



City of Oceanside Agritourism Strategic Plan - Tier 1 Activities Matrix

Abbreviations: P – Permitted “by-right” AAP – Agricultural Activities Permit ADP – Administrative Development Plan DP – Development Plan ACUP – Administrative Conditional Use Permit CUP – Conditional Use Permit SEP – Special Events Permit		Permit Types: By-right: Use is permitted without requiring a permit from the City Ministerial: Permit issued by City upon determination that project complies with zoning requirements Administrative: Permit may be approved or denied by the City Planner. No public hearing required. Discretionary: Permit may be approved or denied by the Planning Commission. Public hearing required.			
Agricultural Activity	Existing Permit Requirement	Proposed Permit Requirements			
New uses noted in BOLD		By-right	Ministerial	Administrative	Discretionary
Agriculture					
Crop Production	By right	P			
Horticulture, Limited	By right	P			
Horse Stables	ACUP		AAP		
Animal Husbandry	ACUP 6 or more domestic	P 10 + 1 per .25ac		ACUP 40 or more	
Aviculture:		P			CUP >100 birds
Aquaculture		P			
Agricultural Food Processing, Limited			AAP <2,500 s.f.	ADP 2,500 to 7,500 s.f.	DP >7,500 s.f.
Research & Development Ag Products		P	AAP >5,000 s.f.		
Bee Keeping		P			
Greenhouses	AAP		AAP		
Mining and Processing	CUP				CUP
Composting	CUP	P Material generated on site		ACUP Material Imported within SMH	CUP Material imported from outside SMH
Accessory Uses					
Agricultural Sales Stand (Sec 3038) (Max 500s.f.)	P	P			
Seasonal Attractions			SEP		

New uses noted in BOLD		By-right	Ministerial	Administrative	Discretionary
Farmworker Housing	CUP	P State Law			CUP >36 beds
Visitor Accommodations					
Bed and Breakfast Inns	ACUP	P Max 2 rooms		ACUP Max 12 rooms	
Agricultural Homestay		P Max 6 rooms		ACUP New Structures Max 6 rooms	
Campground (Lots 15 acres or larger)				ACUP Max 6 sites	CUP >6 sites or lots less than 15 acres
Commercial					
U-pick Operation			AAP		
Farm Tours			AAP		
Petting Zoo			AAP		
Assembly, Ceremonies, Weddings (Lots 5 acres or larger)	ACUP			ACUP	
Commercial Recreation, Outdoor (Lots 5 acres or larger)				CUP	
Animal shows, Horse and Dog Training	ACUP			ACUP	
Animal Boarding – Horses Only (Sec 3034)	ACUP			ACUP	
Wineries	ACUP			ACUP	
Farm Brewery (Lots 5 acres or larger)				ACUP 5,000 s.f. or less	CUP >5,000 s.f. to 15,000 s.f.
Farm Distillery (Lots 5 acres or larger)				ACUP 5,000 s.f. or less	CUP >5,000 s.f. to 15,000 s.f.
Retail Nursery Excludes Medical Cannabis Nursery				ACUP	
Restaurants and Cafes, Farm (Lots 5 acres or larger)				ACUP 1,500 s.f. or less	CUP >1,500 s.f.
Agricultural Supply Services				ADP	DP. I >5,000
Public & Semi-public					
Cultural Institutions				ACUP 5,000 s.f or less	CUP >5,000 s.f.
Educational Programs				ACUP	

Definition of Agritourism:

A form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner.

Agricultural Use Classifications:

Farm or Ranch: Any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during a given year.

Animal Husbandry: Raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or wholesale commercial basis. Typical uses include grazing, ranching, animal breeding, dairy farming, and poultry farming. Individual parcels with a minimum lot size of 2.5 acres shall be permitted ten domestic farm animals. One additional adult animal shall be permitted for every additional quarter acre of a property. More than 40 animals on a single property shall require approval of an Administrative Conditional Use Permit. Parcels less than 2.5 acres, but 20,000 square-feet or greater shall be permitted one adult animal per 10,000 square-feet of lot area. For purposes of this section, domestic farm animals includes horses, donkeys, llamas, alpacas, mules, cows, sheep, goats, hogs. Similar animals shall be permitted subject to review and approval by the City Planner. Domestic animals and Exotic animals as defined in Article 3 of the Zoning Ordinance are excluded from this section.

Aviculture: The breeding and keeping of domestic birds including chicken, turkey, ostriches, goose, fowl, pheasant, quail, pigeons, and similar birds. This classification excludes exotic animals.

