22.16.010 - Purpose.

A. General Purpose. The Agricultural, Open Space, Resort and Recreation, and Watershed Zones consist primarily of lands for agricultural uses or are in natural resource areas which limit dwellings and accessory uses. These zones provide areas for agricultural operations, open space, recreation, natural resource industries, or natural resource protection.

B. Purpose of Individual Zones. The purposes of individual zones are established as follows:

1. Agricultural Zones. The Agricultural Zones (Zones A-1 and A-2) are established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.

2. Open Space Zone. The Open Space Zone (Zone O-S) is established to provide for the preservation, maintenance, and enhancement of the recreational, natural, and environmental resources of this County as defined in the General Plan. The purpose and intent of Zone O-S is to:

   a. Provide for the continued availability of open space lands for outdoor recreational usage.

   b. Protect water resources by maintaining groundwater recharge and watershed areas.

   c. Protect ecological and habitat areas to assure the continued survival of wildlife and vegetation.

   d. Protect sites of historical, archaeological, scenic, or scientific value.

   e. Protect areas identified as having significant mineral resources to assure their continued availability, conservation, and production.

   f. Reduce the risk to public safety through protective management of seismic, flooding, erosion, fire, geologic, and other natural hazard areas.

   g. Protect areas used for the managed production of resources, including but not limited to rangeland and agricultural land.

3. Resort and Recreation Zone. The Resort and Recreation Zone (Zone R-R) is established to provide for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Zone R-R also recognizes some single-family residences, additional recreation uses, and limited commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value.

4. Watershed Zone. The Watershed Zone (Zone W) is established to provide for conservation of water and other natural resources within a watershed area and to protect areas subject to fire, flood, erosion, or similar hazards. Zone W also provides for limited recreational development of the land and necessary public facilities.

(Ord. 2019-0004 § 1, 2019.)

22.16.020 - Agricultural Zones Designated.

Table 22.16.020-A, below, identifies "Agricultural Zones," as used in this Title 22:

TABLE 22.16.020-A: AGRICULTURAL ZONES	
Abbreviation	Full Name
A-1	Light Agricultural
A-2	Heavy Agricultural

(Ord. 2019-0004 § 1, 2019.)

22.16.030 - Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.

A. General. This Section prescribes the land use regulations for Zones A-1, A-2, O-S, R-R, and W.

B. Permit and Review Requirements. Table 22.16.030-A, below, identifies the permit or review required to establish each use listed in Subsection C, below.

TABLE 22.16.030-A: PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
P	Permitted	
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
EP	Explosives Permit	Chapter 22.164
SPR	Ministerial Site Plan Review	Chapter 22.186

SEP	Special Events Permit	Chapter 22.188
SMP	Surface Mining Permit	Chapter 22.190

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Agricultural and Resource-Based Uses						
Any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development	-	-	-	-	SPR [1]	
Aqueducts	-	-	CUP	-	-	
Community gardens	P	P	P	P	-	
Crops, including field, tree, bush, berry, and row	SPR	SPR	SPR	SPR [2]	-	

Fairgrounds of a public character, when permanently located, including accessory commercial uses	-	SPR [3]	CUP	-	-	
Greenhouses	SPR [2,4]	SPR [2,4]	-	SPR [2,4]	-	
Harvesting of miscellaneous forest products	-	-	CUP	-	-	
Logging operations, involving only the actual controlled cutting and removing of trees						
Excluding sawmill operations	-	SPR	-	-	SPR	
Including sawmill operations	-	CUP	-	-	-	
Manure, spreading, drying, and sales, excluding pulverizing and shaking machinery	-	SPR [2,6]	-	-	-	
Mushroom farms	-	SPR [2]	-	-	-	
Oil wells and production facilities	-	-	-	-	-	Section 22.140.400
Plant aquaria	-	-	-	SPR [2,4]	-	

Plant nurseries, propagation of nursery stock only	SPR	SPR	SPR	SPR	SPR [4]	Also see "Plant nurseries, including propagation of nursery stock and retail sales"
Secondary land uses under high-voltage transmission lines	SPR	-	-	-	-	Section 22.140.630
Solid fill projects	CUP	CUP	-	-	-	
Surface mining operations	SMP	SMP	SMP	SMP	SMP	
Watershed, water recharge, and percolation areas	-	-	SPR	-	-	
Wildlife, nature, forest and marine preserves, and sanctuaries	-	-	SPR	-	-	
Wineries						
In compliance with Section 22.140.610.D.1	MCUP	SPR	-	SPR	-	Section 22.140.610
In compliance with Section 22.140.610.D2	MCUP	MCUP	-	MCUP	-	Section 22.140.610

