

**2014 UPDATED
YOLO COUNTY CODE**

Title 8 LAND DEVELOPMENT

CHAPTER 2: ZONING REGULATIONS

Article 3: Agricultural Zones

Sec. 8-2.301 Purpose

The purpose of the Agricultural Zones shall be to provide for land uses that support and enhance agriculture as the predominant land use in the unincorporated area of the County. Such uses shall be compatible with agriculture, and may include uses that support open space, natural resource management, outdoor recreation, and enjoyment of scenic beauty.

Sec. 8-2.302 Agricultural Zones

Agricultural land is separated into five zoning districts, with specific Use Types, minimum lot area, and other requirements, as described below.

(a) Agricultural Intensive (A-N) Zone

The Agricultural Intensive (A-N) Zone is applied to preserve lands best suited for intensive agricultural uses typically dependent on higher quality soils, water availability, and relatively flat topography. The purpose of the zone is to promote those uses, while preventing the encroachment of nonagricultural uses. Uses in the A-N Zone are primarily limited to intensive agricultural production and other activities compatible with agricultural uses. This includes allowing agriculturally-related support uses, excluding incompatible uses, and protecting the viability of the family farm. Minimum lot size for newly created parcels⁽¹⁾ in the A-N Zone is 40 acres for irrigated parcels primarily planted in permanent crops, such as orchards or vineyards; 80 acres for irrigated parcels that are cultivated; 160 acres for parcels that are generally uncultivated and/or not irrigated.

(b) Agricultural Extensive (A-X) Zone

The Agricultural Extensive (A-X) Zone is applied to protect and preserve lands that are typically less dependent on high soil quality and available water for irrigation. Such lands require considerably larger parcel sizes to allow extensive agricultural activities such as livestock and ranching operations, and dry land farming. These lands may also be used for open space functions that are often connected with foothill and wetlands locations, such as grazing and pasture land, and wildlife habitat and recreational areas. Minimum lot size for newly created parcels in the A-X Zone is 160 acres for dry land farming and 320 acres for rangeland.

⁽¹⁾ Minimum parcel size requirements apply to the creation of new parcels, and do not affect the status of any previously existing legal parcel regardless of acreage.

(c) Agricultural Commercial (A-C) Zone

The Agricultural Commercial (A-C) Zone is applied to existing and planned commercial uses in the agricultural areas. The Agricultural Commercial Use Types set forth in Section 8-2.303(c) and Table 8-2.304(c) do not require rezoning to the A-C Zone. The Agricultural Commercial Zone is to be applied only when the primary use of the property is for significant commercial agricultural activities. The commercial activities must be compatible with and enhance the primary agricultural use of the greater area. Maximum parcel size in the A-C Zone shall be determined by the existing or proposed use, and shall have a minimum parcel size of one (1) acre, and a maximum parcel size of twenty (20) acres.

(d) Agricultural Industrial (A-I) Zone

The Agricultural Industrial (A-I) Zone is applied to land in the rural areas for more intensive processing and industrial-type uses, which are directly related to the local agricultural industry. Minimum parcel size in the A-I Zone shall be adequate enough to support the use, with a minimum of five (5) acres.

(e) Agricultural Residential (A-R) Zone

The Agricultural Residential (A-R) Zone shall be applied only to those lots created through a subdivision approved under the Clustered Agricultural Housing Ordinance (see Section 8-2.403). Minimum parcel size in the A-R Zone is 2.5 acres. The maximum parcel size can be increased to 4.0 acres to accommodate an agricultural buffer or farm worker housing.

(f) Overlay Zones

In addition to the five zones identified above, there are seven overlay zones that may be combined with the underlying agricultural zone districts. The overlay districts are described in Article 4 (Special Agricultural Regulations) and Article 9 (Specific Plan and Overlay Zones).

Sec. 8-2.303 Agricultural Use Types Defined

As required by Sec. 8-2.227 in Article 2 of this Chapter, a Use Classification System has been employed to identify agricultural Use Types. The agricultural Use Types include the full range of cultivated agriculture, such as the on-site production of plant and animal products by agricultural methods, as well as agricultural commercial uses, agricultural industrial uses, and agricultural residential uses, serving the rural areas. The descriptions of the Use Types in this chapter also contain individual specific uses that are classified within the Use Type. These specific typical uses are examples and are not meant to include all uses that may properly be classified within the Use Type.

(a) Agricultural Production, Processing, and Accessory Uses

This Use Type includes a wide range of agricultural land uses and operations to be used for the production of food and fiber. Typical production uses do not require the application of any development or performance standards. This Use Type also includes

processing or packaging of harvested crops grown or produced primarily on the premises or in the local area, whether or not value is added, for the onsite preparation of market or for further processing and packaging elsewhere. These uses do not include rendering, tanning, or reduction of meat. Accessory agricultural uses that are incidental or subordinate to the principal agricultural use of the property include buildings or structures for the purposes of supply of goods, materials, or services that support agricultural uses. Accessory structures are defined and regulated in Section 8-2.506(b) of this Chapter. This Use Type also includes cultivated or uncultivated lands used for wildlife habitat.

(b) Animal Facilities Uses

This Use Type includes a wide array of activities associated with the keeping of certain animals that typically require the application of development or performance standards, subject to a non-discretionary or discretionary permit. The keeping of farm animals solely for the purpose of pasturing, grazing, or breeding is an allowed use by right and is not regulated under this section. The raising and keeping of farm animals when used for 4-H, FFA, and other youth animal farming projects is not subject to any regulations in this section. Other animal facilities such as feedlots, dairies, kennels, and stables are subject to regulatory review.

(c) Agricultural Commercial and Rural Recreation Uses

This Use Type includes commercial uses incidental to the agricultural or horticultural operations of the area that preserve the rural lifestyle and stimulate the agricultural economy. These Use Type examples do not require the rezoning of the land to the Agricultural Commercial Zone, which is reserved for significant agricultural commercial uses that are the primary use of the property. This Use Type includes wineries, commercial horse stables, "Yolo Stores," and farm-based tourism (i.e., working farms or ranches), which educate or entertain visitors, guests or clients, and generate income for the owner/operator. This includes using the land for special events, festivals, lodging, horseshows, crop-based seasonal events, ancillary restaurants, educational experiences, agricultural technical tours, garden/nursery tours, historical agricultural exhibits, ranch/farm tours, and winery/vineyard tours.

This Use Type also includes commercial or non-commercial operations related to outdoor sporting or leisure activities that require large open space areas which do not have any detrimental impact on adjacent agricultural lands.

(d) Agricultural Industrial, Resource Extraction, and Utilities Uses

This Use Type includes industrial or research uses subordinate to, and in support of agriculture. These uses may include product processing plants that provide regional serving opportunities, and agriculturally based laboratories or facilities for the production or research of food, fiber, animal husbandry or medicine, and may include administrative office space in support of the operation. Many of these Use Types are most appropriately located on lands zoned A-I.

Uses related to the agricultural industry may require more intensive methods such as warehousing, transportation facilities, crop dusting, agricultural chemical and equipment sales, and other agricultural related industries, which generate more traffic, noise, and

odor than typical agricultural practices. These uses may be located on lands not suitable for intensive agriculture due to soil quality, topography, or water availability.

This Use Type also includes mineral extraction, wind and solar power, gas and oil wells, electrical utilities and yards, and wireless communication towers. More detailed regulations governing wind and solar energy systems, and wireless communication towers are found in Article 13, Special Use Development Standards.

(e) Residential and Other Uses

This Use Type includes all residential structures that are allowed in the agricultural zones, as well as a range of related residential activities such as group/home care, child care, and home occupations.

Sec. 8-2.304 Tables of Agricultural Permit Requirements

The five tables on the following pages set forth the permit requirements for each of the agricultural Use Types, listing several examples of specific activities under each Use Type.

The most prevalent Use Types identified for each agricultural zone district are “principal” uses allowed “by right” (no zoning permit required, although a building permit for new structures may be required); “accessory” or “ancillary” uses allowed through a non-discretionary (no public hearing) Site Plan Review and building permit; and conditional uses permitted through the issuance of a Minor or Major Use Permit, which requires a public hearing before either the Zoning Administrator or the Planning Commission.

Table 8-2.304(a) on the following page identifies some specific examples of Agricultural Production, Processing, and Accessory uses under each general Use Type. Each specific use is identified by being allowed by right (identified as “A” in the table); by non-discretionary Site Plan Review (“SP”); by conditional Use Permit (“UP(m)” or “UP(M)”); or uses that are not allowed (“N”).

Table 8-2.304(b) on the following page identifies examples of specific Animal Facilities Use Types that are allowed by right, by Site Plan Review, by conditional Use Permit, or uses that are not allowed.

