

Chapter 17.12E-A EXCLUSIVE AGRICULTURAL DISTRICTSections:

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17.12.010 Purpose.

A. The purpose of the E-A, exclusive agricultural district classification is to implement the crop lands designation or category of the agricultural element of the county general plan by recognizing lands capable of supporting crop production by operators and protecting them from incompatible uses and other detrimental effects.

B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all E-A districts.

17.12.020 Uses permitted. Uses permitted in an E-A district shall be as follows:

- A. The primary use permitted in an E-A district shall be the production of crops.
- B. Secondary uses for lands in this district include the grazing of livestock and semi heavy agriculture as defined in Section 17.04.130.
- C. In addition to the principal and secondary uses specified in Subsections A & B of this section, lands in this district may be used for residential purposes accessory to the principal or secondary uses. Such accessory residential uses shall be limited to the principal residence of the owner or operator (mobilehome or conventional house).
- D. Additional housing may be permitted through the Use Permit process pursuant to Section 17.12.030 and Chapter 17.70 (Use Permits) or pursuant to Section 17.08.050 "Granny Housing".
- E. In order to secure financing, one family member dwelling may be located on a lot not exceeding five acres in size and separately created for this purpose; provided that the owner of the original parcel shall record a document concurrent with the recording of the final subdivision map stating that the two parcels are merged for the purpose of zoning, subdivision, and other land use regulations of the County.  
Family member dwellings in excess of one per full-time operation shall normally not be located on separate legal lots. In order to secure financing, one-family member dwelling in excess of one per full-time operation may be located on a lot not exceeding five acres in size and separately created for this purpose; provided, that the owner of the original parcel shall record a document concurrent with the recording of the final subdivision map

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stating that the two parcels are merged for the purposes of the zoning, subdivision and other , land use regulations of the county.

G. Home occupations.

17.12.030 Uses requiring use permits. Uses requiring use permits in an E-A district shall be as follows:

- A. Heavy agricultural uses as defined by Section 17.04.060.
- B. Youth ranches, educational or religious institutions or similar uses.
- C. Additional farm labor or caretaker housing.
- D. Soil Amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by the California Health and Safety Code, Title 22, Section 25117 and Sections 66261.10 through 66261.33.
- E. Commercial shooting ranges as defined in Section 17.04.045.
- F. Commercial cattle and hog feed lots.
- G. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery.

17.12.040 Yards. Yard requirements in an E-A district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Minimum rear yards, twenty feet;
- C. Minimum side yards, ten feet; six feet on non-conforming parcels of 10 acres or less.

17.12.050 Lots. Minimum lot area in an E-A district shall be ten acres to forty acres, as specified by the particular zoning district.

17.12.060 Building height. Maximum building height in an E-A district shall be two and one-half stories, but not to exceed thirty-five feet for residential buildings.

17.12.070 Parking. Minimum vehicle parking in an E-A district shall be one space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses.