

SECTION 819

"A-2" - GENERAL AGRICULTURAL DISTRICT

The "A-2" District is intended to be a district which will protect those areas desiring more protection than the "A-1" District provides and which do not by their nature require exclusive agricultural zoning.

SECTION 819.1 - USES PERMITTED

The following uses shall be permitted in the "A-2" District. All uses shall be subject to the Property Development Standards in Section 819.5.

(Amended by Ord. 490.174 re-adopted 5-8-79)

- A. The maintaining, breeding, and raising of livestock of all kinds, including agricultural specialties such as fish and fur-bearing animals.

(Amended by Ord. T-038-306 adopted 5-22-90)

- B. The maintaining, breeding, and raising of poultry of all kinds, subject to the provisions of Section 868.

(Added by Ord. T-038-306 adopted 5-22-90)

- C. The raising of tree, vine, field, forage, and other plant life crops of all kinds, except mushroom growing.

- D. One family dwellings and accessory buildings and farm buildings of all kinds, when occupied or used by the owner, tenant or other persons employed thereon or the non-paying guests thereof; provided, however, that a residence once constructed and used for one of the foregoing uses, and no longer required for such use shall acquire a nonconforming status and may be rented for residential purposes without restriction.

(Amended by Ord. 490.31 adopted 10-11-66)

- E. Home occupations, Class I, subject to the provisions of 855-N

(Amended by Ord. T-288 Adopted 2-25-86)

- F. The harvesting, curing, processing, packaging, packing, shipping, and selling of agricultural products produced upon the premises, or where such activity is carried on in conjunction with, or as a part of, a bona fide agricultural operation.

- G. The use, storage, repair and maintenance of tractors, scrapers, and land leveling and development equipment devoted primarily to agricultural uses.

- H. Apiaries and honey extraction plants subject to the provisions of Section 855-N.

- I. The maintenance of temporary and permanent farm labor camps when carried on as a secondary function in conjunction with a bona fide agricultural operation. The density standards of Section 819.5-C shall not apply.

(Amended by Ord. 490.31 adopted 10-11-66)

- J. Moderate intensity parks and golf courses.

(Amended by Ord. 490.175 adopted 4-24-79)

- K. Storage of petroleum products for use by the occupants of the premises but not for resale or distribution

- L. Private clubs and lodges.

- M. Temporary roadside stands for the sale of agricultural products produced upon the premises.

- N. Signs subject to the provisions of Section 819.5-K.

- O. Temporary or permanent telephone booths.

- P. Trailer house occupancy consisting of one or more trailers, subject to the provisions of Section 856 and 819.1-C.

(Amended by Ord. 490.18 adopted 12-29-64; Ord. 490.81 adopted 10-24-72)

- Q. Horticultural and landscaping services in conjunction with horticultural nurseries, when operated as a secondary function of a bona fide agricultural operation.

(Added by Ord. 490.65 adopted 8-4-70)

#### SECTION 819.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval as provided for in Section 872.

- A. Microwave relay structures.

- B. Private or parochial schools of an elementary or secondary level, colleges, and day nurseries - large.

(Amended by Ord. 490.188 adopted 10-29-79)

- C. Public schools.

- D. Churches, parsonages, and other religious institutions.

- E. Philanthropic and eleemosynary institutions where agriculture is carried out to a substantial degree

- F. Communications equipment buildings.

- G. Electric transmission or distribution substations.

- H. Fire stations and public buildings and yards.

- I. Sale of food products produced off the premises provided that the sale of such products is incidental and secondary to the sale of agricultural products produced upon the premises.  
(Added by Ord. 490.2 adopted 7-25-61)
- J. Veterinarian offices.
- K. Personal kennels.  
(Added by Ord. 490.36 adopted 7-25-67)
- L. Home beauty service  
(Added by Ord. 490.96 adopted 4-22-74)
- M. Off-site directional signs for major recreational uses, hospitals, and colleges subject to the criteria set forth in Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)
- N. Temporary mobilehome occupancy subject to the provisions of Section 856-A.1.b.  
(Added by Ord. 490.163 adopted 11-14-78; amended by Ord. 490.194 adopted 1-28-80)
- O. Second dwelling units, subject to the provisions of Section 855-N.  
(Added by Ord. T-269 adopted 5-24-83; amended by Ord. T-280 adopted 12-18-84)
- P. The maintaining, breeding, and raising of poultry of all kinds, when not permitted by 819.1-B  
(Added by Ord. T-038-306 adopted 5-22-90)

SECTION 819.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided for in Section 873.

