

## DIVISION 4.

### ZONING DISTRICTS.

#### **Sec. 35-216. AG-I Agriculture I.**

##### ***Sec. 35-216.1 Purpose and Intent.***

The purpose of the Agriculture I district is to designate lands appropriate for agricultural use within Urban, Inner Rural, and Rural Neighborhood areas, as defined on the Comprehensive Plan Land Use Element Maps. The intent is to provide standards which will support agriculture as a viable land use and encourage maximum agricultural productivity.

##### ***Sec. 35-216.2. Processing.***

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

##### ***Sec. 35-216.3. Permitted Uses.***

1. All types of agriculture except commercial livestock feed or sales yard, subject to the limitations hereinafter provided in this Sec. 35-216.
2. Raising of horses, mules, cattle, sheep, llamas and ostriches, or other livestock, except that on parcels of less than twenty (20) acres, not to exceed one such animal shall be permitted for each 20,000 square feet of gross area of the lot(s) upon which the same are kept. Dairies and hog ranches, as defined in Division 2, shall be subject to a Major Conditional Use Permit. (Sec. 35-216.4.) *(Amended by Ord. 4087, 12/15/92)*
3. Private kennels and small animals and poultry raising limited to reasonable family use on a non-commercial basis. *(Amended by Ord. 4063, 8/18/92)*
4. 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 of sales area and located no closer than twenty (20) feet to the right-of-way line of any street.
5. 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.
  - 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.
6. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standard 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).
7. One guest house or artist studio per legal lot subject to the provisions of Sec. 35-268. (General Regulations). (*Amended by Ord. 3790, 1/9/90*)
8. 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.
9. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations). (*Amended by Ord. 3791, 1/9/90*)
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-I-

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11. One attached or detached residential second unit per legal lot zoned AG-I-5 or AG-I-10, subject to the provisions of Sec. 35-291 (Attached Residential Second Units). *(Amended by City Ord. 03-07,11/17/2003)*
12. Special Care Homes, subject to the provisions of Section 35-292a.4. *(added by Ord. 4379, 11/16/99)*
13. Uses, buildings, and structures accessory and customarily incidental to the above uses.

**Sec. 35-216.4. *Uses Permitted with a Major Conditional Use Permit.***

*(Amended by Ord. 4299, 3/24/98).*

1. 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)*
2. Commercial riding stables.
3. Dairy.
4. Hog ranch.
5. Onshore oil development, including exploratory and production wells, separation facilities, pipelines, oil and gas treatment and processing facilities and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.
6. Trout farm.

**Sec. 35-216.5. *Uses Permitted with a Minor Conditional Use Permit.***

*(Amended by City Ord. 03-07, 11/17/03)*

1. Commercial kennels. *(Amended by Ord. 4063, 8/18/92)*
2. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged full time 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

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b. the applicant provides proof of the full-time employment of the employees.

*(Amended by Ord. 3792, 01/09/90)*

3. Animal Hospitals *(Amended by Ord. 3941, 9/10/91)*

4. Commercial poultry farm and similar operations for raising of small animals. *(Amended by Ord. 3941, 9/10/91)*

5. 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. *(Added by Ord. 4118, 9/21/93)*

### **Sec. 35-216.6. Minimum Lot Size.**

1. 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-I-5	5 acres
AG-I-10	10 acres
AG-I-20	20 acres
AG-I-40	40 acres

2. 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. 35-216.7. Setbacks for Buildings and Structures.**

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.

2. Side and Rear: Twenty (20) feet from the lot lines of the lot on which the building or structure is located.

3. Lots that contain one gross acre or less shall be subject to the setback regulations of the R-1/E-1 Single-Family Residential District.

### **Sec. 35-216.8. Height Limit.**

No dwelling unit shall exceed a height of thirty-five (35) feet.

**Sec. 35-216.9. 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)*

**Sec. 35-216.10. Landscaping.**

None, except that for greenhouses a landscaping plan must be approved by the Planning and Development Department. Said plan shall include landscaping which, within five years, will reasonably screen the view of said structures and on-site parking areas from adjacent public streets.

Said plan shall also include landscaping along all public streets. The landscaping shall consist of plant material and may include existing trees and plants on the property. All landscaping shall be installed at the time of project completion. Prior to the issuance of a Land Use Permit, for projects requiring landscape plans, a performance security shall be filed as set forth in Sec. 35-289. (General Regulations).

**Sec. 35-216.11. Maximum Gross Floor Area (Floor Area Ratio or FAR).**

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7 (GENERAL REGULATIONS), Section 35-291.6.6. (Development Standards) for attached second units, or Section 35-291a.6.5. (Development Standards) for detached second units. *(Added by Ord. 4184, 3/14/95)*

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