

CHAPTER 19.14
LIMITED AGRICULTURE (A-1) DISTRICT

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19.14.010 PURPOSE AND APPLICATION

The purpose of the Limited Agriculture (A-1) District is to designate areas suitable for a combination of estate-type residential development, agricultural uses, and other compatible uses. Final map residential subdivisions are not allowed in the A-1 District.

19.14.020 PERMITTED USES

The following uses and all others determined to be similar to these uses pursuant to Sections 19.08.030 through 19.08.080 of this title are permitted in the A-1 District:

A. AGRICULTURAL USES

1. Growing and Harvesting Crops
 - Berry crops
 - Bush crops
 - Christmas trees
 - Field crops, dryland
 - Field crops, irrigated
 - Flowers and horticultural specialties, wholesale only

- Greenhouse, wholesale only
- Hydroponically grown plants
- Nursery, plant, wholesale only
- Nut and fruit trees
- Timber
- Vegetables
- Vine crops

2. Breeding and Raising Animals

- Bee keeping
- Beef cattle or livestock grazing pursuant to Section 19.14.130 of this chapter
- Birds, including show or racing pigeons and other small fowl
- Dairy stock pursuant to Section 19.14.130 of this chapter
- Hogs pursuant to Section 19.14.130 of this chapter
- Horses, donkeys, llamas, and mules pursuant to Section 19.14.130 of this chapter
- Poultry, for the domestic use of the resident/occupant only (not including poultry ranches)
- Rabbits and fur-bearing animals
- Sheep and goats pursuant to Section 19.14.130 of this chapter
- Vermiculture, pursuant to Subsection 19.14.130.H

B. RESIDENTIAL USES

1. Accessory dwelling unit, pursuant to Chapter 19.90
2. Manufactured home, mobilehome, or recreational vehicle, temporary, during construction of a single-family home pursuant to Section 19.14.130 of this chapter
3. Manufactured home, pursuant to Section 19.14.130.G of this chapter
4. Residential accessory structures
5. Residential facility, serving six (6) or fewer persons

6. Single-family dwelling, with a width greater than sixteen (16) feet

C. COMMERCIAL USES

1. General Retail Sales

— Christmas trees, temporary

— Fruit stand, temporary, pursuant to Section 19.14.130 of this chapter

D. UTILITY AND COMMUNICATION FACILITIES

— Transmission lines and supporting towers, poles, and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company or other company under the jurisdiction of the California Public Utilities Commission pursuant to Section 19.08.090 of this title

— Utility substations

E. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES

— Mineral exploration

— Oil or gas exploration and production pursuant to Chapter 19.98 of this title, including the temporary installation of commercial coaches as accessory to this activity, not to exceed a two- (2-) year period

— Solar energy electrical generator which are accessory to a permitted or conditionally permitted use and where the power generated does not exceed the total on-site power demand

— Small wind energy system, pursuant to Section 19.08.415

F. INSTITUTIONAL USES

— Public agency or public utility buildings and facilities

G. MISCELLANEOUS USES

— Accessory buildings, including up to two (2) cargo containers, if incidental and accessory to a permitted use. Three or more cargo containers shall require the processing of a conditional use permit as set forth in Chapter 19.104 of this title.

— Commercial coach, when incidental and accessory to a permitted use, not exceeding six (6) months

— Day-care home, large family, pursuant to Chapter 19.96 of this title

- Day-care home, small family
- Drainage sump, if proposed and approved as part of a tentative subdivision map or tentative parcel map, or if accessory to a permitted use
- Flood control facilities
- Garage or yard sales pursuant to Subsection F of Section 19.14.130 of this chapter
- Home occupation pursuant to Chapter 19.94 of this title
- Liquid fuel storage tanks, above ground, for dispensing purposes
- Water storage or groundwater recharge facilities
- Water system, small or large
- Wildlife or nature preserve

19.14.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT

The following uses and all others determined to be similar to these uses pursuant to Sections 19.08.030 through 19.08.080 of this title are permitted in the A-1 District subject to securing a conditional use permit in accordance with the standards and procedures set out in Chapter 19.104 of this title:

