

Article 1. - Open Space/Conservation and Agriculture Districts

Sec. 9-2.101. - Purpose.

- (a) The specific purpose of the "Open Space/Conservation" and "Agriculture" Districts is to preserve agricultural and resource conservation areas while providing opportunities for rural living.
- (b) Additional purposes of each District:
 - (1) *Open Space/Conservation (OS)*. To preserve resource conservation areas for each of the following purposes:
 - a. To safeguard the health, safety, and welfare of the people by limiting developments in areas where police and fire protection are not possible without excessive costs, and where protection from the following are not possible without excessive costs to the community: floodway or floodplains; fault rupture hazard areas; unstable geologic or soils conditions; hazardous materials; and wildlife corridors or habitat areas.
 - b. To preserve the natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species (either plant or animal or both); areas required for ecologic or other scientific study purposes; areas required for the protection of water quality and water reservoirs or for the protection and enhancement of air quality or for the protection of rivers, streams, creeks, banks of rivers, banks of streams, banks of creeks or watershed lands.
 - c. Residential uses are generally not allowed in the Open Space/Conservation land use designation. However, if all other economic uses are infeasible then one single-family residence may be allowed, subject to City Council approval. No commercial uses, except equestrian boarding, equestrian training and limited agricultural uses, are allowed within this designation. Passive recreational uses, including bicycle and hiking trails, are highly encouraged.
 - (2) *Agriculture (AG)*. This designation is designed for intensive agricultural and related uses. It is intended to be an exclusive district for agriculture and for those uses which are a necessary and integral part of the agricultural operation. The district is intended to protect the general welfare of the community from encroachments of nonrelated agricultural uses which by their nature would be injurious to the physical and economic well-being of the agricultural district. Development density is one home per twenty (20) gross acres.

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-2.102. - Land use regulations.

- (a) Table 2.1 below prescribes the land use regulations for "Agriculture" and "Open Space/Conservation" Districts. The regulations for each district are established by letter designations as follows:
 - (1) "Yes" designates permitted uses.
 - (2) "CUP" designates use classifications that may be permitted after review and approval of a Conditional Use Permit by the Planning Commission.
 - (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
 - (4) "No" designates uses that are not permitted.
- (b) Land use classifications are defined in Chapter 1 Article 2 "Definitions". In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Director, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use

classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this title.

| Table 2.1: Land Use Regulations - Open Space/Conservation and Agriculture Districts | | | |
|---|------------------------------|-----|---|
| Use Classifications | OS | AG | Additional Notes and Regulations |
| Residential Uses | | | |
| Single Family Dwelling | See subclassifications below | | |
| Detached | CUP | Yes | |
| Family Day Care Home | See subclassifications below | | |
| Small | No | Yes | |
| Group Home | No | Yes | (AG)Limited to housing for farmworkers and farm stays. Limited to no more than six rooms in a dwelling, rented to not more than a total of six persons, and meals are not provided to more than six boarders. |
| Residential Care Facilities, six persons or less | No | Yes | |
| Transitional and Supportive Housing | CUP | Yes | Section 9-5.127, Transitional and Supportive Housing |
| Public and Semi-Public Uses | | | |
| Religious Facilities | No | CUP | |
| Recreation Areas | CUP | Yes | Recreation areas include parks, playgrounds and related buildings; pedestrian, equestrian and bike and other trails. |
| Preservation of Natural Resources | Yes | Yes | Preservation of natural resources includes preservation of plant and animal life; ecological and scientific study; flood control channels, spreading grounds and settling basins; rivers, streams, lakes and watershed. |

| | | | |
|---|------------------------------|--------|--|
| Golf Courses and Country Clubs | CUP | No | |
| Commercial Uses | | | |
| Ancillary Commercial Uses | Yes | Yes | <p>(OS) Ancillary commercial uses in the Open Space District are limited to those related to and under the regulation of park of City, County, State or Federal recreation agencies; equestrian boarding and training.</p> <p>(AG) Ancillary commercial uses in the Agriculture District are limited to those secondary to the primary land use.</p> |
| Transportation, Communication, and Utilities Uses | | | |
| Communication Facilities | See subclassifications below | | |
| New Antenna and Transmission Facilities | CUP | CUP | Section 9-5.125, Telecommunications Facilities |
| Modifications to existing Antenna and Transmission Facilities | Yes | Yes | |
| Utilities | CUP | Yes | Utilities shall not cause significant adverse environmental impacts, and may be required to be undergrounded. |
| Agricultural and Extractive Uses | | | |
| Animal Raising for commercial purposes | No | Yes(1) | Section 9-5.104, Animal Keeping |
| Crop Cultivation | CUP | Yes | |
| Mushroom Farm | CUP | CUP | |
| Resource Extraction activities; Mining and Quarrying | CUP | CUP | Only in areas designated as Resource Extraction Overlay in the General Plan, and as outlined in Chapter 3, Article 6. |
| Other Applicable Types | | | |

| | | | |
|--|--|-----|---|
| Preservation of Natural Resources | Yes | Yes | Only in areas designated as Resource Extraction Overlay in the General Plan, and as outlined in Chapter 3, Article 6. |
| Accessory Uses and Structures, excluding Second Dwelling Units | CUP | Yes | Section 9-5.101, Accessory Uses and Structures |
| Animal Keeping for domestic purposes (2) | CUP | Yes | Section 9-5.104, Animal Keeping and Raising |
| Caretaker Unit | CUP | Yes | For agricultural employees, when located on farms or ranches containing not less than ten (10) acres. |
| Home Occupations | CUP | Yes | Section 9-5.113, Home Occupations |
| Second Dwelling Unit | CUP | Yes | Section 9-5.121, Second Dwelling Units |
| Solar Farms | No | Yes | Section 9-5.123, Solar Power generating facilities |
| Nonconforming Use | Chapter 6, Article 2, Non-Conforming Uses and Structures | | |
| Temporary Use | Section 9-5.126, Temporary Uses | | |
| Specific Limitations: 1. Includes the raising of livestock, poultry and fish. 2. A CUP is required for commercial animal raising within 300 feet of Residential Districts. | | | |

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Sec. 9-2.103. - Development regulations.

- (a) *Base development regulations.* Table 2.2 prescribes the development standards for "Agriculture" and "Open Space/Conservation" Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this title, while individual letters refer to subsections that directly follow the table.

| Table 2.2: Development Standards - Open Space/Conservation and Agriculture Districts | | | |
|--|----|----|----------------------|
| Use Classifications | OS | AG | Additional Notes and |

| | | | Regulations |
|--|---|------------------------------|---|
| Lot and Density Standards | | | |
| Minimum Lot Area (acres) | No requirement | 20 acres | |
| Minimum Lot Width (ft.) | No requirement | | Section 9-4.103, Measuring Lot Width and Depth |
| Minimum Lot Depth (ft.) | No requirement | | |
| Maximum Density (dwelling units/acre) | N/A | 1 dwelling unit per 20 acres | |
| Building Form and Location | | | |
| Maximum Height (ft.) | 15 ft. | 35 ft. | Section 9-4.205, Heights and Height Exceptions |
| Minimum Yards (ft.) | | | |
| Front | 35 ft. from right-of-way or 65 ft. from center of right-of-way, whichever is greater | | Section 9-4.103, Measuring Setbacks Section 9-4.201, Building Projections Into Yards |
| Interior Side | 20 ft. | | |
| Street Side | 35 ft. | | |
| Rear | 20 ft. | | |
| Maximum Building Coverage (% of lot) | 5% | No requirement | Section 9-4.102, Determining Lot Area and Coverage |

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)