

Section 20.210.050 - Agricultural Zone Development Standards

- A. **Development Standard Compliance.** The design, construction, or establishment of all new and existing land uses, development of structures, and site improvements in Agricultural (A) Zones shall conform to the regulations of Table 20.210-3. Principal and accessory structures shall meet the same development standards unless otherwise modified by this Zoning Ordinance.
- B. **Lot Averaging.** Lot averaging, consistent with Section 20.300.030 (Lot Averaging), shall be permitted in the A Zones subject to a CUP.
- C. **Gross Slope/Acreage Analysis.** Minimum lot sizes shall be determined based on slope calculations subject to Section 20.300.040 (Gross Slope/Acreage Analysis). Table 20.210-3 identified minimum lot areas.
- D. **Permitted Projections.** See Section 20.300.020.G (Permitted Encroachment Standards) for permitted projection standards relevant to Agricultural Zones.

Table 20.210-3
Agricultural (A-1, A-2, A-3) Development Standards

Development Standards ⁽¹⁾	A-1	A-2	A-3	Additional Use Regulations
Maximum Building Height				<u>20.300</u> (Site Planning and General Development Standards)
<100 feet from any PL	35 feet	35 feet	35 feet	
100 feet+ from any PL	50 feet	50 feet	50 feet	Non-residential structure
Lot Requirements ⁽⁴⁾				<u>20.300.040</u> (Gross Slope/Acreage Analysis)
Minimum Lot Area	1 acre	1 acre	4 acres	
15—25% slope	2 acres	2 acres	4 acres	
25—35%+ slope	4 acres	4 acres	8 acres	

35%+ slope	8 acres	8 acres	20 acres	
Minimum Setbacks ⁽²⁾⁽³⁾				
Street Frontage PL	35 feet	35 feet	35 feet	
Sales Stand	15 feet	15 feet	15 feet	20.210.060.C (Sales Stands)
Interior PL	15 feet	15 feet	15 feet	
Rear PL	25 feet	25 feet	25 feet	
Side/Interior/Rear PL				
Processing/Packaging Facility	--	--	50 feet	
Qualified Worker Housing (Large)	--	60 feet	50 feet	
Landscaping				
Required	20.330 (Water Efficient Landscape Standards)			
Parking				
Required	Chapter 20.340 (Off-Street Parking and Loading)			

;sz=8q; Notes: PL= Property Line

1. ;hg;All standards are minimums unless otherwise noted.
2. ;hg;Setbacks shall be measured from back of ROW.
3. ;hg;All lot development and setbacks shall be subject to the provisions of Section 20.300.060

(Special Setbacks for General Plan Routes); where standards conflict, the largest standard shall prevail.

4. ;hg;Minimum lot sizes are net area; reciprocal access easements are not included in net area.

(Ord. No. 2022-1527, § 2(Exh. A), 10-25-2022; Ord. No. 2025-1568, § 2(Exh. B), 12-9-2025)