Table 8-2.304(c) identifies Agricultural Commercial and Rural Recreation Use Type examples that are allowed or permitted in each category.

Table 8-2.304(d) identifies examples of Agricultural Industrial and Resource Use Types that are allowed or permitted, and the last Table 8-2.304(e) identifies Residential Use Type examples that are allowed by right, by non-discretionary Site Plan Review, by conditional Use Permit, or uses that are not allowed, in each of the agricultural zones.

Table 8-2.304(a)
Allowed Land Uses and Permit Requirements
for Agricultural Production, Processing, and Accessory Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit required UP (M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

AGRICULTURAL PRODUCTION, PROCESSING, AND ACCESSORY USES

Production						
Crop production, orchards and vineyards	A	A	A	A	A	
Keeping farm animals ⁽¹⁾	A	A	A	A	A	
Apiaries and aviaries	A	A	A	A	A	
Horse breeding	A	A	A	A	A	
Dry land farming	A	A	A	A	A	
Exempt or not covered habitat mitigation projects	A	A	N	N	N	See Sections. 8-2.306(a), 307, and Title 10, Chap.10
Covered habitat mitigation projects	UP(m) or UP(M)	UP(m) or UP(M)	N	N	N	
Processing ⁽²⁾						
Alfalfa cubing, hay baling and cubing	A	A	A	A	SP	
Custom canning, freezing, preserving, and packing of fruits and vegetables	A	A	A	A	SP	
Corn shelling; drying of corn, rice, hay, fruits and vegetables	A	A	A	A	SP	
Grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain	A	A	A	A	SP	
Commercial hay sales and distribution, large scale (over 25 trucks per day)	SP	SP	SP	A	N	
Wine and olive oil production (small, no tastings)	A	A	SP	A	N	See Sec. 8-2.306(j)
Tree nut hulling and shelling	A	A	A	A	N	See Sec. 8-2.306(r)
Forestry	A	A	N	A	N	
Accessory Structures/Uses						
Barns and storage sheds	A	A	A	A	A	
Coolers and cold storage houses, dehydrators, grain elevators, hullers, silos	A	A	A	A	N	
Farm offices	A	A	A	A	A	See Sec. 8-2.506(b)
Greenhouses, commercial, up to 100,000 sq. ft.	A	A	A	A	N	
Greenhouses, commercial, over 100,000 sq. ft.	SP	SP	SP	A	N	
Other accessory agricultural support structures	A	A	A	A	A	See Sec. 8-2.506(b)
Privately-owned reservoirs, ponds, basins	A	A	A	A	A	See Sec. 8-2.306(b)

*An "allowed use" does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

(1) Includes pasturing and grazing; does not include confined animal operations.

(2) Large, regional-serving agricultural operations, including processing facilities over 100,000 square feet and uses that generate more than 75 truck trips per day, require Site Plan Review or a Use Permit, at the Planning Director's discretion.

Table 8-2.304(b)
Allowed Land Uses and Permit Requirements
for Animal Facilities

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

ANIMAL FACILITIES USES ^{(1), (2), (3)}

Animal feedlots and cow dairies, over 50 animal units	UP(m)/UP(M)	UP(m)/UP(M)	N	UP(m)	N	See Sec. 8-2.306(c)
Stockyards	UP(m)	UP(m)	N	SP	N	
Goat, sheep and cow dairies, under 50 animal units (500 goat, sheep/50 cows)	A	A	A	A	SP	See definition of animal unit
Goat, sheep dairies, over 50 animal units (500 goat/sheep)	UP(m)	SP	N	SP	N	
Fowl/poultry ranches, under 200 animal units (20,000 fowl)	A	A	SP	A	SP	See definition and Sec. 8-2.306(d)
Fowl/poultry ranches, over 200 animal units (20,000 fowl)	UP(m)	SP	N	SP	N	
Hog farms or ranches, under 100 hogs (25 animal units)	A	A	SP	A	N	See definition and Sec. 8-2.306(e)
Hog farms or ranches, over 100 hogs (25 animal units)	UP(m)	SP	N	SP	N	
Small animal farms, under 100 animal units (5,000 animals)	A	A	A	A	SP	See definition of animal unit
Small animal farms, over 100 animal units (5,000 animals)	SP	SP	N	SP	N	
Aquaculture, over 3 acres in area	UP(m)	UP(m)	N	SP	N	
Animal hospitals and veterinary medical facilities	UP(m)	UP(m)	UP(m)	SP	N	See Sec. 8-2.306(f)
Non-profit rescue facilities, less than 10 dogs or domesticated animals	A	A	A	A	A	See Sec. 8-2.306(g)
Kennels and animal shelters, five or more dogs or domesticated animals	UP(m)	UP(m)	UP(M)	SP	UP(M)	See Sec. 8-2.306(h)
Private stables, less than 16 boarded horses and no special events	A	A	SP	SP	UP(m)	See Sec. 8-2.306(i)
Small and large domestic animals	A	A	A	A	A	For A-R zone, see Sec. 8-2.506(j)

*An "allowed use" does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

- (1) The keeping of farm animals solely for the purpose of pasturing, grazing, or breeding is an allowed use by right and is not regulated under this section. The raising and keeping of farm animals when used for 4-H, FFA, and other youth animal farming projects is not subject to any regulations in this section.
- (2) The keeping, care or sheltering of wild animals, which requires a permit from the State Department of Fish and Wildlife pursuant to the Fish and Game Code, shall require a Minor Use Permit.
- (3) See definition of concentrated animal feeding operation (CAFO) in Section 8-2.307

Table 8-2.304(c)
Allowed Land Uses and Permit Requirements
for Agricultural Commercial and Rural Recreational Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	
AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES						
Commercial Uses						
Commercial farm equipment sales	N	N	SP	SP	N	1 annual sale event in A-N, A-X
Farm equipment repair, light manufacturing	See "agricultural support services" in Table 8-2.304(d)					
Christmas trees/pumpkin patches, over 100 daily customers	SP	SP	SP	SP	N	
Corn mazes	SP	SP	SP	SP	N	
Nurseries and landscaping materials	UP(m)	UP(m)	SP	SP	N	See definition
Permanent roadside/produce stands, farmers markets, U-pick farms, etc.	SP	SP	A	SP	SP	See Table. 8-2.506 (must meet parking requirements)
Seasonal roadside/produce stands	A	A	A	A	SP	
"Yolo Stores," less than 100 daily customers	SP	SP	SP	SP	N	See definition
"Yolo Stores," over 100 daily customers	UP(m)	UP(m)	SP	SP	N	
Wineries, breweries, olive mills, small	SP	SP	SP	A	UP(m)	See Sec. 8-2.306(j)
Wineries, breweries, olive mills, large	UP(m)	UP(m)	SP	SP	N	
Special event facilities, over 40 acres, 8 events per year, less than 150 attendees	A	A	N	A	N	See Sec. 8-2.306(k)
Special event facilities, small	SP	SP	A	A	UP(m)	
Special event facilities, large	UP(m)	UP(m)	SP	SP	UP(M)	
Private stables w/ events	SP	SP	SP	SP	N	See Sec. 8-2.306(i)
Commercial stables, small	SP	SP	SP	SP	N	
Commercial stables, large	UP(m)	UP(m)	SP	SP	N	
Bed and breakfasts, small	SP	SP	SP	N	UP(m)	Sec. 8-2.306(l)
Bed and breakfasts, large	UP(m)	UP(m)	SP	N	N	
Farm stays, farm dinners	A	A	SP	N	UP(m)	See Sec. 8-2.306(m)
Other agri-tourism uses	SP/UP(m)	SP/UP(m)	SP	N	SP/UP(m)	See Sec. 8-2.306(n)
Hotels, motels	N	N	N	N	N	
Rural restaurants	N	N	UP(m)	N	N	See Sec. 8-2.306(o)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Rural Recreational						
Campground	N	UP(M)	UP(m)	N	N	See definition and Sec. 8-2.306(p)
Primitive campground	UP(M)	UP(m)	N	N	N	
Recreational vehicle parks	N	N	UP(M)	N	N	
Parks, golf courses, country clubs	N	N	N	N	N	
Fisheries, game preserves,	UP(m)	UP(m)	N	N	N	See Sec. 8-2.306(p)
Sport shooting, hunting, gun and fishing clubs (more than 50 people per day)	UP(m)	UP(m)	N	N	N	
Off-road vehicle courses	N	UP(M)	N	N	N	
Commercial pools, ponds, or lakes	UP(M)	UP(m)	UP(M)	N	N	
Health resorts, spas, and retreat centers	UP(M)	UP(M)	UP(M)	N	N	
Rural sports activities, hiking, biking	UP(m)	UP(m)	N	SP	N	

