

LAND USE AND PERMIT COMPARISON: Ord. 661 (AG, AL, U ZONES) vs. LUDC (AG-II ZONE)

The table below identifies the land uses *currently* available to a property owner for land zoned U, AG or AL under Ordinance 661 compared to land uses available in the AG-II zone under the Land Use Development Code (LUDC). The table illustrates that a significant number of discretionary land uses (e.g. conditional use permit or development plan) are no longer available under Ordinance 661 since the permit procedures and conditionally permitted uses were repealed from the ordinance in 1984.

LEGEND

<div style="display: inline-block; width: 100px; height: 20px; background-color: #90EE90; border: 1px solid black;"></div> Use allowed under either ordinance at the same permit level	<div style="display: inline-block; width: 100px; height: 20px; background-color: #ADD8E6; border: 1px solid black;"></div> Use allowed with a lesser permit in this zone district	<div style="display: inline-block; width: 100px; height: 20px; background-color: #FFDAB9; border: 1px solid black;"></div> Use only allowed in this zone district
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Permit Types: E = Exempt, P = Permitted Use, MCUP = Minor Conditional Use Permit, CUP = Major Conditional Use Permit

TABLE COMPARING AGRICULTURAL ZONES FROM ORDINANCE 661 AND the LUDC

Land Use	Ordinance 661			LUDC
	AG	AL	U	AG-II
Uses allowed without a permit				
The growing of plants (exclusive of structures)	E	E	E	E
Raising and keeping of animals (exclusive of structures)	E	E	E	E
Sale of agricultural products	E	E	Not allowed	E
Aquaculture (exclusive of structures)	P	P	P	CUP
Uses Permitted with a Land Use Permit				
Single-family dwelling or mobile home on a foundation system	P	P	P	P
Guest house	P	P	P	P
Artist studio	P	P	P	P
Farm labor camp, boarding, lodging house for employees working <i>on premises</i>	P	Not allowed	Not allowed	CUP
Farm employee housing (up to 4 units)	P	P	Not allowed	MCUP**
Residential Agricultural Unit (RAU) on Williamson Act land, clustered	Not allowed under Ordinance 661			P
Winery (Tier 1 winery)	P			P
Commercial boarding of animals and riding stable, or riding arena	P	Not allowed		P
Greenhouses (require a DP if 20,000 SF or more)	Permitted if under 300 sf			P
Animal hospital	P	Not allowed	Not allowed	P
Onshore oil exploration and production	P	Not allowed	P	P
Private kennel	P	P	P	P
Public kennel	Not allowed under Ordinance 661			P
Special care home, large	P	P	P	P
Special care home, small	P	P	P	P
Excavation or quarrying of building or construction material	P	P	P	P
Uses, buildings and structures accessory and customarily incidental to the above uses	P	P	P	P

Land Use	Ordinance 661			LUDC
	AG	AL	U	AG-II
Uses Permitted with a Major Conditional Use Permit¹				
Facility for the sorting, cleaning, packing, freezing, storage of horticultural & agricultural produce in their natural form from off-premises	Not allowed under Ordinance 661			CUP
Sorting, cleaning, breaking and storing of abalone shells	Not allowed under Ordinance 661			CUP
Agricultural Industry Overlay (AIO)	Not allowed under Ordinance 661			CUP
Family care home, large	Not allowed under Ordinance 661			CUP
Guest ranch	Not allowed under Ordinance 661			CUP
Recreational facilities (camps, hostels)	Not allowed under Ordinance 661			CUP
Rifle range	Not allowed under Ordinance 661			CUP
Shooting farm, duck	Not allowed under Ordinance 661			CUP
Trout Farm	Not allowed under Ordinance 661			CUP
Onshore oil & gas treatment & processing	Not allowed under Ordinance 661			CUP
Commercial livestock feed yard	Not allowed under Ordinance 661			CUP
Uses Permitted with a Minor Conditional Use Permit				
Commercial composting facility	Not allowed under Ordinance 661			MCUP
Residential Agricultural Unit (RAU) on Williamson Act land, remote site	Not allowed under Ordinance 661			MCUP

** Use is being evaluated by the Process Improvement Oversight Committee for a permit level similar to the level under Ordinance 661

Reference: Definition of Agriculture (LUDC): The production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, the preparation for sale and marketing of products in their natural form when grown on the premises, and the sale of products which are accessory and customarily incidental to the marketing of products in their natural form grown on the premises, ... but not including a slaughter house, fertilizer works, commercial packing or processing plant or plant for the reduction of animal matter or any other similarly objectionable use.

¹ Conditional use may previously have been permitted in Ordinance 661 prior to 1984.