In compliance with Section 22.140.610.D3	CUP	CUP	-	CUP	-	Section 22.140.610
Animal-Related Uses						
Animal hospitals	-	SPR [2]	-	-	-	
Animal shelters and pounds	-	SPR [2]	-	-	-	
Apiaries	SPR [2,4]	SPR [2,4]	SPR [7]	SPR [4]	SPR	
Breeding farms for selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle	-	-	-	SPR [4]	-	
Circus winter quarters	-	CUP	-	-	-	
Dairies	-	SPR	-	-	-	Section 22.140.160
Dog kennels	-	SPR [2]	-	-	-	
Dog training schools	-	SPR [2]	-	-	-	
Equestrian hostels, including corrals and feeding bins	-	-	-	-	SPR	

Grazing of cattle, horses, sheep, goats, alpacas, or llamas	SPR	SPR	SPR [8]	SPR	SPR [8]	Section 22.140.080
Hogs or pigs	SPR	SPR	-	SPR	-	Section 22.140.080
Hog ranches	-	CUP	-	-	-	
Livestock feed yards	-	SPR [2,6]	-	-	-	
Livestock sales yards	-	SPR [2,8]	-	-	-	
Menageries, zoos, animal exhibitions, or other facilities for keeping of wild animals	-	CUP	CUP	CUP [3,9]	-	
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas						
On a lot having an area of not less than one acre, up to eight animals allowed per acre	SPR	SPR	-	-	-	Section 22.140.080

On a lot having, as a condition of use, an area of not less than five acres, nine or more animals allowed per acre	CUP	SPR	-	-	-	Section 22.140.080
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing, including eggs, honey, or similar products derived from such animals	SPR	SPR	-	SPR	-	Section 22.140.080
Riding academies and stables, with the boarding of horses	CUP [8]	SPR [2,8]	CUP [8]	SPR [8]	-	
Veterinaries	-	SPR	-	-	-	

Wild animals, keeping of individually or collectively for private or commercial purposes	-	CUP	-	CUP [4,9]	-	
Cannabis Uses						
Cannabis businesses and activities, including renting, leasing, and permitting	-	-	-	-	-	Section 22.140.134
Cannabis cultivation, personal, accessory to a legally established dwelling unit	See Table 22.16.030-C: Accessory Use Regulations					
Cultural, Educational, and Institutional Uses						
Amphitheaters	-	CUP [10]	-	CUP [4,9]	-	
Aquaria	-	SPR [2]	-	-	-	
Arboretums and horticultural gardens	CUP	CUP	CUP	SPR	-	

Camps, operated by or used in conjunction with the Los Angeles County Fire Department for the purpose of watershed conservation and fire control	-	-	-	-	SPR	
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	CUP	CUP	-	CUP	-	
Correctional institutions, including jails, farms, and camps	CUP	CUP	-	CUP	-	
Disability rehabilitation and training centers	CUP [11]	CUP [11]	-	-	-	
Grange halls	CUP	CUP	-	-	-	
Historical monuments and cultural heritage sites	-	-	SPR	-	-	
Juvenile halls	CUP	CUP	-	CUP	-	

Libraries	CUP	CUP	-	CUP	-	
Military reservations	-	-	CUP	-	-	
Museums	CUP	CUP	CUP	SPR [12]	-	
Observatories	CUP	CUP	CUP	SPR	-	
Revival meetings, tent	-	CUP	-	CUP	-	
Schools						
Colleges and universities, accredited, excluding trade or commercial schools	CUP	CUP	-	CUP	-	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP	CUP	-	CUP	-	
Theaters, drive-in	CUP	CUP	-	-	-	
Theaters, excluding drive-in	-	CUP [10]	-	-	-	
Industrial Uses						
Explosives storage, permanent	EP	EP	EP	EP	EP	
Farm equipment repair shops	-	CUP	-	-	-	

