

SECTION 3.07 SAG-10 SUBURBAN AGRICULTURAL

3.07.010 Definition.

A district to provide and preserve agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development.

3.07.020 Permitted Uses (SAG-10).

1. Agricultural/horticultural/silvicultural use.
2. Caretaker’s facility.
3. Cellular communications tower.
4. Class A and Class B manufactured home (See Chapter VII – Definitions).
5. Cluster housing (See Chapter V – Performance Standards).
6. Dairy products processing, bottling, and distribution.
7. Day care home.
8. Dwelling, single-family.
9. Dwelling unit, accessory (ADU).
10. Guest house.
11. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
12. Homeowners park and beaches.
13. Livestock
14. Nursery, landscaping materials.
15. Park and publicly owned recreational facility.
16. Produce stand.
17. Public transportation shelter station.
18. Public utility service installation.
19. Ranch employee housing.
20. Riding academy, rodeo arena.
21. Stable, public and private.

3.07.030 Conditional Uses (SAG-10).

1. Airfield.
2. Aircraft hangars when in association with properties within or adjoining an airport/landing field.*
3. Animal hospital, veterinary clinic.
4. Bed and breakfast establishment.*
5. Camp/Retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
6. Cemetery, mausoleum, columbarium, crematorium.
7. Church and other place of worship.
8. Community center building operated by a non-profit agency.
9. Community residential facility.**
10. Contractor’s storage yard (See Chapter IV – Conditional Use Standards).*
11. Dwelling, family hardship.*
12. Electrical distribution station.
13. Extractive industry.
14. Golf course.

15. Golf driving range.
16. Kennel, commercial (See Chapter IV – Conditional Use Standards).*
17. Manufactured home park.
18. Recreational facility.
19. School, primary and secondary.
20. Short term rental housing. (See Chapter V – Performance Standards) *
21. Temporary building, or use.*
22. Water and sewage treatment plant.
23. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045)

**Administrative Conditional Use Permit, eight or fewer.

3.07.040

Bulk and Dimensional Requirements (SAG-10).

1. Minimum Lot Area: 10 acres
2. Minimum Lot Width: No parcel or lot shall have an average depth greater than three times its average width unless the average lot width is more than 300 feet.
Cul-de-Sacs: 60 feet.
3. Setbacks:
 - A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet.
Side:*	20 feet each.
Side Corner:**	20 feet.
Rear:	20 feet.
 - B. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet each.
Side Corner:**	20 feet.
Rear:	5 feet.

* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.

** For non-conforming properties with lots with average widths of less than 200 feet, the side corner setback shall be 15 feet.
 - C. A 20-foot setback is required from streams, rivers, and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts: **

County Road:*	20 feet.
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* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.

** If the lot is in a subdivision created under the provisions of clustering in AG or SAG Districts (Section 5.09.030) a

minimum 100 foot setback from the boundary of a highway for all structures is required.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: 20%.
6. Maximum Fence Height: Not applicable.
7. Off-Street Parking: See Chapter VI-Parking and Loading.