*An "allowed use" does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

Table 8-2.304(d)
Allowed Land Uses and Permit Requirements for Agricultural
Industrial, Resource Extraction, and Utilities

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	
AGRICULTURAL INDUSTRIAL, RESOURCE EXTRACTION, AND UTILITIES USES						
Industrial Uses						
Alcohol and biomass fuel production	UP(m)	UP(m)	N	SP	N	
Agricultural chemical, fertilizer sales and storage	UP(m)	UP(m)	UP(M)	SP	N	
Agricultural support services, small	SP	SP	UP(m)	A	N	See definition
Agricultural support services, large	UP(m)	UP(m)	N	A	N	See definition
Agricultural and seed research facilities	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(q)
Large industrial canneries	UP(m)	UP(m)	N	SP	N	
Regional processing facilities	UP(m)	UP(m)	N	SP	N	See Sec. 8-2.306(r)
Very large wine, brewery, and olive oil processing facilities (over 100,000 sq ft)	UP(m)	UP(m)	N	SP	N	
Commercial composting, green waste facility	UP(M)	UP(M)	N	UP(m)	N	
Construction yards	N	N	N	N	N	
Crop dusting facility	UP(m)	UP(m)	N	SP	N	
Airports and heliports, private	UP(m)	UP(m)	UP(M)	SP	N	
Airports and heliports, public	UP(M)	UP(M)	N	UP(m)	N	
Explosives handling	N	N	N	UP(m)	N	
Sewage treatment plants and disposal areas	N	N	N	UP(m)	N	
Slaughterhouses	UP(M)	UP(M)	N	UP(m)	N	
Resource Extraction						
Oil and gas well drilling operations	SP	SP	N	SP	N	See Sec. 8-2.306(s)
Surface mining	UP(M)	UP(M)	N	SP	N	See Sec. 8-2.306(t) and Title 10
Utilities						
Electrical distribution, transmission substations; communication equipment buildings; public utility service yards	UP(m)	UP(m)	N	SP	N	See Sec.8-2.306(u)
Small solar energy system, onsite use only	A	A	A	A	A	
Small wind energy system for onsite use	SP	SP	SP	SP	SP	
Medium-sized solar facility, where less than 2.5 acres of habitat/farmland are disturbed	SP	SP	N	SP	N	
Medium-sized solar facility, 2.5 acres or more of habitat/farmland disturbed	UP(m)	UP(m)	N	UP(m)	N	
Large and very large solar and wind energy facilities	UP(M)	UP(M)	N	UP(M)	N	
Co-generation facilities	UP(M)	UP(M)	UP(M)	UP(M)	N	See Sec. 8-2.306(v)
Wireless communication facilities	UP(M)	UP(M)	UP(M)	UP(M)	N	See Sec. 8-2.306(w)

*An "allowed use" does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.

Table 8-2.304(e)
Allowed Land Uses and Permit Requirements
for Residential and Other Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

RESIDENTIAL USES

Primary farm dwelling including duplex	A	A	N	N	A	See Secs. 8-2.306(x) and 306(y); 8-2.402; and 8-2.506(l) and (m)
Ancillary (second) dwelling	A	A	N	N	UP(m)	
More than two dwellings, including manufactured homes	UP(m)	UP(m)	N	N	N	
Caretaker residence	SP	SP	UP(m)	UP(m)	N	See Sec. 8-2.306(z)
Guest house	SP/UP(m)	SP/UP(m)	N	N	SP/UP(m)	See Table 8.2-506
Farm worker housing	A/SP	A/SP	N	UP(m)	N	See Sec. 8-2.306(aa)
Group/home care (6 or less beds)	A	A	A	A	A	See Sec. 8-2.506(f)
Group/home care (7 or more beds)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Emergency shelters	N	N	N	N	N	See Sec. 8-2.606(m)

OTHER USES

Child care (<9 children)	A	A	A	A	A	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	N	N	N	
Child care center (>14 children)	UP(m)	UP(m)	N	N	N	See Sec. 8-2.506(h)
Artist studio	A	A	A	A	A	See Tables 8.2-504(b) and 506
Other accessory structures	A	A	A	A	A	
Second or outdoor kitchen	SP	SP	N	N	SP	See Sec. 8-2.506(b)(7)
Vehicle storage, personal use	SP	SP	N	N	N	See Sec. 8-2.306(ab)
Home occupations	A	A	N	N	A	
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Cemeteries, crematoriums, mausoleums	N	N	N	N	N	
Private schools, churches, non-profit organizations, fraternal organizations	UP(M)	UP(M)	N	N	N	

***An "allowed use" does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.**

Sec. 8-2.305 Table of Development Requirements

The following Table 8-2.305 identifies the development requirements, including minimum parcel sizes, building setbacks, and other standards that allowed and permitted uses in the agricultural zones must meet as a standard or condition of any issued building permit, Site Plan Review, or Use Permit.

Table 8-2.305
Development Requirements in
Agricultural Zones

AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Height Restriction ⁽⁴⁾ (feet)	Building Separation (feet)	Building Size (square feet)	Density (dwellings per parcel)
A-N	40 acres, if irrigated and in permanent crops; 80 acres, if irrigated and cultivated; 160 acres, if uncultivated and/or not irrigated	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ⁽¹⁾ ⁽²⁾ ⁽³⁾	25 feet from property line ⁽²⁾ ⁽³⁾	20 feet from property line ⁽²⁾ ⁽³⁾	40 feet for residential uses; Unrestricted for agricultural uses, except where required for conditional uses	250 feet max. between dwellings; 10 feet between dwellings and agricultural structures, unless building/fire codes require greater distance; distance between accessory structures as per Building and Fire Codes	No limit on primary dwelling; ancillary dwelling no greater than 2,500 square feet, exclusive of garage space	One primary dwelling (can be duplex), plus one or more ancillary (second) dwellings ⁽⁵⁾
A-X	160 acres, if dry land farmed; 320 acres, if rangeland							

AG ZONE	Minimum Lot Area (acres)	Front Yard Setback (feet)	Rear Yard Setback⁽²⁾ (feet)	Side Yard Setback⁽²⁾ (feet)	Height Restriction⁽⁴⁾ (feet)	Building Separation⁽²⁾ (feet)	Building Size (square feet)	Density (dwellings per parcel)
A-C	1 acre minimum, 20 acres maximum; parcel size determined by use	None, unless otherwise specified by Use Permit ⁽²⁾ ⁽³⁾	None, unless specified by Use Permit or required ag buffer ⁽²⁾ ⁽³⁾	None, unless specified by Use Permit or required ag buffer ⁽²⁾ ⁽³⁾	40 feet, unless otherwise specified by Use Permit	As per Uniform Building and Fire Codes.	No limit	None, except as caretaker residence
A-I	5 acres; parcel size must be adequate size for use				None, unless otherwise specified by Use Permit			
A-R	2.5 acres; parcel size may be increased to 4.0 acres to accommodate an agricultural buffer ⁽⁶⁾	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ⁽¹⁾ ⁽²⁾ ⁽³⁾	25 feet from property line if adjoining a rural residence, 100 to 300 foot buffer if adjoining agriculture ⁽²⁾ ⁽³⁾	20 feet from property line if adjoining a rural residence, 100 to 300 foot buffer if adjoining agriculture ⁽²⁾ ⁽³⁾	40 feet for residential uses; unrestricted for agricultural uses, except where required for conditional uses	50 feet min. between dwellings; 10 feet between dwellings and agricultural structures, unless Building/Fire Codes require a greater distance; distance between accessory structures as per Building and Fire Codes	No limit on primary dwelling; ancillary dwelling no greater than 1,200 square feet	One primary dwelling (can be duplex), plus one ancillary (second) dwelling ⁽⁵⁾

Notes:

1. Yard abutting road is considered front. Properties abutting a major arterial require a 30-foot front yard setback, as measured from the edge of right-of-way.

2. These minimum setback requirements shall be increased to no less than 100 feet if adjacent agricultural operations require a larger setback to accommodate agricultural spraying. Development near the toe of any levee is restricted, see Section 8-2.306(ad).
3. For accessory structures, see Section 8-2.506(b) and Table 8-2.506. The Director may approve the location of any standard accessory structure within the required side or rear yards, which must be at least five feet from the side and rear property lines, if a standard structure cannot be located within standard setbacks.
4. Structures built in the 100-year flood plain to comply with FEMA and local requirements will be measured from the top of the bottom floor, which may include a basement, crawlspace, or enclosed floor.
5. Ancillary dwelling(s) must meet home siting criteria as set forth in Section 8-2.402.
6. See Section 8-2.403 (Clustered Agricultural Housing).

Sec. 8-2.306 Specific Use Requirements or Performance Standards

The following specific use requirements or standards are applicable to some of the specific uses identified in the previous Tables 8-2.304(a) through (e), and shall be applied to any issued building permit, Site Plan Review, or Use Permit for uses in the agricultural zones.