A. AGRICULTURAL USES

1. Breeding and Raising of Animals
 - Fish and frogs
 - Poultry, including hatching, breeding, butchering, processing, or shipping of chickens, ostriches, turkeys, or other fowl or poultry, including eggs
 - Vermiculture, except as permitted by Subsection 19.14.020.A
2. Agricultural Industries
 - Agricultural trucking facilities
 - Cold storage facility for agricultural products
 - Contract harvesting
 - Fruit, vegetable, and plant product processing

B. RESIDENTIAL USES

- Additional single-family dwellings, not to exceed a density of one (1) dwelling unit per two and one-half (2 1/2) acres (net) and not to exceed the maximum density permitted by the applicable General or Specific Plan. A maximum of two (2) mobilehomes may be permitted on any one (1) lot, and one (1) of the mobilehomes shall be owner occupied
- Community care facility
- Farm labor housing for on-site farm employees
- Manufactured home or mobilehome, pursuant to Section 19.14.130.G.6 of this chapter
- Single-family dwelling, with a width of sixteen (16) feet or less

C. RECREATION, ENTERTAINMENT, AND TOURIST FACILITIES

- Camps and campgrounds
- Circus or carnival, temporary
- Country club
- Equestrian establishment
- Fishing or fly casting pond
- Golf course
- Golf driving range
- Lakes, private, for recreational skiing or boating
- Park or playground
- Racetrack or test track, automobile, bicycle, horse, or motorcycle
- Recreational vehicle park
- Simulated war games or similar activities
- Trade fairs and exhibitions, temporary (fourteen- (14-) day maximum), excluding flea markets and swap meet

D. COMMERCIAL USES

1. General Retail Sales

- Firewood
- Fruit stand, permanent
- Nursery, plant - retail

2. Services

- Agricultural supply services
- Equestrian services
- Landscape contractor
- Veterinary

E. TRANSPORTATION FACILITIES

- Airport, private
- Airport, public
- Heliport

F. UTILITY AND COMMUNICATIONS FACILITIES

- Radio, television, microwave, or commercial communications transmitter, receiver, or translator, except as specified in Subsection D of Section 19.14.020 of this chapter

G. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES

- Cogeneration facility, primarily intended for production of oil or gas
- Concrete or asphalt batch plant, temporary
- Electrical power generating plant, excluding nuclear or coal powered
- Mining and mineral extraction pursuant to Chapter 19.100 of this title
- Solar energy electrical generators when not accessory to a permitted or conditionally permitted use
- Wind-driven electrical generators, commercial

H. WASTE FACILITIES

- Community septic disposal system

- Septage disposal site
- Sewage treatment plant
- Transfer station, small volume

I. INSTITUTIONAL USES

- Auditorium, public
- Cemetery, mausoleum, columbarium, or mortuary
- Charitable or public service organization
- Church
- Club or lodge
- Community or senior citizens center
- Community or regional correctional and similar involuntary detention facilities
- Convalescent hospital
- Crematory in conjunction with a cemetery, mausoleum, columbarium, or mortuary
- Hospital
- Museum
- Rehabilitation facilities
- Sanitarium
- Water treatment plant
- Zoo

J. EDUCATIONAL INSTITUTIONS AND SCHOOLS

1. General

- Preschool
- Elementary school
- Junior high school
- Senior high school
- College or university

K. MISCELLANEOUS USES

- Animal shelter
- Commercial coach, when incidental and accessory to a permitted use
- Day-care center, with or without extended overnight services
- Drainage sump
- Kennel or dog training facilities
- Railroad caboose and similar accessory structures
- Rescue/Sanctuary Animal Facility, Large
- Revival, temporary
- Skateboard ramps, noncommercial
- Wild animal keeping

19.14.040 PROHIBITED USES

All other uses not expressly permitted by Sections 19.14.020 and 19.14.030 of this chapter or accessory thereto under Section 19.08.110 are prohibited in the A-1 District, including final tract map residential subdivisions.

19.14.050 MINIMUM LOT SIZE

No lot created within the A-1 District shall contain less than two and one-half (2 1/2) gross acres, excepting in the case of the conveyance to or from a governmental agency, public entity, public utility, community water company or mutual water company for public purposes, public utility purposes, or for rights-of-way or well sites.

