

Residential Agricultural Units

Board of Supervisors Hearing
of June 20, 2006

Request for Time Extension
06-ORD-00000-00006

Purpose & Intent

- Protect, promote, and enhance agricultural operations by additional housing opportunities for agriculturalists and their families;
- Provide a potential income source to support family farms and ranches through rental opportunities;
- Preserve the integrity of agricultural areas.

BASIC REQUIREMENTS

- Only applies to AG-I-40; AG-II-40; AG-II-100; AND AG-II-320 Zone Districts;
- Must be in Ag Preserve Contract or Conservation or Open Space Easement;
- Minimum Lot Size shall be no less than the Applicable Zone District;
- Only one (1) per lot;
- 1,000 sf attached 3,000 sf detached;
- Not permitted in Special Problems areas.

Development Standards

- Must contain existing SFD;
- Record Agreement that lot owner or person who devotes substantial time to ag use shall reside on parcel;
- Shall not be permitted in addition to a guest house (except on AG-II-320);
- Private vs. public infrastructure;
- Shall not be sold/transferred separately;
- Recorded agreement not to subdivide or reconfigure through LLA is required.

Detached – Remote RAU

- Confined to a maximum area of one acre;
- Minimize disruption to agriculture;
- Maximize use of existing roads/infrastructure;
- Avoid/minimize impacts to biological resources;
- Compatible and subordinate to surroundings;

Findings

- Incidental and subordinate to primary agricultural use of the property;
- Compatible with and does not substantially alter the rural, agricultural character of the area;
- Does not adversely effect the onsite or adjacent agricultural operations.

Time Limitations

- Adopted for Five (5) years in 1999;
- Extended for Two (2) years in 2004;
- Expires July 6, 2006 without a time extension.