

TABLE 28.21A TABLE OF ALLOWED USES

TABLE 28.21A ALLOWED USES	Current Regulations	Proposed Regulations
28.70.20 AGRICULTURAL USES		
A. CROP PRODUCTION AND GRAZING		
<i>Agricultural</i> accessory structures	Allowed	No Change
<i>Cultivated and irrigated farming</i>	Allowed	No Change
<i>Non-irrigated and non-cultivated farming</i>	Allowed	No Change
Grazing	Allowed	No Change
B. AGRICULTURAL PROCESSING USES		
Agricultural processing facility		
<i>Any dairy which is not regulated by this Chapter as a Confined Animal Facility.</i>	Not allowed	Allowed with a MUP
<i>Small Agricultural Processing Facility</i>	Different criteria	Allowed with a AP
<i>Medium Agricultural Processing Facility</i>	Different criteria	Allowed with a MUP
<i>Large Agricultural Processing Facility</i>	Different criteria	Allowed with a UP
Aquaculture	Allowed with a major use permit	Allowed with UP
Nursery with public sales ⁽⁶⁾	Allowed by right	No change
Wineries with 25% or greater on-site grapes		
<i>Winery, small</i>	Allowed	No Change
<i>Winery, medium</i>	Not a category	Added category, allowed with AP
<i>Winery, large</i>	Allowed with Major use permit, >20,000 gallons	Allowed with UP
<i>Wineries with less than 25% on-site grapes</i>	UP	Allowed with UP
C. ANIMAL FACILITIES AND OPERATIONS		
<i>Confined animal facilities</i>		
<i>Small</i>	Allowed with a major use permit	Allowed with a MUP
<i>Medium and Large</i>	Allowed with a major use permit	No change
<i>Fowl and Poultry Ranches</i>		
<i>Small (100 - 1,000 birds)</i>	Allowed with a major use permit	Allowed with a MUP
<i>Large (1,001 birds or more)</i>	Allowed with a major use permit	No change
<i>Hog Ranches</i>		
<i>Small (20 - 100 hogs)</i>	Allowed with a major use permit	Allowed with an AP

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<i>Medium (101 - 750 hogs)</i>	Allowed with a major use permit	Allowed with a MUP
<i>Large (751 hogs or more)</i>	Allowed with a major use permit	No change
Pastured Poultry		
<i>More than ¼ mile from an R District</i>	Not allowed	Allowed
<i>Less than ¼ mile from an R District</i>	Not allowed	Allowed with MUP
<i>With agricultural commercial kitchen</i>	Not allowed	Allowed with a MUP
<i>With special events</i>	Not allowed	Allowed with a MUP
<i>With sales</i>	Not allowed	Allowed with a MUP
<i>Slaughterhouse</i>	Allowed with a major use permit	No change
D. OTHER AGRICULTURAL OPERATIONS		
<i>Agricultural equipment sales and auctions, temporary</i>	Not Allowed	Allowed with MUP up to 3 per year
<i>Temporary Agricultural office</i>	Not Allowed	Allowed with an AP

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28.70.20 RESIDENTIAL USES		
A. DWELLINGS		
Accessory buildings and uses, residential ⁽⁷⁾⁼	Allowed	No change
HCD Agricultural employee housing	Allowed	No change
Primary dwelling	Allowed	No change
Secondary dwelling	Allowed	No change
Second Kitchen	Allowed	No change
B. TEMPORARY RESIDENTIAL USES		
Agricultural employee housing	Allowed with a major use permit	Allowed with AP
Security quarters for a business operation (commercial coach, manufactured home or recreational vehicle)	Not allowed	Allowed with AP
Temporary single family home	Allowed with a minor use permit	Allowed with AP
C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE		
Small Kennels and Catteries	No category	Allowed with AP
Stable, private	Allowed (correction)	No change
D. OTHER RESIDENTIAL USES		
Cottage Industries		
<i>Type I</i>	Allowed with a minor use permit	No change
<i>Type II</i>	Allowed with a major use permit	No change
Temporary mobilehome storage		Allowed with a minor use permit

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Home occupations		
<i>Type I</i>	Allowed with a business license	No change
<i>Type II</i>	Allowed with an AP	No change

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ALLOWED USES	Current Regulations	Proposed Regulations
28.70.40 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES		
A. RECREATION USES		
Boating and swimming facilities on existing waterways	Allowed with a major use permit	No change
Hunting and fishing clubs	Allowed with a major use permit	No change Add definition
Public open space area	Allowed in the A-20 and A-160 district only	No change
Stable, public without horse shows	Allowed with a major use permit	No change
B. EDUCATION USES		
Agricultural education		
<i>Minor Facility</i>	Allowed with a major use permit	Allowed with an AP
<i>Major Facility</i>	Allowed with a major use permit	Allowed with a MUP
<i>See exemption for 4-H activities</i>		
C. PUBLIC ASSEMBLY USES		
Limited special event	Allowed with a major use permit in the A-20 district only	No change
Public Stable with Horse Show	Allowed with a UP	No change
Special Events		
<i>6 per year max, and 150 persons or less</i>	Allowed with a major use permit at processing facilities and wineries only.	Allowed with AP
<i>12 per year max, and 150 persons or less</i>		Allowed with MUP
<i>More than 12 per year, or more than 150 persons</i>		Allowed with UP

