

SECTION 3.08 SAG-5 SUBURBAN AGRICULTURAL

3.08.010 Definition.

A district to provide and preserve smaller agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development.

3.08.020 Permitted Uses (SAG-5).

1. Agricultural/horticultural/silvicultural use.
2. Class A and Class B manufactured home (See Chapter VII – Definitions).
3. Cluster housing (See Chapter V – Performance Standards).
4. Day care home.
5. Dwelling, single-family.
6. Dwelling unit, accessory (ADU).
7. Guest house.
8. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions).
9. Homeowners park and beaches.
10. Livestock
11. Nursery, landscaping materials.
12. Park and publicly owned recreational facility.
13. Produce stand.
14. Public transportation shelter station.
15. Public utility service installation.
16. Stable, private.

3.08.030 Conditional Uses (SAG-5).

1. Airfield.
2. Aircraft hangars when in association with properties within or adjoining an airport/landing field.*
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.*
5. Camp/Retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Caretaker’s facility.*
7. Cellular communications tower.*
8. Cemetery, mausoleum, columbarium, crematorium.
9. Church and other place of worship.
10. Community center building operated by a non-profit agency.
11. Community residential facility.**
12. Contractor’s storage yard (See Chapter IV – Conditional Use Standards).*
13. Dwelling, family hardship.*
14. Electrical distribution station.
15. Extractive industry.
16. Golf course.
17. Golf driving range.
18. Kennel, commercial (See Chapter IV-Conditional Use Standards).
19. Manufactured home park (Subject to Subdivision Regulations).

20. Recreational facility.
21. Recreational vehicle park (Subject to Subdivision Regulations).
22. Riding academy and rodeo arena.
23. School, primary and secondary.
24. Short term rental housing. (See Chapter V – Performance Standards) *
25. Stable, public.
26. Temporary building, structure or use.*
27. Water and sewage treatment plant.
28. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045)

**Administrative Conditional Use Permit, eight or fewer.

3.08.040

Bulk and Dimensional Requirements (SAG-5).

1. Minimum Lot Area: 5 acres.
2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width unless the average lot width is more than 300 feet.

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.

* 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.
5. Permitted Lot Coverage: 25%
6. Maximum Fence Height Not applicable.
7. Off-Street Parking: See Chapter VI – Parking and Loading.

- 8.05.100 Dwelling – A building used for human residential purposes.
- 8.05.110 Dwelling, Duplex – A building designed to house two families living independently of each other in separate dwelling units but having one yard in common.
- 8.05.120 Dwelling, Family Hardship – A temporary dwelling used for housing a member of the immediate family whose physical or mental condition requires constant care or assistance. Such a use requires the issuance of a Conditional Use Permit as applicable.
- 8.05.130 Dwelling, Multi-Family – A building designed to house three or more families living independently of each other in separate dwelling units but having one yard in common.
- 8.05.140 Dwelling, Resort – A single-unit, duplex, or townhouse structure that offers lodging on a short-term basis. Such use may be under corporate ownership. If the total number of rooms or units exceeds five (5), the structure shall be defined as a hotel or motel.
- 8.05.150 Dwelling Unit – One or more rooms designed for or occupied by one family for living or sleeping purposes with stays of 30 days or longer. A dwelling unit must contain a kitchen and bathroom facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.
- 8.05.160 Dwelling unit, accessory (ADU) – A single, separate habitable living unit added to, created within, or detached from the principal single-family dwelling that provides the basic requirements for living, sleeping, eating, cooking and sanitation with stays of 30 days or longer on a single-family lot. ADUs are subordinate in size (no larger than 40% of the floor area of the principal dwelling), location, and appearance to the principal single-family dwelling and have separate means of ingress and egress. One ADU is allowed per tract of record and it may be rented to the general public.

