Article 14 A Agricultural District

Sections:

1410 Specific Purposes
1420 Land Use Regulations
1430 Development Regulations
1440 Review of Plans
1450 Agricultural Activities

1410 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the A district are to:

A. Provide a suitable classification for large-scale agricultural and mining operations and related open space uses.

B. Limit non-agricultural uses to those incidental to agricultural operations.

C. Permit only very low-density residential development, compatible with low-intensity agriculture and keeping of livestock.

1420 Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in the A district. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule.

A DISTRICT: LAND USE REGULATIONS

P - Permitted
U - Use Permit
L - Limited, (See Additional Use Regulations)
- - Not Permitted
A - Administrative Conditional Use Permit

	A	**Additional Regulations**
Residential Uses		
Day Care, Limited	P	
Single-family Residential	P	(A)(F)
Public and Semipublic		(I)
Child Care	L-4	
Public Safety Facilities	U	
Utilities, Major	L-2	
Utilities, Minor	P	(G)
Commercial Uses		(I)
Horticulture, Limited	P	(H)
Animal Sales and Services:		
Animal Boarding	L-3	
Visitor Accommodations:		
Bed and Breakfast Inns	A	(B)
Assembly, Ceremonies and Weddings	A	
Wineries	A	
Animal/Dog Shows	A	
Agricultural and Extractive Uses		(I)
Animal Husbandry	L-1	(C)
Crop Production	P	(H)
Mining and Processing	U	
Accessory Uses	P/U	(D)(H)(I)
Nonconforming Uses		(E)

A District: Additional Use Regulations

L-1 Administrative Use permit required for more than six domestic or exotic animals; conditions may be imposed limiting herd size and restricting grazing to designated areas to protect water resources from agricultural runoff.

L-2 A use permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Aboveground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.

L-3 Administrative Use permit required and limited to the stabling of horses (See Section 3034 and the City Code).

L-4 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.

(A) Limited to one primary dwelling unit and one accessory dwelling unit per site, subject to the requirements of Section 3006: Accessory Dwelling Units. A mobile home shall be allowed as a primary residence or as a caretaker's unit, subject to the requirements of Section 3033. Development within an Agricultural Preserve shall also be subject to the terms of the Agricultural Preserve Contract.

(B) See Section 3031: Bed and Breakfast Inns.

(C) See Chapter 4 of the Municipal Code.

(D) Limited to facilities incidental to an agricultural or extractive use. Farmworkers' housing requires a use permit issued in accord with the provisions of Article 41. The Planning Commission shall approve or conditionally approve applications for facilities with 10 or more beds, while the City Planner shall approve or conditionally approve applications for facilities with fewer than 10 beds. As conditions of approval, the Planning Commission or the City Planner, as the case may be, may establish restrictions on the number of rooms and the size and location of kitchen facilities, and may limit occupancy to farmworkers employed by the owner and/or operator of the farm on which the housing is located with the objective of ensuring that a use is compatible with adjacent agricultural and residential uses.

(E) See Article 35: Nonconforming Uses and Structures.

(F) Residential development shall be permitted provided such development does not interfere with existing, proposed, or potential agricultural operations, that the open space character of the area is preserved, and that the proposed residential development is consistent with General Plan policies. In all cases the minimum lot size shall not be less than two and one-half (2.5) acres.

(G) See Section 3025: Antennas and Microwave Equipment.

(H) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.

(I) See Section 3020: Outdoor Facilities; certain outdoor facilities are subject to the development standards of this section.

1430 Development Regulations

Development regulations shall be as specified by a use permit, provided that, if the use permit fails to regulate an element regulated by an abutting base district, the regulations of the nearest base district shall apply to each portion of an A district. The following development regulations shall apply as applicable:

1. All single-family residential dwelling units, accessory dwelling units, and nonresidential accessory structures within the A district shall comply with the development standards of the RE-A district, provided that the following standards shall be in addition and shall govern where conflicts arise:

Minimum Lot Area (acres)	2.5
Minimum Yards:	
Front (ft.)	40
Side (ft.)	30
Corner side (ft.)	40
Rear (ft.)	40
Maximum Coverage	25%

2. The maximum height of a fence or wall, including a retaining wall, shall be 6 feet and decorative fences and walls shall be allowed in the front-yard setback area upon meeting visibility standards and the approval of the City Planner. Decorative entry gates which exceed the height of 6 feet shall require a building permit and the approval of the Traffic Engineer and the Fire Department to insure adequate accessibility for emergency vehicles and to meet visibility standards. Entry gates shall have a minimum front yard setback of 25 feet. See Section 3040 for additional fence and wall standards.