19.14.060 MINIMUM LOT AREA PER DWELLING UNIT

Except as specified in Section 19.14.030, there shall be no more than one (1) principal single-family dwelling per legal lot in the A-1 District.

19.14.070 YARDS AND SETBACKS

The following yard and setback requirements apply in the A-1 District:

- A. **Front Yard.** The front-yard minimum setback for all buildings shall be as follows:
1. Fifty-five (55) feet from the legal centerline of any existing or proposed public or private local street or access easements.
 2. Seventy (70) feet from the legal centerline of any existing or proposed secondary highway.
 3. Eighty (80) feet from the legal centerline of any existing or proposed major highway.

In no case shall the front-yard minimum setback be less than twenty-five (25) feet from the right-of-way established by any Official or Specific Plan Line, street, or access easement.

- B. **Side Yard.** There shall be a side yard on each side of any building of not less than five (5) feet, except that on the street side of corner lots, buildings shall be set back a minimum of ten (10) feet from the right-of-way of any local street, existing or proposed secondary or major highway, or the right-of-way established by any Official or Specific Plan Line. However, within the rear twenty-five (25) feet of all reverse corner lots, there shall be a minimum side yard of twenty-five (25) feet from the right-of-way of any local street, existing or proposed secondary or major highway, or the right-of-way established by any Official or Specific Plan Line.
- C. **Rear Yard.** There shall be a rear yard of not less than five (5) feet, except that in the case of through lots, the designated rear yard shall be in accordance with the front-yard setback requirements.

19.14.080 HEIGHT LIMIT

The following height limits apply in the A-1 District:

- A. Residential buildings shall not exceed three (3) stories or thirty-five (35) feet in height.
- B. Radio and television antennae, communication towers, chimneys, and other similar structures shall not exceed eighty (80) feet in height.
- C. There is no height limit on other nonresidential structures, except in areas of protected military airspace as specified in Section 19.08.160.

19.14.090 MINIMUM DISTANCE BETWEEN STRUCTURES

The following requirements apply to the minimum distance between structures in the A-1 District:

- A. There shall be at least ten (10) feet between residential buildings.
- B. There shall be at least six (6) feet between a residential building and a nonresidential structure, except that pens, coops, stables, barns, corrals, and other structures for housing livestock and buildings for processing, packing, or storage of agricultural produce shall be at least one hundred (100) feet away from any residential building. There shall be a minimum setback of twenty (20) feet between an on-site residential building and an aviary.

19.14.100 PARKING

Off-street parking in the A-1 District shall be provided in accordance with the requirements of Chapter 19.82 of this title.

19.14.110 SIGNS

The following types of signs are permitted in the A-1 District in accordance with the requirements of Chapter 19.82 of this title:

- A. Temporary real estate signs advertising the property for sale or rent, not to exceed sixteen (16) square feet each, excluding the area of any vertical and/or horizontal support members
- B. Temporary construction signs
- C. Temporary political, religious, or civic campaign signs
- D. Agricultural signs
- E. Institutional identification signs, when approved in conjunction with a conditional use permit
- F. Off-site directional signs for agricultural product direct marketing facilities pursuant to Subsection E of Section 19.14.130 of this chapter.
- G. Oilfield identification signs

19.14.120 LANDSCAPING

No landscaping is required in the A-1 District, except where required in conjunction with the approval of a discretionary permit pursuant to Chapter 19.104.

19.14.130 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

The following special review procedures and development standards apply in the A-1 District:

- A. The breeding and raising of livestock permitted pursuant to Section 19.14.020 of this chapter shall be limited to one (1) horse, donkey, mule, cow, dairy stock, goat, hog, sheep, or other similar animal per one-quarter (1/4) acre of lot area.
- B. Temporary fruit stands for the sale of agricultural, horticultural, or farming products permitted pursuant to Section 19.14.020 of this chapter shall be approved by the Planning Director in accordance with the procedures set out in Sections 19.102.080 through 19.102.110 of this title and shall comply with the following standards and requirements:
 - 1. The floor area of the fruit stand shall not exceed four hundred (400) square feet.
 - 2. The fruit stand shall not be located closer than fifty-five (55) feet from the centerline of any public road, street, or highway right-of-way.