- A. Commercial stables and riding academies.
- B. Commercial stock feeding yards and feed lots.
- C. Community auction and salesyards for sale of farm animals, products, implements, supplies, and equipment.
- D. Temporary and permanent farm labor camps that are not carried on as a secondary function in conjunction with a bona fide agricultural operation.  
(Amended by Ord. 490.31 adopted 10-11-66)
- E. Permanent roadside stands for the sale of agricultural products.
- F. Wineries and distilleries.

- G. The maintenance and storage of agricultural equipment designed to be used solely for the harvesting of crops, which equipment must be located by the owner thereof upon his own premises when not operated as a secondary occupation in conjunction with or as part of a bona fide agricultural operation.

(Added by Ord. 490.4 adopted 4-2-63)

- H. Boarding, training and breeding kennels.

(Added by Ord. 490.36 adopted 7-25-67)

- I. Horticultural and landscaping services in conjunction with horticultural nurseries, when operated as a primary use of the property.

(Added by Ord. 490.65 adopted 8-4-70)

#### SECTION 819.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "A-2" District.

- A. All industrial and commercial uses not specifically permitted in Sections 819.1, 819.2, and 819.3.
- B. Private hospitals.  
(Amended by Ord. T-244 adopted 4-19-83)
- C. Art, craft, music or dancing schools or businesses, professional or trade schools or colleges.
- D. Advertising structures.

#### SECTION 819.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "A-2" District.

##### A. LOT AREA

Each lot shall have a minimum net area of one hundred thousand (100,000) square feet. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for, or occupied by, any use permitted in this District.

The restrictions of Section 855-A pertaining to creating a parcel of land below the specified minimum size shall not apply to a division of land by succession, will, partition, proceedings, sale on execution or other division by operation of law.

(Amended by Ord. 490.28 adopted 5-31-66)

##### B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots now

existing may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.

1. Width

- a. Interior lots shall have a minimum width of one hundred sixty-five (165) feet.
- b. Corner lots and reversed corner lots shall be a minimum width of one hundred sixty-five (165) feet.
- c. Lots siding on freeways or railroad rights-of-way shall have a minimum width of one hundred sixty-five (165) feet.

(Amended by Ord 490.28 adopted 5-31-66)

- d. Curve lots and cul-de-sac lots shall have a minimum street frontage width of ninety (90) feet.

(Added by Ord. 490.197 adopted 3-31-79)

2. Depth

All lots shall have a minimum depth of one hundred seventy (170) feet.

C. POPULATION DENSITY

1. Not more than one (1) residence may be constructed upon a parcel of land which does not exceed in size the minimum acreage, except that one of the following may also be permitted:
  - a. A temporary mobilehome subject to the provisions of Section 819.2.
  - b. A second dwelling unit subject to the provisions of Section 819.2 and Section 855-N.

(Amended by Ord. T-269 adopted 5-24-83)

2. Not more than one (1) additional residence may be constructed on any parcel per each ten (10) acres contained in the parcel in excess of such minimum size

D. BUILDING HEIGHT

No building or structure erected in this District shall have a height greater than two and one-half (2 2) stories, not to exceed thirty-five (35) feet, with the following exceptions:

1. Roof Structures

Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, grain elevators, church steeples, roof signs, flagpoles, chimneys, smokestacks, windmills, silos, water tanks or wireless masts or accessory farm structures may be erected above the height limits herein prescribed; provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no roof structures shall, or any space above the height limit shall be allowed for the purpose of

providing additional living or floor space.

2. Hillside Lots

On lots located downhill from the street having a twenty-five (25) percent or greater grade measured in the general direction of the side lot lines, an additional story may be constructed on the main building, provided that the ceiling of the lowest story shall be not more than two (2) feet above the curb level measured at the center of the lot frontage.