Feed mills	-	SPR [2,8]	-	-	-	
Fertilizer plants	-	CUP	-	-	-	
Fruit and vegetable packing plants	-	SPR [3]	-	-	-	
Heavy equipment training schools	CUP [13]	CUP [13]	-	-	-	Also see "Trade or commercial schools"
Linseed, cottonseed, and coconut oil processing plants	-	SPR [3]	-	-	-	
Motion picture sets and indoor studios	-	CUP	-	-	-	Section 22.140.060.A
Motion picture sets	-	-	CUP	-	-	Section 22.140.060.A
Motion picture studios and sets	-	-	-	SPR [4]	-	Section 22.140.060.A
Lodging Uses						
Cabins	-	-	-	CUP	-	
Guest ranches	CUP	CUP	-	CUP	-	
Hotels	-	-	CUP [14]	CUP	-	
Motels	-	-	CUP [14]	CUP	-	
Youth hostels	CUP	SPR	CUP [14]	CUP [4,9]	-	
Recreational Uses						

Archery ranges	-	-	-	SPR [4]	-	
Athletic fields, excluding stadiums	-	CUP	CUP	SPR [4]	-	
Boat rentals	-	-	-	SPR [4]	-	
Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps, excluding permanent habitable structures	CUP	SPR	SPR	SPR [4]	SPR	
Camps, religious, educational, and similar non-profit organizations	-	-	-	-	CUP	
Camps, youth	CUP	SPR	CUP	CUP	-	
Fishing and casting ponds	-	-	-	SPR [4]	-	
Golf						
Golf courses, including clubhouses and accessory facilities	CUP	CUP	CUP	SPR [4]	-	
Golf driving ranges	CUP	CUP	CUP	SPR [4]	-	

Miniature golf courses	-	-	-	CUP [4,9]	-	
Ice skating rinks	-	-	-	CUP [4,9]	CUP	
Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities	-	-	CUP	-	-	
Motor recreational facilities for the driving, testing, or racing of automobiles, dune buggies, motorcycles, trail bikes, or similar vehicles, including accessory facilities	-	-	CUP [13]	-	-	
Nudist camps	-	CUP	-	-	-	
Outdoor festivals	-	CUP	-	CUP	-	
Parks, playgrounds, and beaches, including accessory facilities	CUP	SPR	CUP	SPR [12]	-	
Polo fields	-	-	CUP	SPR [4]	-	
Recreation clubs, private	CUP	CUP	CUP	CUP	-	Section 22.140.480

Recreational vehicle parks	CUP	CUP	CUP	CUP	CUP	Section 22.140.490
Riding and hiking trails, excluding trails for motor vehicles	SPR	SPR	SPR	SPR	SPR	
Rifle, pistol, or skeet ranges	CUP [8]	CUP	CUP [8]	CUP [8,9]	-	
Rodeos, excluding horse racing	-	CUP	-	SPR [4]	-	
Skating rinks, outdoor	-	-	-	CUP [4,9]	-	
Ski lifts, tows, runs, and warming huts	-	-	CUP [8]	SPR [4]	SPR	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar uses	-	-	-	SPR [4]	-	
Swimming pools as a principal use	-	-	-	SPR	-	
Tramways	-	-	-	-	CUP	
Trap ranges	-	CUP	CUP [8]	CUP [8,9]	-	
Recycling and Solid Waste Uses [18]						

Organic waste recycling facilities						
Anaerobic digestion facility	-	CUP	-	-	-	Section 22.140.740
Chipping and grinding or mulching	-	CUP	-	-	-	Section 22.140.740
Composting, green waste only	-	CUP	-	-	-	Section 22.140.740
Composting, mixed waste or food waste	-	CUP	-	-	-	Section 22.140.740
Composting, vermiculture [19]	-	SPR		-	-	Section 22.140.740
Combustion and non-combustion biomass conversion facilities	-	CUP	-	-	-	Section 22.140.740
In-vessel composting	-	CUP	-	-	-	Section 22.140.740
Recycling processing facilities						
Conversion technology facility (recycling) that process material other than solid waste	-	CUP	-	-	-	Section 22.140.740