Aquaculture: Facility dedicated to the propagation, cultivation, maintenance, and harvesting of fish, shellfish and plants in marine, brackish, and fresh water. This classification includes aquaponics defined as the symbiotic cultivation of plants and aquatic animals in a balanced recirculating environment. Aquaculture is subject to registration and approval by the California Department of Fish and Wildlife.

Agricultural Food Processing, Limited: Agricultural establishments primarily engaged in the manufacturing or processing and packaging of food or non-alcoholic beverages for human consumption and distribution. The facility shall be accessory to a farm or ranch where the food processing involves a primary or signature ingredient produced on the premises or within southern California. Additional ingredients shall be sourced locally or regionally when available. Tours, tastings and retail sales may be permitted as an accessory use only. Tasting rooms shall not exceed 25% of the square-footage of the facility or 2,500 square-feet, whichever is less.

Research & Development Ag Products: Research, development, and controlled production of agricultural products or commodities for sale ancillary to a farm or ranch. This classification may include affiliated office, laboratory, and support facilities and a limited showroom and retail sales area when clearly secondary and associated with the farm or ranch. This classification excludes Medical Cannabis Cultivation Facilities and Medical Cannabis Nurseries per Section 1420.

Bee Keeping: The keeping of bees shall be permitted pursuant to Section 29000 of the California Food and Agriculture Code. An apiary, defined as a managed honey bee colony(s) or hive(s) that are kept in a structure(s) intentionally provided for honey bee housing, shall be located a minimum of 50-feet from roads and 100 feet from neighboring dwelling units. An apiary with more than 20 colonies shall be located 100 feet from roads and 300 feet from neighboring dwellings. Beekeepers shall register the apiary with the San Diego County Agricultural Commissioner within 30 days of establishing the apiary. Beekeepers shall follow best management practices prescribed by the Agricultural Commissioner.

Composting: Composting shall be permitted incidental and accessory to a farming operation where the agricultural green waste is generated on the premises, or on any property within South Morro Hills owned or leased by the operator, and the finished material is intended for use on the farm. A compost facility accepting raw material from off-site locations within Morro Hills, not owned or leased by the operator, shall require an Administrative Use Permit. A compost facility accepting raw material from outside of South Morro Hills shall require a Conditional Use Permit. Commercial export of finished material shall be permitted in conjunction with an ACUP or CUP.

Accessory Uses: An activity that is incidental and accessory to a primary agricultural use of a property.

Agricultural Sales Stand: A 500 square-foot or less sales stand accessory to a property devoted to the growing of agricultural crops that are offered for sale on the premises. Sales shall be limited to agricultural products. No other merchandise shall be offered. All agricultural products sold at the site must be grown by the operator either on the site, or within the region.

Agricultural Sales Store: A store or stand larger than 500 square-feet for the retail sale of agricultural products primarily produced on the premises of a farm or ranch, within southern California. Retail sales of merchandise that is produced by or affiliated with the agricultural operation or has an agricultural theme, including artisan goods, may be permitted as an accessory use only.

Seasonal Attractions: Activities or events occurring on a temporary basis during various growing seasons or holiday periods. Attractions include, but are not limited to, Christmas tree farms, pumpkin patches, and harvest events. A Special Event Permit shall be required.

Farmworker Housing: Farmworker housing, as defined in Section 17008(a) of the California Health and Safety Code, may be provided by the employer and maintained in connection with the work or place where work is being performed and must comply with all provisions of Section 17000 of the California Health and Safety Code. Farmworker housing not maintained in connection with any workplace and provided by someone other than an agricultural employer must comply with all provisions of Section 17008(b) of the California Health and Safety Code.

Visitor accommodations:

Bed and Breakfast: Establishments offering lodging on a less than weekly basis in a converted single-family or multi-family dwelling, with incidental eating and drinking service for registered guests. A Bed and Breakfast may only serve breakfast, or similar early morning meals to its registered guests per Restricted Food Service Facility Regulations Section 113893 of the California Retail Food Code. The price of food must be included in the price of the overnight transient occupancy accommodation.

Agricultural Home Stay: Overnight visitor accommodations located on a farm or ranch that produces agricultural products as its primary source of income. A Home Stay facility shall have six or fewer guestrooms and is restricted to a maximum of 15 guests. The homestay may serve meals and light foods or snacks to its registered guests at anytime per Restricted Food Service Facility Regulations Section 113893 of the California Retail Food Code. A home stay established within an existing house or detached structure(s) shall be permitted. The construction of new guest accommodations or associated facilities shall require an ACUP.

