AGRICULTURE PROMOTION PROGRAM (POD-14-001)
SUMMARY TABLES OF PROPOSED ZONING ORDINANCE CHANGES – 4/27/2016

Table 1. Existing and Proposed Overview of Required Permits and Allowed Zones per Agricultural Activity

Activity	Existing	Proposed
Agricultural Homestay	Minor Use Permit Allowed in A70, A72, and S92 zones	Zoning Verification Permit Extend to RR and S90 zones
Agricultural Microbrewery, Cidery, and Micro-Distillery (small and large)	Not defined or regulated in Zoning Ordinance	Zoning Verification Permit for Small; Administrative Permit for Large Permitted zones not specified, allowed on active Commercial Agriculture operation
Agricultural and Horticultural Retail (Agricultural Stand)	Permitted by right per 10 consistency/compliance requirements Allowed in RR (1-acre minimum) or in A70, A72, S90, and S92 zones	Permitted by right per 10 requirements Extend to S88 zones
Agricultural and Horticultural Retail (Agricultural Store, Small and Large)	Not defined or regulated in Zoning Ordinance	Zoning Verification Permit for Small, Administrative Permit for Large Permit in RR zone (lot size at least 2 acres) and in A70, A72, S88, S90, and S92 zones
Agricultural Tourism	Allowed as accessory use by right pursuant to four requirements Allowed in RR, A70, A72, S90, and S92 zones	Allowed as accessory use by right pursuant to four requirements Extend to S88 zone Administrative Permit if events are proposed on the site
Animal Raising	Minor Use Permit for Animal Raising Projects exceeding the allowed number of animals per designator	Administrative Permit for Animal Raising Projects exceeding the allowed number of animals per designator
	See Table 1-3 for detailed list of proposed amendments to the Animal Schedule.	
Aquaponics	Not defined or regulated in Zoning Ordinance	Allowed by right pursuant to six requirements
Creamery/Dairy	Not regulated in Zoning Ordinance Permitted zones not specified	Permitted by USDA, California Department of Food and Agriculture, and County Environmental Permitted in zones where keeping of dairy cattle is allowed
Fishermen's Markets	Not defined or regulated in Zoning Ordinance, established by AB 226 on October 8, 2015	Allowed as a temporary use by right pursuant to six requirements Allowed in public property, school property with school use, or within C31, C32, C34, C35, C36, C37, C40, C42, or S88 zones

Activity	Existing	Proposed
Mobile Butchering	Not defined regulated in Zoning Ordinance	Allowed as a temporary use by right where Packing and Processing: Limited or General is allowed and where Food and Beverage Retail Sales use type is allowed Add new definitions for Mobile Commercial Butchering and Mobile Custom Butchering
Packing and Processing: General	Major Use Permit in A70, A72, S88, and S92 zones Allowed in industrial zones	Allowed by right in A70, A72, and S92 zones but subject to Limitations in Section 2980
Wineries	Allowed by right but subject to limitations for Boutique Winery and Wholesale Limited Winery Small Winery requires Administrative Permit Permitted in A70 and A72 zones	Allowed by right but subject to limitations for Boutique Winery and Wholesale Limited Winery Small Winery allowed by Administrative Permit Extend to S92 zone

Table 2. Agriculture Promotion Program Proposed Zoning Ordinance Changes Summary

Ordinance Section	Subject	Proposed Change
1110: 6157.d	Agricultural Microbrewery, Cidery, and Micro-Distillery (Small and Large)	Add definitions Add new regulations Limit to 2,000 barrels or 62,000 gallons/year for Small, 8,000 barrels or 124,000 gallons/year for Large Requirements for growing/sourcing ingredients on a minimum numbers of onsite acres and within the County Tasting/onsite sales permitted for Large only
4620 & 4622	Breweries and Associated Equipment: Height exemption	Include as exempt from height limits not more than 50 feet Include as exempt from height limits greater than 50 feet with minor use permit
6156.hh	Agricultural Homestay	Change from Major Use Permit to Zoning Verification Permit or Administrative Permit Remove requirement to review use permit every 5 years Permit in RR and S90 zones Move from 6156 to 6157.c
6156.kk	Agricultural Tourism	Make minor revisions to definition and regulations Move from 6156.kk to 6157 Add Administrative Permit requirement to allow events on the site
1415	Agricultural and Horticultural Sales	Add definitions, minor clarifications to Agriculture and Horticultural Sales Add clarification that 50% of premises suitable for agriculture and 25% of premises have active agriculture
1420	Agricultural Services	Minor clarifications to Agricultural Services