1440 Review of Plans

All projects shall require development plan review as per Article 43.

1450 Agricultural Activities

SPECIFIC PURPOSES

The specific purposes of the Agricultural Activities provisions are to:

1. Provide for a quality working and business environment for agricultural businesses within the City.

2. Recognize the potential for conflicts between agricultural uses and residential uses in the Agricultural District, and provide appropriate standards and criteria for activities associated with agriculture to avoid potential conflicts and promote compatibility between uses.

3. Provide a streamlined approach to achieving compliance with specific development standards within the Agricultural District.

A. Definitions of Agricultural Activities and Locational Criteria

For purposes of this section, the types of Agricultural activities are grouped into two categories, Growing Grounds and Other Agricultural Activities, and the regulation of such uses on a parcel are based upon their location on an Internal or Perimeter Site Area. These are defined as follows:

1. Growing Grounds: Includes crop production, both in the ground and/or in containers, the cultivation and tillage of the soil, cultivation, growing and harvesting of any agricultural or horticultural commodities, and any practices performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, which activities are open to the sky.

2. Other Agricultural Activities: This includes agricultural uses and activities which are not growing grounds open to the sky, including crop production within structures. Specific types of agricultural activities are as follows.

   (a) Activity Hub: Includes areas of the agricultural business activity which accommodate uses other than crop production, such as staging areas, packing facilities, distribution facilities, storage areas, loading areas, offices, and similar uses.

   (b) Greenhouse: A structure covered with a translucent or transparent material to grow plants. Such facilities may include mechanical equipment for heating or cooling, such as wall fans, horizontal air flow (HAF) fans, or other similar mechanical equipment.

(c) Shade Structures: A structure which does not require a building permit and is not mechanically heated, cooled, or lighted.

3. Internal Site Area: Uses located 500 feet or more from the external property line of the agricultural use.

4. Perimeter Site Area: Uses located within 500 feet from the external property line of the agricultural uses.

B. Review Process

1. Growing Grounds - Growing Grounds are allowed to be located anywhere within the Agricultural District, and no permit is required.

2. Other Agricultural Activities (includes buildings, shade structures and activity hubs) shall be permitted subject to an approved Agricultural Activity Permit submitted on application forms prescribed by the Planning Director, based on the type of use and location on the site, as follows:

(a) **Agricultural Activity Permit** - If the proposed Agricultural Activity is located at Internal Site Areas and is consistent with the standards listed below, an Agricultural Activity Permit may be issued over the counter. No public notice, Development Plan or public hearing is required. A building or grading permit shall be obtained if otherwise required for the proposed use. An Agricultural Activity Permit may also be issued over the counter if the proposed Agricultural Activity is located within a Perimeter Site Area and each owner of any property or properties within 500 feet of the external property line of the proposed Agricultural Activity provides a written waiver of the public hearing requirement (see (B.2.c) below).

(b) **Alternate Agricultural Activity Permit** - If the proposed Other Agricultural Activity is located at Internal Site Areas and is not consistent with all of the standards listed below, alternatives to the standards may be proposed. An application for a Alternate Agricultural Activity Permit shall be submitted on forms provided by the City, and shall be reviewed by the Planning Director. Public notice is required. No Development Plan or public hearing is required, however, the following findings must be made by the Planning Director to approve or conditionally approve the proposed alternative and issue an Alternate Agricultural Activity Permit. The Planning Director may, at his discretion, forward the Alternate Agricultural Activity Permit to the Planning Commission for its review and action. A building or grading permit shall be obtained if otherwise required for the

proposed use.

Findings for an Alternate Agricultural Activity Permit:

I. There is reasonable justification for the alternative proposed.

II. The proposed use is in accordance with the objectives of the zoning ordinance and the purposes of the agricultural district.