Solid waste facilities						
Conversion technology facility (solid waste)	-	CUP	-	-	-	Section 22.140.750
Inert debris landfill		CUP				Section 22.140.750
Landfill gas-to-energy		CUP				Section 22.140.750
Solid waste landfill	-	CUP	-	-	-	Section 22.140.750
Transformation facility	-	CUP	-	-	-	Section 22.140.750
Renewable Energy Uses						
Energy generating or storage devices, including but not limited to solar, wind, or geothermal devices	-	-	CUP	-	-	
Utility-scale solar energy facilities, ground-mounted	-	CUP	-	CUP	-	Section 22.140.510
Utility-scale solar energy facilities, structure-mounted	P	P	-	P	-	Section 22.140.510
Utility-scale wind energy facilities	-	-	-	-	-	

Residential Uses						
Adult residential facilities						
Facilities serving six or fewer persons	P	P	P	P	P	
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	
Convents and monasteries	CUP	CUP	-	CUP	-	
Density-controlled developments [16]	CUP	CUP	-	CUP	-	Sections 22.140.170, 22.140.520
Farmworker housing [16]						
Farmworker dwelling units	SPR	SPR	-	-	-	Section 22.140.230
Farmworker housing complexes	SPR	SPR	-	-	-	Section 22.140.230
Foster family homes	P	P	P	P	P	
Group homes for children						
Facilities serving six or fewer persons	P	P	P	P	P	
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	

Mobilehome parks [16]	CUP	CUP	-	CUP	-	Sections 22.140.370, 22.140.520
Residential substance use recovery facilities						
Serving six or fewer persons	P	P	P	P	P	
Serving seven or more persons	CUP	CUP	-	CUP	-	
Single-family residences [16]	SPR	SPR	CUP	CUP	CUP	Sections 22.140.520, 22.140.580
Small family homes for children	P	P	P	P	P	
Townhouses [16]	CUP	CUP	-	CUP	-	Sections 22.140.520, 22.140.600
Retail/Commercial Uses						
Bait and tackle shops	-	-	-	CUP [4,9]	-	
Farm equipment sales, rental, and storage	-	CUP	-	-	-	
Farmers' markets	MCUP	MCUP	MCUP	MCUP	-	Section 22.140.220
Grocery stores	-	-	-	CUP [4,9]	-	
Gun dealers	-	-	-	-	-	

Plant nurseries, including propagation of nursery stock and retail sales	CUP	CUP	-	CUP	-	Section 22.140.450
Souvenir shops	-	-	-	CUP [4,9]	-	
Tasting rooms, on-site						
In compliance with 22.140.590.D.1	MCUP	MCUP	-	MCUP	-	Section 22.140.590
In compliance with 22.140.590.D.2	CUP	CUP	-	CUP	-	Section 22.140.590
Tasting rooms, remote						
In compliance with 22.140.590.D.1	MCUP	MCUP	-	MCUP	-	Section 22.140.590
In compliance with 22.140.590.D.2	CUP	CUP	-	CUP	-	Section 22.140.590
Service Uses						
Alternative financial services	-	-	-	-	-	Section 22.140.690
Barber shops	-	-	-	CUP [4,9]	-	
Bars and cocktail lounges	-	-	-	CUP [4,9]	-	
Beauty shops	-	-	-	CUP [4,9]	-	

Bicycle and motor scooter rentals	-	-	-	CUP [4,9]	-	
Cemeteries	CEM	CEM	CEM	CEM	CEM	
Dance pavilions, outdoor	-	-	-	SPR [4]	-	
Day care						
Adult day care centers	CUP	CUP	-	CUP	-	
Child care centers operated in conjunction with and accessory to an accredited K-12 school	CUP	SPR	-	CUP	-	
Child care centers	CUP	CUP	-	CUP	-	
Family child care homes, large and small, in an approved residential use	P	P	-	P	-	
Domestic violence shelters	SPR	SPR	-	-	-	Section 22.140.180
Emergency shelters	SPR [17]	SPR [17]	-	-	-	Section 22.140.180
Health retreats	CUP	CUP	-	CUP	-	Section 22.140.260
Medical services						
First aid stations	-	-	-	CUP [4,9]	-	