(a) Covered and exempt habitat mitigation projects

“Covered habitat mitigation projects” undertaken to mitigate impacts to biological resources occurring largely or entirely outside Yolo County, that are not exempt pursuant to Section 10-1.301 of Title 10 of this Code, shall be subject to issuance of a Minor Use Permit (if the project is less than 40 acres in size) or a Major Use Permit (40 acres or more in size). See Section 8-2.307 of this Article for a definition of “covered habitat mitigation projects.” See Chapter 10 of Title 10 of this Code (the Habitat Mitigation Ordinance). Covered habitat mitigation projects that are exempt under Chapter 10 of Title 10 of this Code (the Habitat Mitigation Ordinance), and all other habitat projects that do not qualify as “covered habitat mitigation projects,” are not subject to this Use Permit requirement.

(b) Privately-owned reservoirs

Privately-owned reservoirs and/or water retention basins, with associated on-site water transmission facilities, are allowed as accessory uses in the Agricultural Zones, provided that such reservoir or retention facility is found to have a potential either to provide flood control, fire suppression, water supply, wildlife habitat improvement, groundwater recharge, or tailwater enhancement, and is not for commercial use.

(c) Animal feedlots and cow dairies

- (1) In the A-N and A-X zones, small animal feedlots and cow dairies, operating as animal feeding operations and defined as greater than 50 and less than 1,000 animal units, require the issuance of a Minor Use Permit.
- (2) In the A-N and A-X zones large animal feedlots and dairies (a CAFO), defined as more than 1,000 animal units, require the issuance of a Major Use Permit.
- (3) One mature cow, with or without calf, or animal of similar size is equal to one animal unit.
- (4) A CAFO is a concentrated animal feeding operation where 1) animals are confined for at least 45 days in a 12-month period; 2) there is no grass or other vegetation in the confinement area during the normal growing season; and 3) the operation meets specific Environmental Protection Agency (EPA) regulatory thresholds. A CAFO, regulated by the State under the authority of the EPA, may require a National Pollution Discharge Elimination System (NPDES) Permit. A CAFO must meet a setback of no less than 100 feet from any property line. A CAFO must manage storm water to prevent any processing wastes or by-products from discharging into a storm facility or waterway, unless a permit is received from the appropriate State or federal agency.

(d) Fowl and poultry ranches

- (1) In the A-N zone, fowl and poultry ranches, defined as more than 200 animal units (or 20,000 fowl), are subject to Site Plan Review if the operation consists solely of free range (no confined structures or operations). If the animals are confined, issuance of a Minor Use Permit is required. A CAFO shall meet the standards of subsection (c)(4), above.
- (2) Fowl and poultry ranches (with confined operations) on parcels less than 10 acres may be subject to Site Plan Review or Minor Use Permit, at the Director's discretion.
- (3) One hundred (100) fowl or poultry over 3 pounds are equivalent to one animal unit.

(e) Hog farms or ranches

- (1) In the A-N and A-X zones, small hog farms or ranches, defined as less than 100 confined hogs (25 animal units), raised for commercial purposes (not for onsite consumption), are allowed by right.
- (2) In the A-N and A-X zones, large hog farms or ranches, defined as more than 25 animal units (100 confined hogs), are subject to Minor Use Permit and Site Plan Review, respectively.
- (3) Small hog farms or ranches, defined as more than 50 but less than 100 confined hogs on parcels less than 15 acres, shall be treated as large hog farms or ranches.
- (4) Four (4) butcher or breeding swine over 55 pounds are equivalent to one animal unit.

(f) Animal hospitals and veterinary medical facilities

Animal hospitals and veterinary medical facilities are not allowed on any land under an active Williamson Act contract.

(g) Household pets and non-profit rescue facilities

Non-profit rescue facilities that include more than ten household pets are subject to a Minor Use Permit and applicable kennel permit.

(h) Kennels and animal shelters

Kennels and animal shelters are not allowed on any land under an active Williamson Act contract.

(i) Stables

- (1) Stables are defined as "private" or "commercial" depending on the number of horses that are boarded and if any events are held at the stable.
- (2) "Private stables" include the boarding of fifteen (15) or fewer equine animals that are not owned or leased pursuant to a written agreement, by either the property owner or resident. No more than six (6) shows, exhibitions, or other public/quasi-public events may be held per year. For the purposes of this section, a

public/quasi-public event is defined as a gathering where an admission fee is charged, and/or where food and drink are sold onsite. Private stables holding public/quasi-public events shall require approval of a Site Plan Review, with the exception of events that draw more than 100 vehicle trips per event. In such cases, a Minor Use Permit shall be required, at the Director's discretion. Private stables that hold more than six (6) such events per year shall be considered a commercial stable, regardless of the number of horses boarded.

- (3) "Small commercial stables" are those that board between 16 and 20 horses and do not hold more than four events per year.
- (4) "Large commercial stables" are those that board more than twenty equine animals and may include the retail or wholesale sales of tack, feed, and other equestrian products. Such sales shall be incidental to the operation of the stable. Shows, exhibitions, or other public/quasi events related to equine animals may be included as a part of the large commercial stable.
- (5) Any structures used by the public, i.e., barns, indoor riding arenas, etc., are required to be fully permitted, and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official. Agriculturally exempt structures shall not be used by the public.
- (6) Commercial stables on land under Williamson Act contract shall occupy no more than ten percent (10%) of the total aggregate area, or five (5) acres, whichever is more.

(j) Wineries, breweries, distilleries, and olive mills

- (1) "Small wineries, breweries, distilleries, and custom olive mills" are defined as those that are housed in a space less than 15,000 square feet in size, provide tastings, and have annual sales of less than 21,000 cases per year.
- (2) "Large wineries breweries, distilleries, and olive oil operations" include tastings and sales in space greater than 15,000 square feet with sales of more than 21,000 cases per year.
- (3) Wineries, olive mills, breweries, and distilleries with no tastings or sales in facilities less than 60,000 square feet are an allowed use in the A-N and A-X Zones. A Site Plan Review may be required, at the Director's discretion.

(k) Special event facilities

- (1) Special event facilities include farm and residential land and structures that are used for for-profit, paid events such as weddings, tastings, special or seasonal celebrations, rodeos, and other gatherings, and may include tasting rooms. Special event facilities are characterized as "small" or "large" depending on construction of new structures, the number of events that are held in a given year, the number attendees, and the amount of traffic that is generated. "Small special event facilities" are those that do not involve the construction of substantial new structures used by the public, hold no more than one event per month, or twelve events per year, attract fewer than 150 attendees at each event, and each event generates less than 100 vehicle trips. "Large special event facilities" are those that involve construction of substantial new structures used by the public, hold more than twelve events per year, or the events attract more than 150 attendees or generate more than 100 vehicle trips. Large special event

facilities receive a greater level of review to ensure that any potential impacts are addressed.

- (2) A special event facility located on a parcel that is greater than 40 acres, holds no more than one (1) event per month or eight (8) events per year, and generates less than 100 vehicle trips or fewer than 150 attendees per event, whichever is less, is allowed by right. At the discretion of the Planning Director, a Site Plan Review or Minor Use Permit may be required if there are any agricultural, residential, vehicle access, traffic, or other compatibility issues, or if any of the development standards are not met.
- (3) Any structures used by the public, i.e., barns, indoor riding arenas, etc., are required to be fully permitted, and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official. Agriculturally exempt structures shall not be used by the public.
- (4) Small special event facilities are allowed with the issuance of a Site Plan Review in the A-N and A-X agricultural zones and in the RR-5 residential zone. Small special event facilities are allowed with a Minor Use Permit in the A-R zone and in the RR-1 and R-L residential zones. Small special events facilities are allowed by right with building permits only in the A-C and A-I zones, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. At the discretion of the Planning Director, a Minor Use Permit may be required for a small project if there are any agricultural, residential, vehicle access, traffic, or other compatibility issues, or if any of the development standards are not met. A Minor Use Permit shall be required if the project involves noise generating activities after 10 p.m.
- (5) Large special event facilities require the issuance of a Minor Use Permit in the A-N and A-X zones. At the discretion of the Planning Director, a Major Use Permit may be required for a large project if there are any agricultural, residential, vehicle access, traffic, or other compatibility issues, or if any of the development standards are not met. A Major Use Permit shall be required if the project involves noise generating activities after 10 p.m.
- (6) Special event facilities shall provide adequate on-site parking for all attendee's vehicles, including service providers. Permanent parking spaces, either of gravel or other permeable surface, shall be provided for all sales, gift, handicraft and food service areas. Paved handicapped spaces shall be provided as required. Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is fire safe. On-street parking shall not be permitted.
- (7) Access to any tourist or sales facility shall be connected directly to a public road. Where a facility is located on a private road, access shall be subject to the review and approval of the Director and local Fire District.
- (8) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking. Adequate land area must be available for the provision of on-site services, e.g., leachfields, to accommodate the projected number of attendees.

