ARTICLE XV W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

SECTION 15.1 USES PERMITTED IN W-2 ZONE.

A. When the gross area of a lot is less than one acre, the following uses shall be permitted:

1. One-family dwellings.

2. Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

3. The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted.

4. Home occupations.

5. The noncommercial raising of not more than raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

   a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

   b. Any miniature pig kept or maintained on a lot with a use permitted under Section 15.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

   c. No miniature pig may weigh more than two hundred (200) pounds.

   d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

   e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

6. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels not less than 20,000 square feet for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from

any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Amended Effective:
09-15-00 (Ord. 348.3954)

7. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

8. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

Added Effective:
02-24-04 (Ord. 348.4087)

B. When the gross area of a lot is one acre or greater, the following uses are permitted:

1. One-family dwellings.

2. Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

3. Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

4. The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

5. Farm for rabbits, fish, frogs, chinchilla, and other small animals (excluding crowing fowl).

Amended Effective:
09-15-00 (Ord. 348.3954)

6. Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in Subsection A.4. of this section.

7. The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20.000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See County Ordinance No. 431 regarding hog ranches).

8. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954) 12-21-00 (Ord. 348.3966)

9. A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.

10. A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.

11. Home occupations.

12. The noncommercial raising of not more than raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

    a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

    b. Any miniature pig kept or maintained on a lot with a use permitted under Section 15.1.B.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig

presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

13. The keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots or parcels not less than 1 acre for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Added Effective:
09-15-00 (Ord. 348.3954)

14. The outside storage of materials on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Added Effective:
02-24-04 (Ord. 348.4087)

C. The following uses shall be permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30:

1. Guest ranches.

2. Educational institutions, libraries, museums and post offices.

3. Tennis and polo clubs.

4. Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.

5. An additional one-family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten acres being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:

a. The mobilehome shall have a floor area of not less than 450 square feet.

b. The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.

c. The dwellings are located not less than 50 feet from any property line.

d. The dwellings are screened from view from the front property line by shrubs or trees.

e. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County Building and Safety Department and State law.

f. The number of dwellings for employees shall not exceed four per established farming operation.

6. Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 18.30.A.3.

7. Churches, temples and other places of religious worship.

8. Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

9. Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period sale of two years in any event.

10. Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.

11. Child Day Care Center.

Amended Effective:
Ord. 348.4596 Item 16.2 of 02/10/09 (Effective Date: 03/12/09)

D. The following uses are permitted provided a conditional use permit has been granted:

1. Airport or landing field.

2. A mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.

3. Cemetery, pet or human.

4. Commercial fairgrounds and exhibitions.

5. Drive-in theaters.

6. Dune buggy parks.

7. Fruit and vegetable packing plants and similar uses.

8. Hog ranches, subject to the provisions of County Ordinance No. 431.

9. Hunting clubs.

10. Lumber mill.

11. Lumber production of a commercial nature, including commercial logging or commercial development of timber.

12. The manufacture of: (a) Brick, tile or terra-cotta, (b) Cement and cement products, (c) Gypsum and (d) Lime or lime products.

13. Menageries.

14. Migrant agricultural worker mobilehome parks.

15. Mobilehome parks, developed pursuant to Section 19.93. of this ordinance.

16. Pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms.

17. Race tracks, including but not limited to contests between automobiles, horse, go-carts, and motorcycles, but not including contests between human beings only.

18. Recreational vehicle parks.

19. Rifle, pistol, skeet, or trapshooting ranges.

20. Rodeo arenas.

21. Trail bike parks.

22. Trailer and boat storage.

23. Commercial stables and riding academies.

24. Recreational lakes.

25. Disposal service operations.

26. Auction houses and yards.

27. Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.

28. Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.

29. Outdoor film studios.

30. Camps.

31. Both large and small animal hospitals.

32. Solar power plant on a lot 10 acres or larger.

Amended Effective:
Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date: 12/08/11)

E. Public Utilities Uses.

1. Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.

2. Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.

3. Telephone transmission lines, telephone exchanges and offices.

4. Railroads, including the necessary facilities in connection therewith.

F. A mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555 which has not been revoked or suspended.

G. (Deleted)

Amended Effective:
Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective Date: 10.10.19)

H. Subject to the provisions of Section 18.28.B., the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

I. Industrial Hemp Activities are permitted or conditionally permitted in subsections A., B., C., or D. in Section 15.1 pursuant to the provisions set forth in Article XIXm of this ordinance including, but not limited to, permit processing, location, standards and approval requirements.

Amended Effective:
11-11-82 (Ord. 348.2104)
11-23-82 (Ord. 348.2140)
07-03-84 (Ord. 348.2338)
04-04-87 (Ord. 348.2669)
03-12-87 (Ord. 348.2670)
03-29-88 (Ord. 348.2848)
06-30-88 (Ord. 348.3856)
06-20-89 (Ord. 348.3043)
09-05-89 (Ord. 348.3053)
10-06-92 (Ord. 348.3447)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)
Added Effective:
09-15-00 (Ord. 348.3954)

SECTION 15.2. DEVELOPMENT STANDARDS.

Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

A. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.

Amended Effective:
05-24-01 (Ord. 348.3990)

B. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use.

C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.

D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

Amended Effective:
09-04-62
06-16-65 (Ord. 348.371)
03-23-66 (Ord. 348.427)
07-27-66 (Ord. 348.459)
04-17-68 (Ord. 348.556)
07-16-69 (Ord. 348.637)
06-10-70 (Ord. 348.737)
10-10-71 (Ord. 348.935)
05-04-72 (Ord. 348.1023)
05-30-74 (Ord. 348.1327)
06-20-74 (Ord. 348.1340)
11-07-74 (Ord. 348.1377)
03-20-75 (Ord. 348.1429)
10-02-75 (Ord. 348.1470)
12-10-75 (Ord. 348.1481)
04-21-77 (Ord. 348.1564)
09-08-77 (Ord. 348.1588)
11-29-79 (Ord. 348.1729)
03-05-81 (Ord. 348.1925)
07-02-81 (Ord. 348.1968)
11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
05-19-83 (Ord. 348.2162)
07-03-84 (Ord. 348.2338)
09-05-89 (Ord. 348.3053)
10-06-92 (Ord. 348.3447)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
05-24-01 (Ord. 348.3990)