SECTION 8.06

DEFINITIONS “E”

- 8.06.010 Electrical Distribution Substation – An assembly of equipment designed to receive energy from a high voltage distribution supply system, convert it to a form suitable for local distribution, and to distribute the energy to feeders through switching equipment designed to protect the service from the effects of faults.
- 8.06.020 Equestrian and Livestock Facilities – Those structures and facilities necessary for the care and keeping of livestock in conjunction with a recreational operation such as a dude ranch or resort community. Such facilities may include corrals, barns, silage structures, and similar uses. This use does not include rodeo arenas, feedlots, or sale barns.
- 8.06.030 Existing Use – The actual lawful use of the premises at the time these regulations were adopted or at the time a building permit has been issued, provided the work has actually been done thereon or a valid contract made for such work within the intent of the permit, and before the amendment of these regulations insofar as it affects the use allowed under the permit.
- 8.06.040 Extractive Industries – Commercial or industrial operations involving the removal and processing of natural accumulations of sand, rock, soil, gravel, or any mineral.

SECTION 8.07

DEFINITIONS “F”

- 8.07.010 Family – One or more individuals who live together.
- 8.07.020 Family Hardship Dwelling – see “Dwelling, Family Hardship”.

of affected land; and 8) any other associated surface or subsurface activity conducted on areas referred to in subsections 1 - 3.

8.08.030 Greenbelt – a strip of land variable in width for the planting, growing and maintaining of a sight-obscuring screen of healthy trees or cultivated landscaping.

8.08.040 Ground Elevation – The finish grade of a sidewalk adjacent to any front yard property line or the adjacent street right-of-way line if no sidewalks exist. On side and rear property lines ground elevation shall be the natural grade of said side or rear property line.

8.08.050 Guest House – A detached structure which is accessory to a one family dwelling with not more than two bedrooms, which shall be used and/or designed for use primarily by guests and/or servants. One guesthouse is allowed per tract of record where permitted or conditionally permitted.

8.08.060 Guest Ranch – A centrally managed facility that provides full service lodging, dining or cooking facilities, and onsite recreational activities for overnight guests or members. A ranch resort shall include an organized program of activities such as hunting, fishing, nature study, arts, Nordic skiing, snowmobiling, boating, rafting, horseback riding, hiking, and pack trips. A guest ranch may also include corporate or religious retreats or conference facilities. Activities shall be provided on-site to the extent possible. Adjacent public lands and waterways may be used to supplement on-site activities if proper licenses and permits are obtained. Guest lodging within a ranch resort shall not be used for long-term residency beyond three (3) months. Hotels and motels are not considered guest ranches. All ranches providing guest services shall contain or have a use agreement for at least one hundred and sixty (160) acres.

SECTION 8.09

DEFINITIONS “H”

8.09.010

Health Club - A public or private facility that promotes and provides for developing, maintaining, and enhancing strength, fitness, flexibility, and/or cardiovascular capacity. Such facilities may include swimming pools, tennis courts, racket sports, weight lifting and weight machines, aerobic conditioning and equipment, indoor tracks, golf related activity, indoor climbing walls, and similar items as well as professional athletic instruction related thereto. Accessory uses may include locker/shower rooms, saunas, steam baths, hot tubs, physical therapy, rehabilitation, medical diagnostic facilities, massage, the sale of athletic equipment and accessories to uses of the health club, and the sale of pre-packaged foods and non-alcoholic beverages. The facilities may be used for meetings, sporting events, and competitions relating to athletic and recreational activities.

8.09.020 Heliport – Any facility where the primary purpose is for landing or taking off of helicopters. This would include any accessory uses or structures related to the principal use as a heliport, such as maintenance and overhaul, fueling, service storage, tie-down areas, and hangars.

8.09.030 High Tech Industrial Business – A high tech industrial business would include, but not be limited to, companies that are involved in the research and development or manufacture and distribution of bioelectronics, biotechnology, microelectronics, computer hardware or software, engineering systems, information technology, semiconductors, or telecommunications. It does not include engineering drafting or design, telemarketing, research services, wholesale or retail trade of goods.

8.09.040 Home Occupation – Any use conducted entirely within the dwelling and carried on by the members of the family which use is clearly incidental and secondary to the dwelling for dwelling purposes and does not change the character thereof and in connection