

**SECTION 3.05 AG-40 AGRICULTURAL**

## 3.05.010 Definition.

A district to protect and preserve agricultural land for the performance of a wide range of agricultural functions. It is intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development.

## 3.05.020 Permitted Uses (AG-40)

1. Agricultural/horticultural/silvicultural use.
2. Cellular Tower.
3. Class A and Class B manufactured home (See Chapter VII – Definitions).
4. Cluster housing (See Chapter V – Performance Standards).
5. Dairy products processing, bottling, and distribution.
6. Day care home.
7. Dwelling, single-family.
8. Dwelling unit, accessory (ADU).
9. Guest house.
10. Fish hatchery.
11. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
12. Homeowners park and beaches.
13. Kennel.
14. Livestock
15. Nursery, landscaping materials.
16. Park.
17. Produce stand.
18. Public transportation shelter station.
19. Public utility service installation.
20. Ranch employee housing.
21. Riding academy, rodeo arena.
22. Stable, public and private.

## 3.05.030 Conditional Uses (AG-40).

1. Airport.
2. Animal farm (See Chapter VII – Definitions).
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.
5. Camp and retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker's facility.\*
7. Cemetery, mausoleum, columbarium, crematorium.
8. Church and other place of worship.
9. Communication tower/mast.
10. Community center building operated by a non-profit agency.
11. Contractor's storage yard (See Chapter IV – Conditional Use Standards).\*
12. Dwelling, family hardship.\*
13. Electrical distribution station.
14. Extractive industry.

15. Feed and seed processing and cleaning.
16. Feed lot: cattle, swine, poultry
17. Landfill, sanitary for disposal of garbage and trash.
18. Radio and television broadcast studio.
19. Recreational facility, low-impact.
20. Rifle range.
21. School, primary and secondary.
22. Short term rental housing.\*
23. Temporary building or structure.\*
24. Water and sewage treatment plant.
25. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045)

3.05.040

Bulk and Dimensional Requirements (AG-40).

1. Minimum Lot Area: 40 acres
2. Minimum Lot Width:  
Cul-de-sacs: 60 feet.
3. Setbacks:
  - A. Minimum Yard Requirements for Principal Structure:
 

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
  - B. Detached Accessory Structures:
 

Front:	20 feet.
Side:	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

\* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

\*\* For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.
  - C. A 20-foot setback is required from streams, rivers, and unprotected lakes which do not serve as property boundaries.
  - D. Increase yard requirements as follows when property fronts: \*\*
 

County Road:*	20 feet.
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\* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.

\*\* If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a

minimum 100 foot setback from the boundary of a highway for all structures is required.

4. Maximum Height: 35 feet.  
(Agricultural buildings exempt)
5. Permitted Lot Coverage: 20%.
6. Maximum Fence Height: Not applicable.
7. Off-Street Parking: See Chapter VI-Parking and Loading.