(l) Bed and breakfasts

- (1) A "small" bed and breakfast is defined as one which has six (6) guest rooms or less; and that holds less than twelve special events per year and the events have less than 150 attendees; and which generates less than 100 vehicle trips on any given day of operations (such as a wedding). A "large" bed and breakfast has more than six guest rooms and less than ten (10) guest rooms, and/or holds more than twelve special events per year, and/or generates more than 100 vehicle trips on any given day of operations.
- (2) Small bed and breakfasts are allowed with the issuance of a Site Plan Review in all of the agricultural zones, with the exception of the A-I zone, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. Large bed and breakfasts are subject to a Minor Use Permit. At the discretion of the Planning Director, a Minor Use Permit may be required for a project of six guest rooms or less, or a Major Use Permit may be required for a project larger than six guest rooms, if there are any compatibility issues, or if any of the following development standards are not met:
 - (i) All guest rooms must be located within and accessible through the main single-family dwelling. Alternatively, a minority of guest rooms may be located outside the primary residence in ancillary dwelling(s), or other buildings constructed or renovated for habitable use, with the issuance of a Major Use Permit.
 - (ii) Food service must be restricted to breakfast or a similar early morning meal. The price of food must be included in the price of overnight accommodation.
 - (iii) Adequate parking and access must be provided, as set forth in Sec. 8-2.306(k)(5) and (6), above.
 - (iv) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking.
 - (v) Adequate land area is available for the provision of on-site services, e.g., leachfields, to accommodate the number of guests and employees, if the project is not connected to public services.
 - (vi) Bed and breakfast inns shall comply with all CCDEH (California Conference of Directors of Environmental Health) guidelines and CURFFL (California Uniform Retail Food Facilities Law) requirements.

(m) Farm stays

- (1) A "farm stay" includes six (6) or fewer guestrooms or accommodates no more than 15 guests, in a single family dwelling, or main farm house, or accessory guest house, provided as part of a working farm or ranch operation. A farm stay may hold farm dinners for guests. A farm stay may hold no more than four special events per year, attended by no more than 50 attendees. A farm stay that exceeds these performance standards shall be processed as either a Special Event Facility or a Bed and Breakfast.
- (2) Farm stays are allowed in all of the agricultural zones, with the exception of the A-I zone, and in the RR-5 residential zone, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. At the discretion of the Planning Director, a Minor Use Permit may be required for a project if there are any compatibility issues, or if any of the following development standards are not met:

- (i) An agricultural/farm stay must be located on and be a part of a farm or ranch that produces agricultural products as its primary source of income. An on-site farmer or rancher must be in residence on the property. Lodging and meals must be incidental to, and not the primary function of, the farm stay.
- (ii) The price of food must be included in the price of overnight accommodation.
- (iii) Adequate parking and access must be provided, as set forth in Sec. 8-2.306(k)(5) and (6), above.
- (iv) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking.
- (v) Adequate land area must be available for the provision of on-site services, e.g., leachfields, to accommodate the number of guests and farm employees, if the project is not connected to public services.
- (vi) Farm stays shall comply with all CCDEH (California Conference of Directors of Environmental Health) guidelines and CURFFL (California Uniform Retail Food Facilities Law) requirements, if applicable.

(n) Other agri-tourism uses

- (1) Income-generating agri-tourism uses other than special event facilities, bed and breakfasts, farm stays, and wine and olive tasting may be conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. Other agri-tourism includes activities and uses found to be appurtenant to the agricultural operations.
- (2) Other agri-tourism uses are allowed through the Site Plan Review process, provided that the proposed use is consistent with the performance thresholds and meets the development standards established for special event facilities (Section 8.2-306(k)), bed and breakfasts (Section 8.2-306(l)), farm stays (Section 8.2-306(m)), and rural recreation facilities (Section 8.2-306(p)).
- (3) Agricultural commercial uses directly related to agri-tourism that are proposed on Williamson Act (WA) land in the A-N and A-X zones may require a Major Use Permit, subject to the terms of each individual WA land use agreement. Such uses shall be appurtenant to and incidental to agriculture, or directly dependent upon a unique natural resource or feature.
- (4) For agri-tourism projects that hold more than twelve special events per year, or events of more than 150 attendees; and/or events which generate more than 100 vehicle trips on any given day of operations (such as a wedding), a Minor Use Permit shall be required.

(o) Rural restaurants

Rural restaurants must be appurtenant to the primary agricultural use of the area. Rural restaurants are allowed only in the A-C zone. New rural restaurants may not be established as the only or single use on a parcel in a predominantly agricultural area.

(p) Rural recreational facilities

- (1) Activities on Williamson Act-contracted land in the A-N and A-X zones shall require issuance of a Major Use Permit for any rural recreational uses requiring any new construction, including significant grading, and/or generating in excess

of 100 vehicle trips per use or per day. Such uses shall be found to meet the following standards:

- (i) The use will not substantially modify the land's natural characteristics or change them beyond those modifications already related to current or previous agricultural uses;
 - (ii) The use will not require permanent cessation of agriculture on the subject lands or preclude conversion back to agriculture if desirable in the future; and
 - (iii) The use will not be detrimental to surrounding agricultural uses in the area.
- (2) In addition to the above findings, proposed uses such as health resorts, spas, and retreat centers must be found to benefit from locating in a quiet, sparsely-populated, agricultural or natural environment.

(q) Small experimental agricultural and seed research facilities

Agricultural and seed research facilities require the issuance of a Minor Use Permit. However small, experimental, or pilot agricultural and seed research facilities occupying no more than 2.5 acres of a site, which are incidental to the main agricultural use, may be allowed through the issuance of a Site Plan Review.

(r) Regional agricultural processing facilities

Agricultural processing facilities, such as nut hullers, wine presses, and olive mills, that include over 100,000 square feet of building area and/or generate over 75 truck trips per day require issuance of a Minor Use Permit in the A-N and A-X Zones. However, those agricultural processing facilities with building areas less than 100,000 square feet and/or that do not generate more than 75 truck trips per day may be allowed through the issuance of a Site Plan Review, at the Director's discretion.

(s) Oil and gas well drilling operations

- (1) No oil or gas drilling operation shall be established in the unincorporated area of the County until the Director of Planning, Public Works and Environmental Services or his designee has approved the Site Plan or such operation, and the applicant agrees to operate/conduct the drilling operation in compliance with the below listed conditions.
- (2) The applicant shall post a performance bond or other good and sufficient surety approved by the County in the amount of not less than \$5,000.00 to secure compliance with the criteria and conditions imposed upon the approval of the oil and gas drilling operation Site Plan Certificate. The release of the performance bond shall not occur until the reclamation of land disturbed during the drilling operation and the removal of all equipment not necessary for the normal maintenance of the oil and gas well is complete.
- (3) The oil or gas well drilling operation shall not be located within ½ mile of any designated residential area shown on the adopted County General Plan and/or a City General Plan or a county and/or city residential zone district.
- (4) A Use Permit shall be required if the oil or gas well drilling operation cannot meet the following criteria:

- (i) Except for drill stem testing and emergency procedures, no drilling operation shall result in an ambient noise level in excess of 60 decibels (measured as an LDN average), measured at the outside of the nearest residence at the bedroom window closest to the drilling site; unless, however, it can be demonstrated that the ambient noise level at such location prior to the commencement of the drilling operation was 57 decibels or higher, then the noise standard shall be that the drilling operation does not result in the addition of more than three (3) decibels to the preexisting ambient noise level. The noise level requirements may be waived if the applicant has received a written waiver from the resident of any residence at which the noise level would exceed the standards set forth in this subsection. If the dwelling is leased, the tenant shall execute the waiver, and the property owner shall be notified.
- (ii) All lights on the drill site shall be erected/installed according to CAL-OSHA employee safety requirements and shall be shielded and/or directed so as to focus the direct rays from the lights onto the drilling site and away from the residences, except where required for aircraft warning purposes.
- (iii) All vehicle parking and maneuvering areas shall be treated in such a manner as to control dust. Such treatment may be accomplished by placing gravel on such areas and/or periodically watering the areas, or by other means approved by the Director.
- (iv) The drilling operation shall comply with the requirements of all other agencies having jurisdiction over the site and operation. Yolo County Planning, Public Works and Environmental Services may require additional permits, including, but not limited to:
 - A. A grading permit if the drilling operation results in any ground disturbance;
 - B. A building permit for the erection of structures;
 - C. A flood elevation certificate if construction occurs in a FEMA designated 100-year flood zone; and
 - D. An encroachment permit if the construction of access roads connects to a County right-of-way.
- (v) The drilling operation shall be located no closer than the following distances from the specified uses if such uses are located:
 - A. Within 500 feet of any school;
 - B. Within 500 feet of any church or place of public worship;
 - C. Within 500 feet of any place of public assembly;
 - D. Within 500 feet of any dwelling (the applicant must show or state the distance to the nearest residence), unless residents of such dwelling have filed a written waiver;
 - E. Within 100 feet of the property line to any county road or state highway; and
 - F. Within 250 feet of any levee owned by any public agency.
- (5) Abandoned gas wells shall be sealed in accordance with Division of Oil and Gas regulations, and all drilling or production facilities shall be removed.
- (6) The disturbed surface area of an abandoned gas well shall be reincorporated into adjoining agricultural operations or re-vegetated with native vegetation within one year after abandonment.