III. The proposed use is reasonably necessary to the operation of the business at the site.

IV. Any environmental impacts can be mitigated in accordance with the California Environmental Quality Act.

V. The proposed use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City nor shall it constitute a nuisance.

VI. The proposed modifications generally meet the intent of the guidelines herein.

(c) **Planning Commission Review** - If the proposed Other Agricultural Activity is located within Perimeter Site Areas, an Agricultural Activity Permit or an Alternate Agricultural Activity Permit shall be reviewed and approved conditionally approved or denied at a public hearing conducted by the Planning Commission. If other development-related applications are also required for aspects of the proposed project, such plans shall be reviewed concurrently by the Planning Commission. A public hearing is not required if the proposed Other Agricultural Activity is located within a Perimeter Site Area, and each owner of any property or properties within 500 feet of the external property line of the proposed Agricultural Activity provides a written waiver of the public hearing requirement.

(d) **Appeals** - Decisions of the Planning Director may be appealed to the Planning Commission and decisions of the Planing Commission may be appealed to the City Council in accord with Article 46.

C. Development Standards for Agricultural Activities

Agricultural uses shall be permitted within the A District if the following standards are met:

1. All activity shall take place on the premises, including but not limited to staging, parking of all vehicles for employees, customers, vendors, suppliers and visitors, the breaking down of trucks, and truck turn-around areas; no parking or idling or breaking down or other aspects of the Activity shall be permitted on the public streets.

2. All parking, access driveways and staging areas must be surfaced and maintained with either asphalt, concrete, DG, gravel or rock and no mud shall be tracked onto the public roads.

3. Sufficient parking spaces for employees, clients and guests must be provided onsite to meet the needs of the agricultural operation and activities.

4. Truck parking shall be provided on site that is sufficient in size and number to meet the needs of the agricultural operation and activities.

5. Adequate site access must be provided for all vehicles. See Section 3114 regarding driveway widths and clearances.

6. A truck turnaround area or other suitable truck route through the property shall be provided to accommodate trucks serving onsite operations.

7. Trucks serving the property, including but not limited to packing and greenhouse operations, cannot park and/or idle on public streets. Onsite parking must be available 24-hours per day.

8. Outdoor area lighting shall not employ a light source higher than 25 feet. Building plans submitted for building permit shall include provisions indicating the lighting is properly shielded and directed so as to prevent glare on surrounding properties or onto an adjacent street. Lighting shall comply with all City codes and ordinances in effect at the time of building permit issuance including any light pollution control measures.

9. Agricultural operations shall use Best Management Practices for dust and emissions control and erosion control and must comply with the City's Erosion Control ordinance.

10. The use and storage of chemicals and pesticides shall comply with the regulations set forth by the California State Department of Pesticide Regulation, as enforced by the San Diego County Agriculture Weights and Measures Department.

11. Agricultural operations shall meet all federal, state, regional and City requirements for discharge and drainage including, but not limited to requirements of Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System (NPDES).

12. Owner/operator/tenant will be responsible for maintaining property and the street area directly adjacent to the property. All trash found within this area will be collected and disposed of properly. In addition, owner/operator/tenant will be responsible for collecting any other trash directly identifiable with the operation, and will dispose of it properly.

13. The agricultural operation shall be in compliance with all local, state and federal environmental protection laws.

14. Outdoor storage areas shall conform with the requirements of Section 3020.

15. Other Agricultural Activity areas shall not be located in any required setback or yard area, required landscape area, required drive aisle, or driveway.

16. Other Agricultural Activity areas and any associated screening or landscaping shall be maintained in good repair. Any dilapidated or dangerous conditions shall be repaired or removed. Graffiti shall be removed in accordance with the City's Graffiti Ordinance.

17. Any grading shall be done in compliance with the City's Grading Ordinance.

18. The maximum height of a fence or wall, including retaining walls, shall be 8 feet and shall be maintained. In addition, all fences and walls shall be subject to the driveway visibility requirements of Section 3115 and all retaining walls over 4 feet in height shall be a planted and irrigated crib-type wall.

19. Signs shall conform with the requirements of Article 33.

20. The screening of mechanical equipment shall conform with the requirements of Section 3021.

21. Agricultural activities shall conform with the Performance Standards in Section 3024.

22. The keeping of animals shall conform with the requirements of Section 3034.