3. The stand shall be erected in such a manner that it can be readily removed by means of skids or other device.
 4. The owner shall remove the stand at his/her own expense when the stand is not in use for a period of thirty (30) days.
 5. Customer parking areas shall be treated with a dust binder in a manner to continuously prevent fugitive dust.
 6. The Planning Director may impose other reasonable conditions to ensure that this temporary use will not be detrimental to the public health, safety, and welfare.
- C. The breeding and raising of livestock, in greater numbers than allowed by Subsection A of Section 19.14.130 of this chapter, by minors in conjunction with a student-oriented fair project sponsored by a bona fide agricultural organization shall be permitted upon application to and approval by the Planning Director of a Temporary Animal Permit in accordance with the procedures set out in Sections 19.102.040 through 19.102.060 of this title.
1. Application Contents. An application for a Temporary Animal Permit shall include the following:
 - a. The name and address of the applicant
 - b. The name(s) and address(es) of the property owner(s)
 - c. Assessor's parcel number(s)
 - d. Legal description of the subject property
 - e. Name of the organization sponsoring the applicant
 - f. A plot plan showing the location of proposed pens, coops, or areas for the breeding and raising of animals in relation to existing residence(s) and other buildings and structures within one hundred (100) feet of pens, coops, or areas housing livestock
 - g. The signature of each owner of the real property abutting the subject lot consenting to the granting of the Temporary Animal Permit
 2. Development Standards and Conditions. The breeding and raising of animals on a temporary basis shall comply with the following standards and conditions:
 - a. Applicant shall be sponsored by a bona fide organization, such as, but not limited to, Future Farmers of America, 4-H Club, Cow-Belles, or Junior Farmers.
 - b. The increase in animal density shall not exceed the density allowed by Subsection A of Section 19.14.130 of this chapter by more than fifty

percent (50%). In any case, however, at least two (2), but no more than six (6), additional animals shall be allowed.

- c. The Temporary Animal Permit shall be effective for a maximum period of six (6) months from the effective date of the permit. No more than one (1) such permit shall be approved for any lot within a one- (1-) year period.
 - d. The written consent of each abutting property owner consenting to the granting of the Temporary Animal Permit must be obtained.
 - e. The applicant shall allow inspection of animal maintenance facilities by the Kern County Engineering and Survey Services Department (Building Inspection Division) and the Kern County Health Department.
 - f. The Planning Director may revoke the Temporary Animal Permit at any time for noncompliance with Subsection C.2 of Section 19.14.130 of this chapter or upon receipt of a recommendation for revocation from the Kern County Health Department.
 - g. Each additional animal authorized by the Temporary Animal Permit over the allowable animal density specified by Subsection A of Section 19.14.130 of this chapter shall be removed upon expiration of the permit.
- D. A mobilehome or recreational vehicle permitted as a temporary dwelling pursuant to Section 19.14.020 of this chapter shall comply with the following standards:
- 1. Building permits for construction of the conventional single-family residence shall be obtained prior to or concurrently with the installation permit for the mobilehome.
 - 2. The mobilehome shall be removed from the premises or the recreational vehicle shall be removed from the premises or placed in dead storage if:
 - a. Six (6) months have passed since the mobilehome or recreational vehicle was installed.
 - b. Seven (7) days have passed since the conventional dwelling unit was approved for occupancy.
 - c. The building permit has lapsed due to lack of activity.
 - 3. One (1) extension of time for a period not to exceed six (6) months may be granted by the Planning Director upon written request of the property owner. The extension of time may only be approved subject to the following conditions:
 - a. An active building permit is on file with the Kern County Engineering and Survey Services Department (Building Inspection Division).