(t) Surface mining

- (1) Surface mining operations must comply with all applicable regulations in Title 10, Chapter 3 (Cache Creek Area Plan In-Channel Maintenance Mining Ordinance, Chapter 4 (Off-Channel Surface Mining), Chapter 5 (Surface Mining Reclamation), and Chapter 8 (Agricultural Surface Mining Reclamation Ordinance). Commercial surface mining operations may be allowed only when located within the Cache Creek Off-Channel Mining Plan area on lands within the Mineral Resources Overlay (MR-O) zone and when the operations are consistent with all policies and regulations of the Cache Creek Area Plan and its implementing ordinances.
- (2) Agricultural surface mining operations may be allowed outside the MR-O zone where it is wholly integral and necessary to the conduct of agricultural activities, including but not limited to the following circumstances: to improve soil quality, as a byproduct of land leveling, to develop aquaculture facilities, to create or enhance wildlife habitat, or to maintain or improve drainage and flood control facilities (see Chapter 8 (Agricultural Surface Mining Reclamation Ordinance).

(u) Solar and wind energy facilities

See regulations for solar and wind energy facilities in Article 11 of this Chapter.

(v) Cogeneration facilities

See regulations for cogeneration facilities in Article 11 of this Chapter.

(w) Wireless telecommunications facilities

See regulations for wireless telecommunications facilities in Section 8-2.1102 in Article 11 of this Chapter.

(x) Manufactured or mobile homes and commercial coaches

Manufactured or mobile homes, and commercial coaches, may be located in agricultural zones and shall comply with the following development standards:

- (1) In addition to any other requirements set forth in this chapter, the use of manufactured homes shall be governed by the sanitary regulations and building regulations prescribed by the State and/or County, together with all amendments thereto subsequently adopted and as may otherwise be required by law.
- (2) The manufactured home shall have a floor area of sufficient size to be compatible with existing dwellings in the area.
- (3) Approved manufactured home skirting shall be applied around the base of the mobile home so as to obscure the area beneath the unit. Wood skirting located nearer than six (6) inches to the earth shall be treated wood or wood of natural resistance to decay and termites as defined in the most current edition of the Uniform Building Code, or any amendment thereto. Metal skirting shall be galvanized or treated metal or metal resistant to corrosion.
- (4) The manufactured home, its installation and facilities, any permanent buildings, and any manufactured home accessory buildings and structures shall be governed by the standards adopted by the Department of Housing and

Community Development of the State, and said provisions shall govern the maintenance, use, and occupancy of such mobile homes.

- (5) A commercial coach or trailer is allowed in the agricultural zones, with the exception of the Agricultural Residential (A-R) zone, through the issuance of a Site Plan Review, subject to the requirements of Sections 8-2.1012 and 8-2.1013 of Article 10.
- (6) A mobile home or commercial coach may be used as a temporary dwelling or office in any of the agricultural zones, pending the construction of the permanent dwelling or office, after obtaining a building permit for the construction of the permanent dwelling or office, pursuant to the requirements of Section 8-2.1013 of Article 10.

(y) Agricultural dwellings

- (1) A new primary or ancillary home in an agricultural zone is allowed "by right" with the issuance of a building permit, provided the home meets all of the development siting standards of Section 8-2.402.
- (2) Construction of a new ancillary dwelling, including installation of a new manufactured home, is limited in size to no more than 2,500 square feet, excluding garage space. New dwellings must meet the development siting standards in Section 8-2.402.
- (3) Construction of more than two dwelling units, as well as the legalization of more than two existing units, may be permitted through the issuance of a Minor Use Permit, upon a finding that the residential use is compatible and appurtenant with the principal agricultural use of the property.

(z) Caretaker residence

A caretaker residence is allowed on A-C and A-I zoned property as an ancillary use to the primary agricultural commercial or agricultural industrial use of the property, as determined by the Director of Planning, Public Works and Environmental Services. A caretaker residence is not allowed on A-R zoned property if two (2) homes already exist. A caretaker residence on A-N and A-X zoned property that is in addition to a primary and ancillary dwelling requires a Minor Use Permit.

(aa) Farm worker housing

As required by State law (Health and Safety Code Sec. 17021.6), farm worker housing projects of 36 beds or less, or 12 separate housing units or less, are allowed in the agricultural zones with the issuance of a building permit, except in the A-I, A-C, and A-R zones. A project with more than 36 beds or 12 units requires a Minor or Major Use Permit, at the discretion of the Planning Director. A Site Plan Review may be required for projects that do not meet any of the following development standards:

- (1) The project is designed to be compatible with any adjoining single family residences, including appropriate setbacks, landscaping, and parking.
- (2) Adequate land area is available for the provision of on-site services, e.g., leachfields, to accommodate the number of farm employees, if the project is not connected to public services.

- (3) The project meets State regulatory requirements and has received, or will receive in the near future, all necessary State operating permits, including certificates from the Department of Housing and Community Development.

(ab) Rural home occupations

A rural home occupation shall be clearly incidental and secondary to the residential and/or agricultural use of the dwelling or premises and shall meet the following standards:

- (1) Confined within the dwelling and occupies not more than fifty percent (50%) of the gross area of one floor; or, is confined within a detached accessory structure such as a private shop or office, and is fully permitted for such use.
- (2) Operated by the members of the family occupying the dwelling, plus a maximum of two additional employees.
- (3) Produces no external evidence of its existence by storing goods and materials associated with the occupation in an enclosed structure(s), including any vehicles associated with the use.
- (4) Generates no dust, odors, noise, or other such nuisances beyond that normal in the area in which such use is located.
- (5) The activity does not exceed the volume of truck, passenger, or pedestrian traffic normally associated with the rural or agricultural uses of the surrounding area, and shall not interfere with vehicle circulation.
- (6) Meets the requirements of the Chief Building Official and the fire district of the jurisdiction.
- (7) Signage is limited to a single, non-illuminated wall-mounted or free-standing sign of not more than six (6) square feet in area and four (4) feet in height.

(ac) Private schools, churches, non-profit organizations

A private school, church, non-profit or fraternal organization proposed in an agricultural zone may not be approved unless it is found that the use has demonstrated a benefit from the agricultural use of the area. Otherwise, such a use must be proposed on lands that are zoned, or will be zoned, Public and Quasi-Public (PQP). Such uses may not be allowed on lands under Williamson Act contract.

(ad) Development near toe of levee, restricted

- (1) A 50-foot setback is required for all permanent improvements from the toe of any flood control levee.
- (2) Land uses proposed within 500 feet of the toe of any flood control levee shall be restricted (or prohibited) to the items listed below, unless site specific engineering evidence demonstrates an alternate action that would not jeopardize public health or safety:
 - (i) Permanent unlined excavations shall be prohibited
 - (ii) Large underground spaces (such as basements, cellars, swimming pools, etc) must be engineered to withstand the uplift forces of shallow groundwater
 - (iii) Below-grade septic leach systems shall be prohibited

- (iv) Engineered specifications for buried utility conduits and wiring shall be required
- (v) New water wells shall be prohibited
- (vi) New gas or oil wells shall be prohibited
- (vii) Engineered specifications for levee penetrations shall be required
- (viii) Landscape root barriers within 50 feet of the toe shall be required.

Sec. 8-2.307 Definitions

Accessory agricultural support structure

"Accessory agricultural support structure" shall mean an uninhabited agricultural building or facility that is incidental and accessory to the primary agricultural use of the subject property. Such structures include, but are not limited to, the following: farm office, barn, roadside stand, and reservoir.

Accessory use

"Accessory use" shall mean a use lawfully permitted in the zone, which use is incidental to, and subordinate to, the principal use of the site or of a main building on the site and serving a purpose which does not change the character of the principal use, and which is compatible with other principal uses in the same zone and with the purpose of such zone.