Hospitals	CUP	CUP	-	CUP	-	
Mental Health Treatment Facilities, Inpatient or Outpatient	CUP	CUP	-	CUP	-	
Laundries and cleaning services						
Self-service	-	-	-	CUP [4,9]	-	
Pest control operators, agricultural	-	CUP	-	-	-	
Recreational equipment rentals	-	-	CUP [9]	-	-	
Restaurants and other eating establishments, including food take-out	-	-	-	CUP [4,9]	CUP	
Tourist information centers	-	-	-	SPR	-	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses						
Airports, heliports, helistops, and landing strips	CUP	CUP	CUP [14]	CUP	CUP [15]	
Comfort stations and restroom facilities	-	-	SPR	SPR	SPR	

Communication equipment buildings	CUP	CUP	CUP	CUP	-	
Earth stations	CUP	CUP	CUP	CUP	-	
Electric distribution substations, including related microwave facilities	CUP	CUP	CUP	CUP	SPR	Section 22.140.200
Electric generating plants-other than hydroelectric	-	-	-	-	CUP	
Electric transmission substations, including related microwave facilities	-	-	CUP	CUP	SPR	
Fire stations	CUP	CUP	-	CUP	-	
Gas metering and control stations, public utility	CUP	CUP	CUP	CUP	CUP	
Gas metering and control stations, public utility, including facilities associated with underground natural gas storage	CUP	-	-	-	-	

Hydroelectric generating plants	-	-	-	-	SPR	
Microwave stations	CUP	CUP	CUP	CUP	SPR	
Petroleum pipelines and pumping stations	-	-	-	-	SPR	
Police stations	CUP	CUP	-	CUP	-	
Post offices	-	-	-	CUP	-	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare, other than uses specifically listed in the zone	CUP	CUP	CUP	CUP	CUP	
Public utility service centers	-	CUP	CUP	CUP	-	
Public utility service yards	-	CUP	-	-	-	
Radio and television stations and towers, excluding studios	CUP	CUP	CUP	CUP	CUP	
Radio and television transmitter stations	-	-	-	-	CUP	

Road construction and maintenance yards	CUP	CUP	-	CUP	SPR	
Scenic turnouts, vista points, and interpretative displays	-	-	SPR	-	-	
Sewage treatment plants	CUP	CUP	-	CUP	-	
Stations, bus, railroad, and taxi	CUP	CUP	-	-	-	
Telephone repeater stations	CUP	CUP	CUP	CUP	SPR	
Transportation of oil, gas, or other produced substances from an existing oil field by means other than buried pipeline	-	-	CUP	-	-	
Water reclamation facilities	-	-	CUP	-	-	

Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water, except for shared water wells and associated tanks	CUP	CUP	CUP	CUP	SPR	
Wireless facilities, in compliance with Section 22.140.760.D.1	SPR	SPR	SPR	SPR	SPR	Section 22.140.760
Wireless facilities, in compliance with Section 22.140.760.D.2	CUP	CUP	CUP	CUP	CUP	Section 22.140.760
Vehicle-Related Uses						
Automobile service stations	-	-	-	CUP [4,9]	-	
Notes:						
1. A copy of a valid letter from the U.S. Forest Service indicating that the use is consistent with the overall recreational plan, signed by the Forest Supervisor, shall be required prior to approval.						

2. All buildings and structures on the property used in conjunction with the permitted use shall be located at least 50 feet from any street or highway or any habitable structure.
3. Use shall be located at least 300 feet from any public park or any area in a Residential Zone.
4. Minimum lot size is one acre.
5. Use shall meet all applicable health and safety standards and be reclaimed for open space use when declared safe for such use by the California Department of Health.
6. Minimum lot size is 10 acres.
7. Limited to hives only.
8. Minimum lot size is five acres.
9. Use shall be located within 600 feet of, or be in conjunction with, and intended to serve any use listed as permitted for the zone under the Recreational Uses category in Table 22.16.030-B, above.
10. Use shall be limited to a seating capacity not to exceed 500 seats.
11. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.
12. Use is permitted if publicly owned.
13. Minimum lot size is 100 acres.
14. Use is allowed in an open space easement if use is consistent with the intent and language of the applicable open space easement.
15. Use excludes airports and landing strips.
16. Use may also be subject to Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits).

