone shells landed live in Santa Barbara County, preparatory to shipment in their natural form.
  7. Commercial livestock feed or sales yards.
  8. Onshore oil and gas treatment and processing facilities and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.
  9. In Rural Areas designated on the Comprehensive Plan Land Use Element Maps with the "Agricultural Industry Overlay," commercial and/or industrial development, structures, uses and areas that are directly related to agriculture for the following purposes: processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture, and fertilizer manufacturing; provided that a Development Plan shall be submitted, processed, and approved as provided in Seciton 35-317 (Development Plans) and Section 35-314.2 (Land Use Permits). *(Amended by Ord. 3941, 9/10/91)*

**Sec. 35-217.5. Uses Permitted with a Minor Conditional Use Permit.**

1. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged fulltime in agriculture on the farm or ranch upon which the dwelling is located provided:
  - a. The applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use, and
  - b. The applicant provides proof of the full-time employment of the employees.*(Amended by Ord. 3792, 01/09/90)*
2. Composting Facility that includes the use of off-premise generated feedstock and may include the on premise commercial sale of the resultant compost products, subject to the additional requirements set forth in Section 35-315.12.6., Composting Facility. *(Addd by Ord. 4118, 9/21/93)*

3. On lands under Williamson Act (Agricultural Preserve) contract, which are not subject to a recorded notice of non-renewal, or on lands otherwise enforceably restricted to agricultural use (by an Agricultural Conservation Easement or Open Space Easement), one detached Residential Agricultural Unit located within a remote residential agricultural building site (i.e., not located within the clustered residential agricultural building site of the principal dwelling unit) per legal lot zoned AG-II-100 or AG-II-320 subject to the provisions set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291B (Residential Agricultural Units) and DIVISION 10, PERMIT PROCEDURES, Sec. 35-315 (Conditional Use Permits). *(Added by Ord. 4368, 7/6/99)*

**Sec. 35-217.6. Minimum Lot Size.**

Each main dwelling unit shall be located on a lot having a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<u>Zoning Symbol</u>	<u>Minimum Lot Size</u>
AG-II-40	40 acres
AG-II-100	100 acres
AG-II-320	320 acres

A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. *(Amended by Ord. 4407, 9/12/00)*

**Sec. 35-217.7. Height Limit and Setback Regulations.**

No dwelling unit shall exceed a height of thirty-five (35) feet; and no building or structure shall be located within fifty (50) feet of the centerline or within twenty (20) feet of the right-of-way line of any street.

**Sec. 35-217.8. Parking.**

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except for:

1. Agricultural Improvements.
2. Agricultural Developments not requiring Development Plan (DP) approval, shall not be required to comply with design specifications for marking or striping (Sec. 35-262.3.c.), except for handicap parking spaces required under State Law.
3. Agricultural Development projects requiring Development Plan (DP) approval may request that the Planning Commission or Director waive certain design specifications for marking or striping otherwise required under Sec. 35-262.3.c.

*(Amended by Ord. 4063, 8/18/92)*

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