



County of San Diego, Planning & Development Services
**ARICULTURAL HOMESTAY ZONING
VERIFICATION PERMIT CHECKLIST**
ZONING DIVISION

ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE, INCLUDED AS ATTACHMENTS OR PROPERLY NOTED ON THE PLANS. IF NOT SHOWN OR NOTED, PLANS MAY BE REJECTED.

- ☐ Complete set of plot plans, to scale (See [PDS # 090](#) for minimum plot plan requirements).
- ☐ Minimum sheet size for a Zoning Verification Permit is 18" x 24".

The following must be shown/indicated on the plans:

Plan Notes and Tables

- ☐ Note parcel size in Acres.
- ☐ Note stating a maximum of five (5) bedrooms in a farmer or rancher occupied residence may be made available for rent.
- ☐ Note stating the number of guests shall not exceed the maximum occupancy of the rooms, as determined by the building code, and in no case shall exceed ten (10) adult guests, and a total of 15 persons.
- ☐ Note stating all guest rooms, detached cabins, areas used for the provision of meals or for use by the guests, shall be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health.
- ☐ Note stating lodging and overnight accommodations shall be for no more than fourteen (14) days, either with or without meals.
- ☐ Note stating meals shall be provided to registered guests only, in compliance with California Retail Food Code Section 113893.
- ☐ Note stating an agricultural Homestay shall not be located on a site containing a Bed and Breakfast or Host Home operation.
- ☐ Note stating the farmer or rancher shall reside on the site of the agricultural operation or on an adjoining parcel under the same ownership.
- ☐ Note stating services shall be limited to the rental of rooms, activities traditionally associated with farms and ranches and the optional provision of meals for overnight guests.
- ☐ Note stating food preparation or cooking for guests shall not be conducted within any bedroom or cabin made available for rent.
- ☐ Note stating activities that involve more than ten (10) adult guests of the homestay are prohibited. Events, including but not limited to weddings and parties are prohibited.
- ☐ Note stating pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).
- ☐ Note stating the owner of the facility shall keep records of the number of guests and lengths of stay and shall retain said records for five (5) years.
- ☐ Note stating the Agricultural Homestay activity shall cease if a subdivision or conveyance of land results in a reduction of the site to less than four (4) acres or if agricultural activity ceases.

Zoning Ordinance (ZO) Compliance Link to: [Zoning Ordinance](#).

- ☐ Permitted zone: RR, A70, A72, S90, or S92, pursuant to ZO sec 6157.c.
- ☐ Note compliance with Noise Limits pursuant to ZO sec. 6310.
- ☐ Note compliance with Particulate Matter and Air Contaminants pursuant to ZO sec. 6316.
- ☐ Note compliance with Odors pursuant to ZO sec. 6318.
- ☐ Note compliance with Lighting standards pursuant to ZO sections 6322-6326.

Lot Requirements

- ☐ The homestay facility shall be on a working farm or ranch. Proof of a continuous agricultural enterprise Commercial Agriculture operation on the property shall be provided and be to the satisfaction of Planning and Development Services.
- ☐ The working farm or ranch shall be on a parcel or adjoining parcels totaling at least four (4) acres in size, and under the same ownership.

Setbacks

- ☐ The Agricultural Homestay structure(s) shall comply with setbacks at ZO sec. 4810.

Building & Safety Requirements

- ☐ If a detached cabin is used in lieu of the ranch or farmhouse, it shall not exceed 500 square feet additional structures on-site shall be used for sales.
- ☐ An adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health.
- ☐ One on-site sign not to exceed four (4) square feet shall be permitted.

Access and Parking

- ☐ One off-street parking space for each room rented shall be provided in addition to adequate off-street parking for the permanent residents and full-time employees.
- ☐ All on-site parking shall comply with ADA regulations through the California Building Code.
- ☐ Show all access, ingress and egress on-site.

THE AGREEMENT BELOW MUST BE SIGNED FOR THIS APPLICATION TO BE CONSIDERED COMPLETE:

I, the property owner, understand that the Agricultural Homestay proposed at _____ must comply with the requirements of the County of San Diego Grading Ordinance, Stormwater Ordinance, Watershed Protection Ordinance, Zoning Ordinance, and regulations related to Noise Abatement and Control of the San Diego County Code of Regulatory Ordinances.

If the Agricultural Homestay permitted and installed on my property at any time does not meet the requirements of these ordinances, I understand that the County of San Diego will take enforcement action to bring the Agricultural Homestay into compliance with current requirements.
Signed,

Signature

Printed Name

Date