17. Use permitted on lots of one-half acre or more that are within one-half mile of a transit stop and outside of: 1) an Agriculture Resource Area, as depicted in the General Plan, in its entirety; 2) Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) Threatened and Endangered Species Critical Habitats, as determined by the United States Fish and Wildlife Service; 4) Significant Ecological Areas, as depicted in the General Plan, in its entirety; 5) Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety; and 6) the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety. For the purposes of these criteria, "transit stop" includes, without limitation, all existing public rail, bus stations, and designated bus stops.
18. Use shall include commercial-purpose facilities only and shall not include agricultural uses.
19. Soil amendment processing, chipping and grinding, mulching, and green waste processing shall not be permitted as accessory uses to vermiculture composting.

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	A-1	A-2	O-S	R-R	W	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone [1]	SPR	SPR	SPR	SPR	-	
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use					Sections 22.110.030, 22.110.040

Accessory dwelling units [2]	SPR	SPR	SPR	SPR	SPR	Sections 22.140.520, 22.140.640
Accessory overnight safe parking [7]	SPR	SPR	-	SPR	-	Section 22.140.650
Accessory emergency shelters	SPR	SPR	-	-	-	Section 22.140.180
Alcoholic beverage sales, for on-site consumption	CUP	CUP	CUP	CUP	CUP	Section 22.140.030
Alcoholic beverage sales, for off-site consumption, at a campground or recreational trailer park	CUP	CUP	CUP	CUP	CUP	Section 22.140.030
Amateur radio antennas						
In compliance with Section 22.140.040.D.1	SPR	SPR	SPR	SPR	SPR	Section 22.140.040
In compliance with Section 22.140.040.D.2	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.040

Animals, domestic and wild, maintained or kept as pets or for personal use, in conjunction with a residential use						
In compliance with Section 22.140.070.B.1	P	P	P	P	P	Section 22.140.070
In compliance with Section 22.140.070.B.2	AP	AP	AP	AP	AP	Section 22.140.070
Building materials storage, for an approved project on the same site	SPR	SPR	-	SPR	-	Section 22.140.130
Cannabis cultivation, personal, accessory to a legally established dwelling unit	P	P	P	P	P	Section 22.140.134
Caretaker residences, including mobilehomes	CUP	CUP	CUP	CUP	-	Section 22.140.140
Cargo shipping container, limited to one	SPR	SPR	-	-	-	Section 22.140.150

Dormitories, including dining facilities	-	-	-	-	SPR	
Grading projects						
More than 10,000 up to 100,000 cubic yards of material to be transported off-site	SPR	SPR	SPR/CUP	SPR	SPR	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	SPR/CUP	CUP	CUP	Sections 22.140.240, 22.140.520
Guest houses	SPR	SPR	-	-	-	Sections 22.140.250, 22.140.520
Historic vehicle collections						

In compliance with Section 22.140.270.B.1	SPR	SPR	-	-	-	Section 22.140.270
In compliance with Section 22.140.270.B.2	CUP	CUP	-	-	-	Section 22.140.270
Home-based occupations	P	P	-	-	-	Section 22.140.290
Junior accessory dwelling units [2]	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
Live entertainment						
In compliance with Section 22.140.330.D.1	-	-	-	SPR	SPR	Section 22.140.330
In compliance with Section 22.140.330.D.2	-	-	-	MCUP	MCUP	Section 22.140.330
Living quarters for persons employed and deriving a major portion of their income on the premises	CUP	CUP	-	CUP	-	
Organic waste recycling facilities [8]						
Anaerobic digestion facility	-	SPR	-	SPR	SPR	Section 22.140.740

Composting, green waste only	-	SPR	-	-	-	Section 22.140.740
Composting, mixed waste or food waste	-	SPR	-	SPR	SPR	Section 22.140.740
Composting, vermiculture	-	SPR	-	SPR	SPR	Section 22.140.740
In-vessel composting	-	SPR	-	SPR	SPR	Section 22.140.740
Non-combustion biomass conversion facility	-	SPR	-	SPR	SPR	Section 22.140.740
Parking lots, excluding commercial parking lots [4]	-	-	SPR	-	-	
Parking as a transitional use	SPR	SPR	-	SPR	-	Section 22.140.440
Produce stands, including products from community gardens	P	P	P	P	-	Section 22.140.460
Refreshment stands [5]	-	CUP	CUP	SPR	-	
Rehabilitation facilities for small wild animals	AP	AP	-	-	-	Section 22.140.500
Room rentals [6]	P	P	-	-	-	