Ordinance Section	Subject	Proposed Change
1425	Animal Sales and Services	Minor clarifications to Animal Sales and Services
1110 6157.a	Roadside Agricultural Stands/Onsite Sales of Agricultural Products/ Agricultural Store, Small and Large	Amend Agricultural Stand definition to add reference to Section 6157.a.1 Move Roadside Agricultural Stands from 6156.q to 6157.a.1 and allow in S88 zone Add onsite sales of agricultural and/or horticultural products, including small and large agricultural stores
1110/6913	Aquaponics/Aquaculture	Add and amend definitions and add Section 6913 for Aquaponics (see also Specialty Animal Raising: Other)
1110/3100	Animal Regulations	Amend definitions and amend Animal Schedule
3100 (a)/ 3115	Animal Raising Projects	Change from Minor Use Permit to Administrative Permit on ½+ acres in D, E, F, J, L, M, N, O, P, V and W animal designators and add Administrative Permit findings.
3100 (b), Note 5	Small Animal Raising	Remove Major Use Permit for chinchillas in the L animal designator in section 3100(c), allow up to 100 with Minor Use Permit
3100 (c)	Large Animal Raising	Change limitations of number of animals on certain sizes
3100 (g)	Specialty Animal Raising: Other	Exclude Aquaponics from limitations on number of animals in D, E, F, J, K, L, M, P, S, T, U, V and X animal designators
6912	Community Gardens	Permitted where tree crops are allowed
1110/ 6157.e	Creamery (cheese-making)	Add definition Add new regulations in Section 6157 as accessory to a dairy
1110/6877	Dairy	Add definition and amend "HERD SIZE FOR SPECIFIED DAIRIES" to remove listed dairies that have closed (only one remains on the list)
6156.u (move to 6157.f)	Farm Employee Housing	Move from Section 6156 to Section 6157 (no changes to regulations)
6102/6128	Fishermen's Market	Add to Temporary Uses
6156.v and incorporate into 6157.a	Horticultural Sales	No change to requirements for residential or S88 Use Regulations. Add to 6157.a for accessory horticultural sales in agricultural and S92 Use Regulations by right or with Administrative Permit rather than Minor Use Permit.
1110	Hydroponics	Add definition
1110, 6102, 6126	Mobile Commercial Butchering and Mobile Custom Butchering	Add definitions Add to Temporary Uses
6157.a.3	On-Site Food Preparation	Add to On-Site Agricultural and/or Horticultural Sales as part of a Large Agricultural Store with Administrative Permit
2703, 2705, 2723, 2725, 2923, 2926, 2990 6157.g	Packing and Processing: General	Amend in A70, A72, and S92 zones to change from Major Use Permit to Subject to Limitations "23" Add 6157.g for Packing and Processing operation or facility with Administrative Permit if accessory to Commercial Agriculture Allow as primary use of the premises with Major Use Permit (no change to existing requirements)

Ordinance Section	Subject	Proposed Change
2923, 2990	Packing and Processing, Wholesale Limited Winery, Boutique Winery, Small Winery	Add to S92 zone
1100 6157.h	Poultry Manure Management	Amend definition to add additional types of birds Move from 6156 to 6157 add minor clarification
6160.b	Single Family Dwellings in Manufacturing and Industrial Zones	Amend "Farm Owner or Operator" to remove requirement for a net area of at least 5 acres and add requirement for "farming with Commercial Agriculture" on the lot or building site

