

**Case No. 09ORD-00000-00009 Agricultural Permit Streamlining Ordinance Amendment**

**Summary of Planning Commission Recommendations**

Type of Structure	Current permit	Proposed permit	Considerations/Issues
<b>Agricultural Accessory Structure</b> <b>AG-II Zone only</b>	Land Use Permit (LUP)	Zoning Clearance (ZC)	a. 5,000 sq. ft. floor area limit b. Must be accessory to on-site agricultural use onsite; will not affect agricultural viability c. Utilities limited to electrical and water d. Setback 1,000 feet from a public road/area or, if within 1,000 ft., is not visible from public road/area e. Must comply with biological and visual development standards f. If cannot comply with standards may be allowed with a LUP
<b>Entrance gate posts, cross-members</b>  <b>Livestock loading ramps</b> <b>AG-II Zone only</b>	LUP	Exempt	a. Height limited to 18 feet, footprint of each gate post above 8 feet limited to 2 feet in width; cross member limited to 2 feet in height and thickness b. Ornamentation allowed if appurtenant to gate c. Signs allowed if compatible with the size & style of the gate d. No size restrictions on livestock loading ramps e. Must comply with biological and visual development standards (entrance gates only) f. If cannot comply with standards may be allowed with a LUP (entrance gates only)
<b>Housing for up to 4 agricultural employees &amp; their families</b> <b>AG-I &amp; AG-II Zones</b>	Minor Conditional Use Permit (MCUP)	LUP	a. Employees must work onsite; full time in the AG-I zone and at least half-time in the AG-II zone b. Documentation of employment & Notice to Property Owners required c. Structure must be sited to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations d. Must comply with biological and visual development standards e. If cannot comply with standards may be allowed with a MCUP
<b>Detached residential second units (DRSUs)</b> <b>AG-I-5, -10 &amp; -20 Zones only</b>	MCUP	LUP	a. 1,200 sq. ft. size and 16' height limit restrictions retained b. Structure must be sited to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations c. Must comply with biological and visual development standards d. If cannot comply with standards may be allowed with a MCUP
<b>Development Plan Threshold changes</b> <b>AG-II Zone only</b>	Development Plan (DP)  if cumulative building area exceeds 20,000 sq. ft.	Threshold up to 50,000 sq. ft. based on lot size	a. Proposed thresholds based on zoning and lot size; threshold excludes exempt structures (e.g., pole barns less than 500 sq. ft., buildings less than 120 sq. ft., structures valued at less than \$2,000) and up to 10,000 sq. ft. of agricultural structures (with up to 3 sides) provided no individual building exceeds 3,000 sq. ft. b. Development plan required if non-agricultural building area (primary residence, garages, etc.) exceeds 15,000 sq. ft., c. Single agricultural buildings exceeding 15,000 sq. ft. would require a DP; each subsequent building exceeding 10,000 sq. ft. would require a DP d. New visual and biological development standards apply to ag. structures that do not require a DP e. If cannot comply with development standards may be approved with a DP