



# Residential Uses In The Rural Lands and Agriculture Land Use Categories (Inland)

Planning and Building is seeking input to update the Land Use Ordinance (Title 22) to better serve the needs of farmworkers and their employers.

The current Ordinance allows one primary dwelling on parcels less than 20 acres and a second primary dwelling on those 20 acres and larger. Farm Support Quarters (FSQ) are allowed in varying numbers and configurations on Agricultural and Rural Lands and may be single family dwellings, mobile homes, or group quarters. The following tables represent maximum buildouts of a parcel.



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## Agriculture Parcels less than 20 acres

### 1 Primary Dwelling

- Permit Required: Zoning Clearance
- Parcels between 1-20 acres may have a secondary unit or guesthouse.

### 1 Farm Support Quarter

- Type: Residential Single Family Dwelling or Mobile Home
- Permit Required: Zoning Clearance
- Must Meet Table B.5 Density (attached)
- Additional Permit Required: Minor Use Permit / Conditional Use Permit for more than 1 unit

### Definitions

- Zoning Clearance - Planning staff reviews applications over-the-counter to verify that the proposed use complies with applicable land use regulations.
- Site Plan - The Planning Director, through department staff, reviews application with more details on the site plan, drainage, etc., and is an extended over-the-counter approval with estimated review time of 1-2 weeks.
- Minor Use Permit -- A discretionary permit application that is subject to CEQA review and is scheduled for a hearing before a Planning Department Hearing Officer, with an estimated review time of 60 - 90 days.
- Conditional Use Permit -- A discretionary permit application that is subject to CEQA review and is scheduled for a hearing before the Planning Commission, with an estimated review time of 90 - 180 days.

## Agriculture Parcels Greater than 20 acres or Rural Lands Parcels

### 2 Primary Dwellings

- Permit Required: Zoning Clearance for both
- No Secondary Units Allowed

### 1-4 Farm Support Quarters

- Type: Residential Single Family Dwelling or Mobile Home
- Must Meet Table B.5. Density (attached)
- Permit Required: Zoning Clearance for the first unit, Site Plan Review for 2nd - 4th units
- Additional Permit Required: Minor Use Permit / Conditional Use Permit for more than 4 Units or exceeds density of B.5

### Farm Support Quarters Group Quarters

- Type: Group Quarter Facilities, such as dormitories or bunkhouses and mess halls.
- Must serve Agricultural Production within 5 miles
- Permit Required: Site Plan Review may need Minor Use Permit
- Must Meet Table C.4. Density (attached)
- Maximum is 20 persons
- Additional Permit Required: Minor Use Permit / Conditional Use Permit for more than 20 persons
- California HCD Approval necessary

\*\*All Farm Support Quarters units require an Agreement with the County that limits occupancy to farmworkers and their families.\*\*

# Table B.5

Maximum Allowable Density of Single Family Dwellings or Mobile Homes Used as Farm Support Quarters, Based on Agricultural Land Use	Maximum Allowable Density (1)(2)
Beef and dairy feedlots	One unit per 50 dairy cows, or one unit per 100 beef cattle
Fowl and poultry ranches	One unit per 20,000 broiler chickens, or one unit per 15,000 egg-laying hens, or one unit per 3,000 turkeys
Hog ranches	One unit per 50 hogs
Horse ranches and equestrian facilities	One unit per 15 brood mares, or one unit per 30 horse boarding stalls, or one unit per riding school or exhibition facility
Kennels	One unit per 40 dog pens or cages
Animal hospitals and veterinary facilities	One unit per facility
Nurseries	One unit per acre of propagating greenhouse or 3 acres of field-grown plant materials
Irrigated row crops, specialty crops, orchards and vineyards	One unit per 20 acres in crops
Irrigated pasture, field crops, grain and hay	One unit per 30 acres in crops
Dry farm orchards, vineyards, beans and specialty field crops	One unit per 40 acres in crops
Grazing	One dwelling per 320 acres grazing land

# Table C.4

Maximum Occupant Capacity of Group Quarters Structures Used as Farm Support Quarters	Maximum Capacity in Persons (1) (2) (3)
Beef and dairy feedlots	One person per 50 dairy cows, or one person per 100 beef cattle
Fowl and poultry ranches	One person per 20,000 broiler chickens, or one person per 15,000 egg-laying hens, or one person per 3,000 turkeys
Hog ranches	One person per 50 hogs
Horse ranches and equestrian facilities	One person per 15 brood mares, or one person per 30 horse boarding stalls
Kennels	Not allowed
Animal hospitals and veterinary facilities	Not allowed
Nurseries	Not allowed
Irrigated row crops, specialty crops, orchards and vineyards	One person per acre in crops
Irrigated pasture, field crops, grain and hay	One person per 15 acres in crops
Dry farm orchards, vineyards, beans and specialty field crops	One person per 20 acres in crops
Grazing	One person per 320 acres grazing land