Agricultural building or structure

An uninhabited building or structure used to shelter farm animals, farm implements, supplies, products and/or equipment; and that contains no residential use, is not open to the public, and is incidental and accessory to the principal use of the premise. An agricultural building may contain processing activities as a direct result of the farming operation on the premises.

Agricultural support services

"Agricultural support services" are industrial, wholesale trade, warehousing, and trucking uses directly supporting agricultural activities and products in the unincorporated areas of Yolo County. Examples of "agricultural support services" include the manufacturing, assembly, or repair (but not unlimited retail sales) of agricultural equipment; the manufacturing, storage, distribution, transport, and wholesaling of fertilizer and agricultural chemicals; and the storage, distribution, transport, and wholesaling of other agricultural products from Yolo County. "Agricultural support services" do not include any activities or uses that serve primarily non-agricultural or urban customers. Specifically, trucking firms and industrial shops that do not serve local agricultural customers are prohibited from locating in any of the agricultural areas of Yolo County.

Agricultural support services, large and small

Large agricultural support services are those uses that occupy more than five (5) acres of land or more than 60,000 square feet of indoor space, and/or that generate more than 75 truck trips per day. Small agricultural support services are those that do not meet any of these thresholds.

Agricultural processing facility

A fixed establishment performing any processing or packaging of crops after harvest, whether or not value is added, for the onsite preparation of market or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production.

Agriculture

The use of land for the raising of crops, trees or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses thereto; provided, however, the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. For the purposes of this section, "accessory use" shall mean supply, service, storage, and processing areas and facilities for any other agricultural land. The uses set forth in this section shall not include plants for the reduction of animal matter.

Agri-tourism

An income-generating activity conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. Agricultural tourism refers to the act of visiting a working farm or ranch, or any agricultural or horticultural operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or ranch or agricultural operation that also adds to the economic viability of the agricultural operation. Agri-tourism includes activities and uses that are appurtenant to the agricultural operations, that benefit from locating in a quiet, sparsely-populated, agricultural or natural environment, and that do not include commercial or retail uses and activities that are not directly related to agriculture such as sales of goods and services typically found in urban areas. Agri-tourism uses include, but are not limited to, wine, beer, and olive oil tasting, sale of local agricultural products, lodging (bed and breakfasts and farm stays), and event centers that accommodate weddings, music, and limited dining.

Agricultural airfield or landing strip

Any area of land or water used for the landing and take-off of agricultural aircraft as well as any appurtenant areas used for airport buildings, operations, and related facilities. Also includes heliports used for agricultural purposes.

Agricultural and seed research

"Agricultural and seed research" shall mean industrial or scientific uses subordinate to, and in support of agriculture, and include product processing plants and agriculturally based laboratories or facilities for the production or research of food, fiber, seeds, animal husbandry or medicine, and may include administrative office space in support of the operation.

Ancillary dwelling

A structure designed, intended, or used for rural residential purposes, as elsewhere provided for herein, and including "Granny Units," that is located appurtenant to, clustered with, and on the same agricultural parcel as the main residential facilities. The term does not include farm worker housing.

Animal processing

The slaughtering and processing of animals for commercial purposes, including rendering plants.

Animal hospital

A building wherein the care and treatment of sick or injured dogs, cats, rabbits, birds, and similar small animals are performed.

Animal keeping

The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties, bee farms, aviaries, worm farms, household pets, etc.

Animal unit

A measure of numbers of livestock equivalent to a mature cow which is based on the concept that a 1,000-pound cow, with or without an unweaned calf, is one animal unit.

The following measurements can be used to determine animal unit equivalency:

Type of Animal	Animal Unit Equivalent	Number of Animals Equal to One Animal Unit
Mature cow, with or without calf, or animal of similar size	1.0	1
Butcher or breeding swine over 55 pounds	0.25	4
Mature sheep, goats, or animal of similar size	0.1	10
Rabbits or other small animal of similar size	0.02	50
Fowl or poultry over 3 pounds	0.01	100

Appurtenant use or activity

An appurtenant use is one that is an addition to, or attached to, and is compatible with, the primary use or activity on the parcel.

Barn

A building used to store farm vehicles and equipment, as a warehouse for farm products and supplies, to house livestock, or to conduct maintenance activities.

Bed and Breakfast (B&B)

A single-family dwelling, and accessory buildings, with an owner in residence, containing no more than ten (10) guest rooms used, let or hired out for transient night-to-night lodging, and that meets all of the standards in Section 8-2.306(l). A majority of the guest rooms must be located within and accessible through the main single-family dwelling. Food service is restricted to breakfast or a similar early morning meal, subject to applicable County Health Department regulations.

Campground

Land or premises which is used, or intended to be used, let, or rented for transient occupancy by persons traveling by automobile or otherwise, or by transient persons using tents, recreational vehicles, or similar quarters. A campground may include permanent amenities, such as structures, bathroom facilities, running water and proper sewage disposal.

Campground, primitive

A seasonal campground that does not require grading activity for the placement of permanent improvements or amenities, such as bathroom facilities, running water or sewage disposal fields. Informal overnight camping in fields or orchards in connection with single annual events is not covered by this definition.

Caretaker units

A permanent residence, secondary and accessory to an existing main dwelling, for persons employed principally onsite for purposes of care and protection of persons, property, plants, animals, equipment, or other circumstances.

Composting facility

A commercial/industrial facility where organic matter is transformed into soil or fertilizer by biological decomposition. Composting activities accessory to an onsite residential or agricultural use are excluded from this definition.

Concentrated Animal Feeding Operation (CAFO)

An agricultural animal feeding operation (AFO) where animals are kept and raised in confined situations. Feed is brought to the animals rather than the animals grazing or otherwise seeking

feed in pastures, fields, or on rangeland. An AFO is a CAFO if: 1) animals are confined for at least 45 days in a 12-month period; 2) there is no grass or other vegetation in the confinement area during the normal growing season; and 3) the operation meets specific Environmental Protection Agency (EPA) regulatory thresholds. A CAFO, regulated by the state under the authority of the EPA, may require a National Pollution Discharge Elimination System (NPDES) Permit.

Conservation easement

A non-possessory interest in real property imposing limitations or affirmative obligations, the purpose of which includes retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality.

Cottage food operation

Cottage food operations involve the preparation of low risk food products in a private home, as defined and regulated by the Environmental Health Division according to the requirements of State law (AB 1616, 2012, the California Homemade Food Act).

Covered habitat mitigation project

A "covered habitat mitigation project" is any mitigation bank or other project within the County that is undertaken to mitigate impacts to biological resources occurring largely or entirely outside of the County. A "covered habitat mitigation project" also includes all other habitat restoration, creation, enhancement, or preservation activities (including the sale of a conservation easement or interest therein) carried out within the County in connection with projects or other actions impacting biological resources in locations outside of the County. This includes, among other things, any such project that implements actions described in a Habitat Conservation Plan/Natural Communities Conservation Plan or in a biological opinion issued by the United States Fish and Wildlife Service or other federal agency. This term is to be interpreted broadly, consistent with the intent of Ordinance No 1426, to include all projects, plans, and activities that are substantially similar to any of the foregoing, regardless of whether they are specifically described herein.

Cultivation

The growing and harvesting of agricultural produce for food and fiber. Crop cultivation includes farms, orchards, groves, greenhouses, and wholesale nurseries primarily engaged in growing crops, plants, vines, or trees and their seeds.

Dairy

A department, establishment, or facility concerned with the business of production of milk, butter, or cheese, including the sale or distribution of milk and milk products, from animals. The feeding and care for dairy stock may be by feed lot, pasture or grazing, or any combination thereof, as elsewhere provided for herein. A dairy facility does not include the incidental feeding, breeding, raising, and keeping of livestock for the production of milk when used for 4-H, FFA, or other youth projects.

Dry land farming

The practice of crop production without irrigation.

Exempt habitat mitigation projects

"Exempt habitat mitigation projects" are those that are defined as exempt under Section 10-10.301(c) of Chapter 10 of Title 10 of this Code (the Habitat Mitigation Ordinance), and all other habitat projects that do not qualify as "covered habitat mitigation projects."

Farm

Under Section 52262 of the Food and Agricultural Code, a farm is defined as: "a place of agricultural production which has annual sales of agricultural products of \$1,000 or more."

Farm office

A private administrative office within an enclosed building for the purpose of running a farming operation.

Farm stay

A form of agricultural tourism where a farmer or rancher hosts guests or tourists at his/her working farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching. Farm stays include six (6) or fewer guestrooms, or accommodations for no more than 15 guests, in a single family dwelling, or main farm house, or accessory guest house, provided as part of a farming operation, with an on-site farmer in residence, that includes all meals provided in the price of the lodging, and that meets all of the standards in Section 8-2.306(m).