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TABLE 28.21A TABLE OF ALLOWED USES

ALLOWED USES	Current Regulations	Proposed Regulations
28.70.50 RETAIL AND OFFICE USES		
A.RETAIL USES		
Farm Equipment Sales	Allowed with a major use permit	Allowed with MUP
Farm/Ranch Supply Store Farm supplies and farm equipment sales	Allowed with a major use permit	Allowed with MUP
Roadside Stand		
1,000 square feet or less in size	Allowed	No change
Between 1,000 and 2,500 square feet	Allowed with a major use permit	Allowed with an AP
Greater than 2,500 square feet in size	Allowed with a major use permit	Allowed with a MUP
Non-agricultural product sales, up to 50 sq. ft.	Allowed	No change
Non-agricultural product sales, greater than 50 sq. ft.	Allowed with a UP	No change
Any of the above with an agricultural commercial kitchen	Not allowed	Allowed with a MUP
Any of the above with a Certified Farmers Market	Not allowed	Allowed with a MUP
B. OFFICE USES		
Agricultural Research Facility	Not Allowed	UP

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ALLOWED USES	Current Regulations	Proposed Regulations
28.70.60 TOURIST USES		
A. AGRITOURISM		
Agricultural homestay	Allowed	No change
B. TEMPORARY AGRITOURISM		
<i>Amusement and entertainment uses</i>	Not permitted	Allowed with a MUP
<i>Certified Farmer's Markets</i>	Not permitted	Allowed with a MUP

<i>Seasonal sales lots of on-site products</i>	Allowed as a roadside stand	A
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ALLOWED USES	Current Regulations	Proposed Regulations
28.70.70 COMMERCIAL SERVICE USES		
A. AGRICULTURAL SERVICES		
<i>Animal Hospital and Veterinary Clinic, Agricultural Agricultural Commercial Kitchen</i>	Allowed with a major use permit No Provision	<i>Allowed with a MUP(primarily large animals) Allowed with a MUP</i>
Agricultural trucking services and facilities		<i>Exempt personal trucks</i>
<i>Small (less than one acre)</i>	Allowed with a major use permit	<i>Allowed with a MUP</i>
<i>Large (One acre or more)</i>	Allowed with a major use permit	<i>No change</i>
Airfields and heliports, Agricultural	Allowed with a major use permit	<i>Allowed with a MUP</i>
Commercial Farm equipment fabrication and repair	Allowed with a major use permit	<i>Allowed with a MUP</i>
Custom farm services, e.g. hay baling create definition, no labor contractors exclusively farm services	Allowed with a major use permit	<i>Allowed with a MUP</i>
Storage and sale of agricultural service products(fertilizer/fuel)	Allowed with a major use permit	No change
B. COMMERCIAL SERVICES		
<i>Large Kennels and Catteries (12 or more dogs, 24 or more cats)</i>	Allowed with a major use permit	<i>Allowed with a MUP</i>

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ALLOWED USES	Current Regulations	Proposed Regulations
28.70.80 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES		
A. INDUSTRIAL, MANUFACTURING AND PROCESSING USES		
	None	None
B. WHOLESALE USES		
	None	None

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ALLOWED USES	Current Regulations	Proposed Regulations
28.70.90 COMMUNICATION AND INFRASTRUCTURE USES		
A. COMMUNICATION USES		
Wireless communication facilities		
Co-locations	UP	MUP
New Towers	UP	No change
B. INFRASTRUCTURE USES		
Commercial wind turbine generators	Allowed with a major use permit	No change
Injection wells	Allowed with a major use permit	No change
Meteorological towers, temporary	AP	MUP
Non-commercial wind turbines		
<i>Under 100 feet</i>	Allowed	No Change
<i>Over 100 feet</i>	Allowed with a major use permit	Allowed with a minor use permit
Oil and gas wells	Allowed with an administrative permit	No change
Pipelines, transmission and distribution lines in R.O.W.	Allowed	No change
Public service facility	Allowed with a major use permit	No change
Refuse dumping, disposal, processing, composting ⁽¹⁰⁾	Allowed with a major use permit	No change
Surface mining operation	Allowed with a major use permit	No change
Utility facilities or infrastructure, outside of R.O.W.	Allowed with a major use permit	No change
C. TEMPORARY PUBLIC INFRASTRUCTURE CONSTRUCTION		
Concrete/asphaltic concrete mixing plants and construction storage yards	Not allowed	Allowed with a MUP
On-site and Off-site Construction office, storage, stockpiling and construction yard	Not allowed	Allowed with a MUP

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ALLOWED USES	Current Regulations	Proposed Regulations
28.70.100 RESOURCE PROTECTION USES		
Conservation Bank	Allowed with a major use permit	No change

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