Shared water wells	MCUP	MCUP	-	-	-	Section 22.140.570
Short-term rentals	P	P	-	-	-	Section 22.140.770
Signs	As specified in Chapter 22.114 (Signs)					
Small-scale solar energy systems, structure-mounted	P	P	P	P	P	Section 22.140.510
Small-scale solar energy systems, ground-mounted	SPR	SPR	MCUP	SPR	MCUP	Section 22.140.510
Small-scale wind energy systems	MCUP	MCUP	MCUP	-	-	Section 22.140.510

Notes:

1. Provided that there is no other practical access to such property available, and such access will not alter the character of the premises in respect to permitted uses in the subject zone.

2. Use may be subject to a Revised Exhibit "A" (Chapter 22.184) application instead, if the principal residential use is subject to a Conditional Use Permit (Chapter 22.158) application.

3. Use does not permit residential accessory structures. Any other non-habitable accessory structures shall be limited to 400 square feet in floor area.

4. Use shall be developed in compliance with Chapter 22.112 (Parking).

5. Use permitted when operated in conjunction with, and intended to serve the patrons of, a use permitted in the zone, but not as a separate enterprise.

6. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.

7. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.
8. Use permitted as an accessory use only when operated in conjunction with a commercial or institutional use permitted in the zone, and only to process waste produced on-site, but not as a separate enterprise.

3. Temporary Uses. Table 22.16.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.16.030-D: TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	A-1	A-2	O-S	R-R	W	Additional Regulations
Explosives storage, temporary	EP	EP	EP	EP	EP	
Holiday and seasonal sales	SPR	SPR	-	SPR	-	Section 22.140.280
Meteorological towers	MCUP	MCUP	MCUP	-	-	Section 22.140.510
Mobilehomes used as a residence during construction						
Used for a period not to exceed one year	SPR	SPR	-	SPR	-	Section 22.140.380
Used for a period not to exceed two years	CUP	CUP	-	CUP	-	Section 22.140.380

Model homes	SPR	SPR	-	-	-	Section 22.140.390
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	-	-	-	
Motel conversions, temporary [1]			SPR	SPR	-	Section 22.140.660
Occupied recreational vehicle parking during a County-declared shelter crisis	P	P	-	-	-	Section 22.140.670
Real estate tract offices	SPR	SPR	-	-	-	Section 22.140.470
Special events	SEP	SEP	SEP	SEP	SEP	

Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses for up to one year	CUP	CUP	CUP	CUP	-	
Yard sales	P	P	P	P	P	Section 22.140.620
Notes:						
1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).						

(Ord. 2024-0054 § 3, 2024; Ord. 2024-0049 § 13, 2024; Ord. 2023-0060 § 3, 2023; Ord. 2023-0004 § 3, 2023; Ord. 2023-0001 § 3, 2023; Ord. 2022-0023 § 14, 2022; Ord. 2022-0008 § 7, 2022; Ord. 2021-0017 § 9, 2021; Ord. 2021-0011 § 2, 2021; Ord. 2020-0064 § 3, 2020; Ord. 2020-0059 § 4, 2020; Ord. 2019-0053 § 10, 2019; Ord. 2019-0020 § 4, 2019; Ord. 2019-0004 § 1, 2019.)

22.16.040 - Development Standards for Zones A-1, A-2, O-S, R-R, and W.

A. Development on any lot in Zones A-1, A-2, O-S, R-R, and W shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

(Ord. 2022-0023 § 15, 2022; Ord. 2019-0004 § 1, 2019.)

22.16.050 - Development Standards for Zones A-1 and A-2.

A. Required Yards. Table 22.16.050-A, below, identifies minimum yard depths for Zones A-1 and A-2:

TABLE 22.16.050-A: MINIMUM YARD DEPTHS FOR AGRICULTURAL ZONES					
Zones	Front	Corner Side	Corner Side—Reversed Corner Lot	Interior Side	Rear
A-1, A-2	20 feet	5 feet	10 feet	5 feet	15 feet

B. Maximum Height. Every single-family residence shall not exceed a height of 35 feet above grade.

(Ord. 2019-0004 § 1, 2019.)