- b. The construction of the conventional dwelling unit on the site has progressed to a stage of inspection and approval of the framing, rough electrical, rough mechanical, and rough and top-out of plumbing of the dwelling.
 - 4. Any mobilehome or recreational vehicle permitted as a temporary dwelling in excess of a six- (6-) month period of time pursuant to Subsection D.3 of Section 19.14.130 of this chapter shall be removed or placed in dead storage if:
 - a. The extension of time has expired.
 - b. Seven (7) days have passed since the conventional dwelling unit was approved for occupancy.
 - c. The building permit has lapsed due to lack of activity.
- E. Off-site directional signs for agricultural product direct marketing facilities subject to the following standards:
 - 1. The direct marketing facility shall be established and operated in accordance with the provisions of this chapter and shall be primarily limited to the sale of unprocessed agricultural commodities grown on the same ranch or farm that provides such sale.
 - 2. The maximum sign area for each sign shall not exceed one hundred and fifty (150) square feet.
 - 3. The number of signs shall be limited to a maximum of nine (9).
 - 4. The minimum spacing between signs shall be six hundred and sixty (660) feet.
 - 5. The signs are for directional purposes only, and the text shall be limited to the producer's name or his brand name, the products available, and directions to the location of the point of sale.
 - 6. Signs may be illuminated only during the actual hours that the facility is open for public sale of products.
 - 7. Sign height shall not exceed twelve (12) feet.
 - 8. Signs are permitted for a temporary, cumulative period of seven (7) months within any calendar year.
 - 9. Any sign permitted in accordance with this section shall not be located more than five (5) miles from the direct marketing facility for which the sign provides directions, unless the facility is located more than five (5) miles from a designated County major highway or state or federal highway. In such cases, a single sign may be located at the nearest designated County major highway or State or federal highway, regardless of the distance from the facility.
 - 10. All signs shall comply with the provisions and regulations of the California Department of Transportation, Outdoor Advertising Branch, when located adjacent to a state or federal highway.

11. Prior to installation of any sign, a plan showing the location and the spacing of each sign shall be submitted to the Planning Director for approval. A copy of such plan shall be retained by the Planning Department for file purposes.
- F. Garage or yard sales are permitted without special permit provided they meet the following standards:
1. Sales last no longer than three (3) days.
 2. Sales are held no more than twice yearly.
 3. Sales are conducted on the owner's or tenant's property. Multiple-family sales are permitted if they are held on the property of one (1) of the participants.
 4. No goods purchased for resale may be offered for sale.
 5. No consignment goods may be offered for sale.
 6. Directional signs may be placed on the street right-of-way.
 7. All directional and advertising signs shall be freestanding and removed after completion of the sale.
 8. All directional and advertising signs placed on private property shall have the owner's permission.
 9. No directional or advertising signs may be larger than two (2) feet by three (3) feet.
- G. Manufactured homes shall be permitted provided that the proposed manufactured home complies with the following requirements:
1. The manufactured home shall be certified under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. - Section 5401 et seq.); and
 2. The manufactured home shall be installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code; and
 3. The manufactured home is no older than ten (10) years from the date application is made for an installation permit; and
 4. The manufactured home has a width greater than sixteen (16) feet; and
 5. The manufactured home complies with the following architectural requirements:
 - a. A minimum three-twelfths (three (3) inches vertical to twelve (12) inches horizontal) roof pitch; and

- b. Shingles customarily utilized in the construction of conventional single-family dwellings; and
 - c. A minimum one- (1-) foot eave around the entire perimeter of the manufactured home as measured from the vertical wall surface; and
 - d. Nonreflective siding material customarily utilized in the construction of conventional single-family dwellings which shall extend to ground level; and
 - e. Siding material utilized as skirting shall be the same in construction materials, composition, and color as the siding material utilized on the exterior wall surface of the manufactured home.
6. Manufactured homes or mobilehomes not meeting all of the installation and architectural requirements specified in this section shall be permitted only upon approval of a conditional use permit, pursuant to Chapter 19.104.
- H. Vermiculture operations are permitted if all the following criteria are satisfied:
- 1. The purpose of the operation is to enhance on-site soil characteristics through worm castings.
 - 2. The site is used for commercial irrigated crop production.
 - 3. All worm feedstock is limited completely to preprocessed greenwaste and similar organic materials (excluding sludge).
 - 4. Feedstock waste streams and volumes shall be approved, in writing, by the Kern County Environmental Health Services Department.
 - 5. There is no on-site composting.
 - 6. There is no stockpiling of feedstock greater than 72 hours.
 - 7. There is no commercial sales of feedstock or feedstock residual.
 - 8. The site is located a minimum of one mile from any residentially or commercially zoned property as measured from the exterior project boundaries.
 - 9. The operation is in full compliance with all State and federal requirements.
- I. Development in the A-1 District shall also comply with the interpretations and provisions of Chapter 19.08 of this title.