Farm worker housing

Any living quarters, dwelling, boardinghouse, bunkhouse, mobile home, or other housing accommodation maintained in connection with any work or place where work is being performed and the premises upon which such accommodations are situated, and/or the areas set aside and provided for the accommodation of farm workers.

Feed lot or animal feed yard

- (1) "Feed lot" shall mean any premises used principally for the raising or keeping of livestock in a confined feeding area, such as a dairy or stockyard.
- (2) "Confined feeding area" shall mean any livestock feeding, handling, or holding operation or feed yard where animals are concentrated in an area:
 - (i) which is not normally used for pasture or for growing crops and in which animal wastes may accumulate; or
 - (ii) where the space per animal unit is less than 600 square feet; or
 - (iii) dry lot feeding, where animals are confined in an enclosed area, and fed.
- (3) "Feed lot" is not intended to otherwise preclude the raising of animals as part of a general farming and/or livestock operation or as an FFA, 4-H, or other student project in an agricultural zone.
- (4) "General farming and/or livestock operation" shall mean one in which the confined feeding of animals is an incidental part of, or complimentary to the total livestock operation. Normal grazing activities for pastured livestock are excluded from this definition.
- (5) A lot used for the feeding and rearing of poultry (poultry farms) shall be considered a "feed lot."

Fowl or poultry ranch

A confined animal feeding operation consisting of a lot or building or combination of lots and buildings intended for the raising and keeping of poultry for egg production (laying hens) or meat production (broilers). A poultry farm does not include the incidental raising and keeping of poultry for egg production or meat production when used for 4-H, FFA, and other youth projects.

Grazing

The keeping of cattle, sheep, or other similar animals on fields or rangeland for the purpose of grazing and feeding.

Greenhouse

"Greenhouse" shall mean an agricultural structure, with transparent or translucent roof and/or wall panels intended for the raising of agricultural plants. "Greenhouse" shall also mean a residential accessory structure, with transparent or translucent roof and/or wall panels intended for the raising of household plants.

Hog farm

Any premises used exclusively for the raising or keeping of more than 50 hogs, under confinement, that are raised, fed, or fattened for the purposes of sale and consumption by other than the owner of the site. The term "hog farm" is not intended to otherwise preclude the raising of hogs as part of a general farming operation or as an F.F.A., 4-H, or other student project in an agricultural zone.

Home occupation, rural

The gainful employment of the occupant(s) of a rural dwelling, with such employment activity being subordinate to the residential and/or agricultural use of the property, subject to provisions in Section 8-2.306(ab).

Kennel

Any enclosure, premises, building, structure, lot or area, except where reasonably necessary to support an agricultural use (i.e., to contain herding dogs), where five (5) or more dogs or other small domestic animals, which are not sick or injured and are ten (10) weeks in age or older, are boarded for compensation, cared for, trained for compensation, kept for sale, or bred for sale, or ten (10) or more dogs or other small domestic animals that are ten (10) weeks of age or older which are kept and maintained as pets, "rescue" animals, or for any other non-commercial purpose (also see "Animal hospital.")

Manufactured home

A transportable prefabricated structure designed to be moved from one place to another and to be used for residential purposes. Also commonly referred to as a "modular" or mobile home. Also see definition in Section 8-2.1013.

Mining

Resource extraction establishments primarily engaged in mining, developing mines, or exploring for minerals, or surface mines extracting crushed and broken stone, dimension stone or sand and gravel.

Nurseries and landscaping materials

Commercial agricultural establishments engaged in the large-scale, year-round production of agricultural and ornamental plants and other nursery products, grown under cover or outdoors. Small-scale seasonal nurseries that are incidental to the main agricultural use of the property are not included in this definition.

Off-road vehicle courses

Rural areas set aside for the use of off-road vehicle enthusiasts including dirt bike, enduro, hill climbing, or other off-road motorcycle courses; also, rural areas for competitive events utilizing four-wheel drive vehicles. Does not include sports assembly facilities, or simple access roads which are usable by only four-wheel drive vehicles.

Oil and gas well drilling operation

Resource extraction establishments primarily engaged in recovering oil from oil sands and shales and producing natural gasoline and cycle condensate. Activities include exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sand and shales, and on-site processing only to the extent necessary to permit extraction.

Open space

Land subject to valid restrictions against housing or other urban development, the maintenance of which in its natural or protected states is necessary for the enhancement of living conditions in Yolo County.

Pasture

The grazing of livestock.

Permanent crop

A crop produced from plants, such as orchards and vineyards, that lasts for several seasons and need not be replanted after each harvest.

Primary farm dwelling

A structure designed, intended, and used for residential purposes, as elsewhere provided for herein, including manufactured or mobile homes. It shall not include an ancillary dwelling; a secondary dwelling; a guest house; or farm labor housing.

Regional agricultural processing facilities

Regional agricultural processing facilities include heavy agricultural processing of products from the greater local area, including outside Yolo County, such as nut hulling and rice mills, or large-scale wineries and olive processing plants.

Roadside or produce stand

A business established and operated for the display and sale of agricultural products grown on the premises, or on adjacent lands or other lands in Yolo County owned or leased by the operator, which may include a limited amount of prepackaged food, such as preserved, baked or packaged products from crops grown onsite that have been prepared onsite, subject to all applicable health codes.

Rural recreation

Outdoor sporting or leisure activities that require large open space areas and do not have any significant detrimental impact on agricultural use of lands that are in the general vicinity of the rural recreation activity. Rural recreation activities shall include, but are not limited to: the shooting of skeet, trap, and sporting clays; archery; gun, hunting, or fishing, clubs; sport parachuting; riding; picnicking; nature study; viewing or enjoying historical, archaeological, scenic, natural or scientific sites; health resorts, rafting, hiking, backpacking, bicycling, or touring excursions; or camping.

Slaughterhouse

An establishment where animals are butchered.

Small animal farms

Farms or ranches which raise small animals for sale, such as rabbits or other fur-bearing animals.

Solar energy system

A photovoltaic or other system that converts sunlight into electrical power for the primary purpose of: (a) resale or off-site use, or (b) on-site use and not for resale.

Special event facility/tasting room

The use of land and/or facilities, for which a fee is charged, for a community or private event that is held on the premises of an agricultural property, such as harvest festivals, weddings, seasonal tastings, or rodeos. A special event facility can include a tasting room, in which the general public, customers or guests may taste and purchase wine, beer, olive oil, cider, food items, or other incidental products commonly sold at such tasting rooms. A tasting room may be located at a vineyard, orchard, or other agricultural property, without the need for a winery, brewery, distillery, or olive mill facility or other processing facility to be located upon the premises.

Stable, private

Those facilities used for the shelter, breeding, and/or training of horses and similar equine animals for the use of the residents and their guests. Private stables may include the boarding of fifteen (15) or fewer equine animals that are not owned or leased pursuant to a written

agreement, by either the property owner or resident. Private stables that hold more than six (6) events per year, or generate more than 100 vehicle trips per event, shall be considered a commercial stable, regardless of the number of horses boarded. Private stables that hold large rodeo events shall be defined as a "special event facility."

Stable, commercial

A stable, other than a private stable, where sixteen (16) or more equine animals are boarded, that are not owned or leased pursuant to a written agreement, by either the property owner or resident. Commercial stables may include the retail or wholesale sales of tack, feed, and other equestrian products. Shows, exhibitions, or other public/quasi events related to equine animals may be included as a part of the commercial stable.

Stockyard

A confined animal facility intended for the temporary confinement and care of livestock for the purpose of selling or trading, prior to being slaughtered or shipped to market.

Tourism

That industry which promotes and accommodates the recreational touring, sight-seeking, leisure travel, and sojourns by individuals and groups within Yolo County, including eco-tourism and agri-tourism.

Vehicle trip

One vehicle trip is a vehicle traveling to a destination and back, i.e., a round trip.

Wildlife habitat

The environmental factors that support one or more plant or wildlife species at a particular place or region, providing food, water cover, and space needed for survival and reproduction.

Wetlands

The area and the plant communities that include fresh or salt water marshes, generally found in areas of shallow, standing, or sluggishly moving water.

Wind energy systems

A wind driven machine that converts wind energy into electrical power for the primary purpose of: (a) resale or off-site use, or (b) on-site use and not for resale.

Winery

A building, or portion thereof, used for the crushing of grapes, the fermenting and/or processing of grape juice, the aging, processing, storage, and bottling of wine, or the warehousing and shipping of wine. It shall also include accessory uses, such as: related office, laboratory, wholesale, and retail sales activities and wine tasting and winery tours.

Yolo Store

A "Yolo Store" is a structure, wherein the majority of the items offered for sale are primarily grown or manufactured in Yolo County (e.g., out-of-county bottled wines, but made from Yolo grapes, or locally grown nursery products, etc.).