

## ARTICLE 4

### SEC. 21-4 REGULATIONS FOR THE AGRICULTURAL PRESERVE ZONE OR “APZ” DISTRICT.

- 4.1 Purpose:** To provide zoning for lands in agriculture preserve and for the conservation and protection of land capable of producing agricultural products. The uses specified in this section have been determined to be compatible uses consistent with the California Land Conservation Act of 1965. Further parcelization of lands under contract shall be discouraged. The following regulations shall apply in all “APZ” districts.
- 4.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in Article 41.
- 4.3 Uses permitted:**
- (a) Agricultural uses, including crop and tree farming, livestock grazing, animal husbandry, apiaries, aviaries, except the uses indicated in Sections 4.4 and 4.5. **(Ord. 1749, 7/7/1988)**
  - (b) One (1) single-family dwelling or mobilehome subject to Section 4.18 which shall be constructed according to the residential construction standards of Section 10.20.
  - (c) One produce stand for the display and sale of agricultural products subject to the requirements of Section 27.3(l).
  - (d) Agricultural processing such as fruit dehydrators and packing sheds not exceeding a use area of five thousand (5,000) square feet.
  - (e) Greenhouses, hothouses and incidental structures not exceeding a use area of ten thousand (10,000) square feet.
  - (f) Agricultural and residential accessory uses and accessory structures.
  - (g) Agricultural family dwellings and farm labor quarters as accessory uses to the agricultural use of the property subject to Section 4.18 and subject to the requirements of Section 27.3(b), or Section 27.3(g), respectively.
  - (h) Prospecting, claiming, and preliminary geophysical investigations for natural resources including oil, gas, geothermal, or other mineral resources.
  - (i) Game preserves. **(Ord. No. 1897, 12/7/1989)**
  - (j) Those uses permitted in the “APZ” district with a zoning permit in Table A, Article 27.

#### **4.4 Uses permitted subject to first obtaining a Minor Use Permit in each case:**

- (a) Uses permitted in Section 4.3 when not in compliance with the performance standards set forth in Article 41.
- (b) Small wineries with an annual production capacity of fifteen thousand (15,000) cases or less, including an incidental retail sales area of up to seven hundred and fifty (750) square feet for wine produced and/or bottled on the premises; Wine tasting facilities with up to seven hundred and fifty (750) square feet of retail sales area on sites with a minimum of ten (10) acres of planted vineyards. **A restaurant up to seven hundred and fifty (750) square feet in size may be permitted accessory to a wine tasting room.** In each case, only winery and wine-related promotional events may be permitted as defined in Section 68.4(s)17. **(Ord. No. 2947, 5/3/2011)**
- (c) Greenhouses, hothouses and incidental structures with a use area exceeding ten thousand (10,000) square feet.
- (d) Wholesale nurseries.
- (e) Commercial aquaculture.
- (f) Private fishing and hunting clubs on parcels of at least forty (40) acres or more in size. **(Ord. No. 1897, 12/7/1989)**
- (g) Display and sale of agricultural products, limited to one stand exceeding six hundred (600) square feet in size per parcel. **(Ord. 1749, 7/7/1988)**
- (h) Uses which are minor additions or alterations to existing uses or structures permitted by Section 4.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (i) Large and commercial kennels. **(Ord. 2541, 10/19/2000)**

#### **4.5 Uses permitted subject to first obtaining a Major Use Permit in each case:**

- (a) Uses permitted in Sections 4.3 and 4.4 when not in compliance with the performance standards set forth in Article 41.
- (b) Cattle and hog feed yards; and commercial dairies.
- (c) Large wineries with an annual production capacity exceeding fifteen thousand (15,000) cases including incidental retail sales of wine produced or bottled on the premises, and which may only include winery and wine-related promotional events as defined in Section 68.4(s)17. **A restaurant may be permitted when accessory to incidental retail sales of wine.** **(Ord. No. 2947, 5/3/2011)**
- (d) Farm labor camps.

- (e) Those uses permitted in the “APZ” district with a major use permit in Table B, Article 27.

#### **SEC. 21-4.10 DEVELOPMENT STANDARDS.**

**4.11 Minimum lot size:** Forty (40) acres.

**4.12 Minimum average lot width:** Five hundred (500) feet.

**4.13 Maximum length to width ratio:** Five (5) to one (1).

**4.14 Minimum yards:**

- (a) Front yard: Thirty (30) feet from lot line, or fifty-five (55) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Twenty-five (25) feet from lot line.
- (c) Side yard: Fifteen (15) feet from lot line.
- (d) Accessory uses: The above yards shall apply.

**4.15 Maximum height:**

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structure: Twenty (20) feet. **(Ord. 1749, 7/7/1988)**
- (c) Agricultural accessory structures: Fifty (50) feet.

**4.16 Parking:** The following minimum parking requirements shall apply except as provided in Article 46.

- (a) Residential use: two (2) spaces.
- (b) Other uses: As provided for in Article 46. **(Ord. No. 2128, 1/14/1993; Ord. No. 2305, 10/19/1995)**

**4.17 Signs:** As provided in Article 45.

**4.18 Notice of farming practices:** Where a building designed for residential occupancy is to be located on property within this district, prior to issuance of a zoning clearance, the owner(s) of the property shall be required to sign a statement of acknowledgement of the following statement on a form approved by the Planning Department:

“The property on which the proposed structure is to be built is adjacent to or within land utilized for agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including, but not limited to, herbicides, insecticides, fungicides, rodenticides and fertilizers; and from the

pursuit of agricultural operations including, but not limited to, cultivation, plowing, spraying, pruning, harvesting and crop protection from depredation which occasionally generate dust, noise, smoke, odor, flies and other insects. Lake County has established agricultural lands included therein, and residents of adjacent property or within the zoned areas may be inconvenienced from normal, necessary farm operations.” (Ord. 1749, 7/7/1988)

**4.19 Minimum residential construction standards:** All single-family dwellings except “Temporary Dwellings” and “Farm Labor Quarters” shall meet the minimum residential construction standards of the “R1” district, Section 10.20.

**4.20 DEVELOPMENT STANDARDS EXCEPTIONS:** FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE ARTICLE 42. (Ord. 1749, 7/7/1988)