Campgrounds: An area of an agricultural property dedicated for short term camping as either day use or overnight use. Campsites may include tents, temporary shelters, or permanent structures such as cabins. Restroom facilities shall be provided on the premises. Trailer and RV sites may be provided, but shall not exceed 25% of the designated camp sites. For the purposes of this section, "short term camping" shall mean occupancy of a campground by the same persons, equipment, or vehicles for a maximum time limit of 7 consecutive days, not to exceed a total of 30 days in any calendar

year. No campground shall be located closer than one thousand, five hundred (1,500) feet from any other campground as measured in a straight line from the defined boundary of each campground.

Commercial Use Classifications:

U-Pick: Farming operation that allows the general public to directly harvest and purchase produce or other products from a farm or ranch. U-pick operations shall be subject to the performance standards outlined in Article 14 of the Zoning Ordinance. A designated parking area shall be provided on the property.

Farm Tours: An agricultural operation that allows the general public to tour farm or ranch facilities for recreational or educational purposes. Farm tours are generally guided group tours conducted by a representative of the farming operation. The sale of agricultural products or related merchandise shall be subject to the provisions for Agricultural Sales Stands or Agricultural Sale Stores. Farm tour operations shall be subject to the performance standards outlined in Article 14 of the Zoning Ordinance. A designated parking area shall be provided on the property.

Petting Zoo: A zoo accessory to a farm or ranch where visitors may handle and feed domestic farm animals in a controlled environment.

Assembly, ceremonies, and weddings: An activity involving assembly or the intention of attracting people for ceremonial, educational, and celebratory purposes at one specific location accessory to a farm or ranch. Such assembly includes, but is not limited to: receptions, weddings, recitals, exhibits, private parties, and social gatherings.

Commercial Recreation, Outdoor: The use of agricultural properties for outdoor recreational activities including, but not limited to hiking, biking, axe throwing, archery, zip lines, and similar uses. Special events, such as running events or obstacle courses, may be authorized through a Special Event Permit.

Animal Boarding: Provision of shelter and care for domestic farm animals or domestic animals on a commercial basis. This classification includes activities such as feeding, exercising, grooming, and incidental medical care.

Retail Nursery: A nursery operation that grows and/or imports plants and trees for direct sale to consumers. This classification excludes Medical Cannabis Nursery per Section 1420.

Wineries: An agricultural processing facility used for the fermenting and processing of fruit juice into wine; or the refermenting of still wine into sparkling wine. Tours, tastings and retail sales may be permitted as an accessory use only.

Farm Brewery: A small-scale craft beer manufacturing facility that includes floor area for product sampling and retail sales of beer primarily produced on the premises. The facility shall be accessory to a farm or ranch where a primary or signature ingredient is produced on the premises or within southern California. Additional ingredients shall be sourced locally or regionally when available. A farm brewery shall produce a minimum output of 2,000 barrels annually and shall not exceed a maximum output of 16,000 barrels annually (with a barrel of beer equal to 31 U.S. gallons). A craft brewery shall not occupy more than 15,000 square feet of floor area. Tours, tastings and retail sales may be permitted as an accessory use only. A craft brewery must contain an ancillary tasting and/or retail component that comprises no less than 20 percent and no more than 40 percent of the facility's total floor area.

Farm Distillery: A small-scale craft distilled spirits manufacturing facility that includes floor area for product sampling and retail sales of distilled spirits primarily produced on the premises. The facility shall be accessory to a farm or ranch where a primary or signature ingredient is produced on the premises or within southern California. Additional ingredients shall be sourced locally or regionally when available. A farm distillery shall produce no more than 120,000 750 ml bottles per year or

100,000 gallons, whichever is less. A craft farm distillery shall not occupy more than 15,000 square feet of floor area. Tours, tastings and retail sales may be permitted as an accessory use only. A farm distillery must contain an ancillary tasting and/or retail component that comprises no less than 20 percent and no more than 40 percent of the facility's total floor area. Direct sales of bottles shall be limited to no more than 2.25 liters per day per customer who has attended an instructional tasting conducted by the craft licensee.

Restaurants and Cafes, Farm: A restaurant or café located accessory to a farm or ranch where farm products and value added farm products are the primary food offerings. Food prepared in the eating establishment shall be sourced on site or within the region to the extent possible. Facilities may include either indoor or outdoor eating areas. The sale of beer and wine shall be considered incidental.

Agricultural Supply Services: Retail sale of products supporting agricultural uses including, but not limited to , tack, feed and hay, seed, soil and mulch, hardware, farm equipment, machinery, irrigation supplies, and similar support services for farming operations.

Public & Semi-Public

Cultural Institutions: Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.

Educational Programs: An educational program or facility accessory to a farm or ranch dedicated to teaching students about agriculture, food, natural resources, as well as research and development. Programs are typically affiliated with schools or organizations or operated by the proprietor of the farm or ranch.