E. YARDS

1. General Yard Requirements

All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided for below:

No main building shall be erected within fifty (50) feet of any railroad line or freeway.

2. Front Yard

Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot.

3. Side Yard

a. Each lot shall have a side yard of not less than twenty (20) feet except for special conditions provided for below.

b. Corner Lots

On corner lots, unless otherwise specified in this Division, the side yard abutting the street shall not be less than thirty-five (35) feet in width.

c. Accessory Buildings In Side Yards

Any accessory building located less than seventy-five (75) feet from the front property line shall have the same minimum side yard as that required for the main building.

4. Rear Yard

The provisions of the rear yard, Section 816.5-E.4, shall apply.

5. Exceptions: Permitted Projections into Required Yards

The provisions of the "R-A" District, Section 821.5-E.5.a through c, shall apply.

F. SPACE BETWEEN BUILDINGS

The minimum distance between buildings shall be as follows:

1. Accessory buildings shall be a minimum of six (6) feet from the main building. Accessory buildings connected to the main building by a breezeway roof shall also maintain a minimum six (6) foot separation.

2. Where an accessory building is used for garage purposes and where said garage is located within the area defined by the projection of the side lines of any main building, and where vehicular access to said garage faces any main building and falls entirely or in part, within said area, the garage shall be not less than twenty-five (25) feet from the main building
3. All structures housing livestock and poultry shall be located a minimum of forty (40) feet from all buildings used for human habitation, twenty-five (25) feet from side and rear property lines, and one hundred feet from front property lines. However, this shall not apply to the pasturing of animals within the above mentioned setbacks.

(Subsection F Amended by Ord. T-254 adopted 4-27-81)

#### G. LOT COVERAGE

No requirements.

#### H. FENCES, HEDGES AND WALLS

##### 1. Permitted Fences, Hedges and Walls

- a. Fences, hedges and walls, not greater than six (6) feet in height, shall be permitted on or within all rear and side property lines on interior lots and on or to the rear of all front yard setback lines.
- b. No fence, wall or hedge over three (3) feet in height shall be permitted in any required front yard or in the required side yard on the street side of a reversed corner lot.
- c. A fence, hedge or wall not greater than six (6) feet in height may be located not closer than five (5) feet from the side property line on the street side of a corner lot.
- d. Fences or walls over six (6) feet in height to enclose tennis courts or other game areas shall be permitted to the rear of the required front yard subject to Director Review and Approval. The review shall include consideration of the effect of mass, noise, and lighting upon surrounding residences.

(Added by Ord. 490.187 adopted 5-21-79)

##### 2. Swimming Pools

The provisions of Section 855-H.2 shall apply.

(Added by Ord. 490.123 adopted 12-7-76)

#### I. OFF-STREET PARKING

The following provisions shall apply, subject to the General Conditions, Section 855-I:

1. For non-residential uses, the provisions in the General Conditions, Section 855-I, shall apply
2. For uses permitted by Conditional Use Permit, the provisions of Section 855-I shall apply for off-street parking requirements.

J. ACCESS

There shall be vehicular access from a dedicated road, street or highway to off-street parking facilities on the property requiring off-street parking.

K. OUTDOOR ADVERTISING

1. One non-flashing sign for each street frontage containing not more than forty (40) square feet and pertaining only to products for sale upon the premises or services rendered thereon or therefrom, shall be permitted in this District.
2. Name signs shall be permitted subject to the following conditions:  
  
Name signs shall display only the:
  - (1) Name of the premises upon which it is displayed,
  - (2) Name of the owner, lessee of said premises,
  - (3) Address of said premises,
  - (4) Nature of occupation engaged in on said premises.
3. "For Rent" and "For Sale" signs shall be permitted.
4. Signs for institutional uses including churches, hospitals, rest homes, private clubs and similar uses shall be permitted subject to the provisions of Section 855-K.
5. Off-site directional signs for major recreational uses, hospitals and colleges permitted under Section 819.2 shall be subject to the provisions of Section 855-K.

L. LOADING

No loading shall be permitted on a public road, street, or highway.