Table 3. Existing and Proposed Animal Designator Requirements

Animal Designator	Topic	Existing	Proposed
D	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(g) Specialty Animal Raising: other (25 acres)	Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
E	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(g) Specialty Animal Raising: other (25 acres)	Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
F	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(g) Specialty Animal Raising: other (25 acres)	Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
J	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(c) Large Animal Raising	Limit 2 by right	Unlimited on 8 acres or more by right
	(g) Specialty Animal Raising: other	25 or more with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
K	(c) Large Animal Raising	--	Add permitted by right on 8 acres or more
		1 ½ acres or less: 2 animals by right	1 acre or less: 2 animals by right
		1 ½ acres to 4 acres: 1 animal per ½ acre	1 acre to 8 acres: 4 animals per ½ acre by right

Animal Designator	Topic	Existing	Proposed
		4 acres or more, 8 animals +1 per acre over 4 acres by right	Delete requirement
	(g) Specialty Animal Raising: other	25 or more with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
L	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(b) Small Animal Raising	Limit 25 by right	Limit 25 by right and limit 100 (including chinchillas) with Minor Use Permit
		More than 25 chinchillas: Minor Use Permit	Delete requirement
	(c) Large Animal Raising	--	Add permitted by right on 8 acres or more
		1 ½ acres or less: 2 animals by right	1 acre or less: 2 animals by right
		1 ½ acres to 4 ac: 1 animal per ½ ac re	1 acre to 8 acres: 4 animals per ½ acre by right
		4 ac or more, 8 animals +1 per acre over 4 acres by right	Delete requirement
	(g) Specialty Animal Raising: other	25 ore more with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
M	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(c) Large Animal Raising	--	Add permitted by right on 8 acres or more
		1 ½ acres or less: 2 animals by right	1 acre or less: 2 animals by right
		1 ½ acres to 4 acres: 1 animal per ½ ac	1 acre to 8 ac: 4 animals per ½ acre by right
		4 acres or more, 8 animals +1 per acre over 4 acres by right	Delete requirement
	(g) Specialty Animal Raising: other	25 or more with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals

Animal Designator	Topic	Existing	Proposed
N	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(c) Large Animal Raising	--	Add permitted by right on 8 acres or more
		1 ½ acres or less: 2 animals by right	1 acre or less: 2 animals by right
		1 ½ acres to 4 acres: 1 animal per ½ acre by right	1 acre to 8 acres: 4 animals per ½ ac by right
		4 acres or more, 8 animals +1 per acre over 4 acres by right	Delete requirement
O	(a) Animal Raising Project(1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(c) Large Animal Raising	4 acres or more by right	1 acre or more by right
		1 ½ acres or less: 2 animals by right	1 acre or less: 2 animals by right
		1 ½ acres to 4 acres: 1 animal per ½ acre by right	Delete requirement
P	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(g) Specialty Animal Raising: other	25 or more with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
S	(g) Specialty Animal Raising: other	25+ with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
T	(g) Specialty Animal Raising: other	25+ with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
U	(g) Specialty Animal Raising: other	25+ with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals
V	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(g) Specialty Animal Raising: other	25 or more with Minor Use Permit	25 or more with Minor Use Permit; however, limitation does not apply to Aquaponics
W	(a) Animal Raising Project (1/2 acre minimum)	Minor Use Permit	Administrative Permit
	(c) Large Animal Raising	4 acres or more by right	1 acre or more by right
		1 ½ acres or less: 2 animals by right	1 acre or less: 2 animals by right

Animal Designator	Topic	Existing	Proposed
		1 ½ acres to 4 acres: 1 animal per ½ acre by right	Delete requirement
X	(c) Large Animal Raising	--	Add permitted by right on 8 acres or more
		2 animals allowed by right	Delete requirement
		½ acre plus 2 animals per ½ acre by Minor Use Permit	Delete requirement
	(g) Specialty Animal Raising: other	25 or more with Minor Use Permit	Exempt fish associated with Aquaponics from the limitations on number of animals