

**Chapter 17.20**

**AG GENERAL AGRICULTURAL DISTRICT**

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**17.20.010 Purpose**

A. The AG general agricultural district is to be applied to those areas of the county which do not, by their nature, require exclusive agricultural zoning, but which should be protected from encroachment of residential densities which would demand urban services. The adoption of this zoning district shall repeal and supersede the A and AG zoning designations as described in the 6/96 Humboldt County Zoning Ordinance, the A-2 and A-3 zoning designations as described in the 11/5/75 Humboldt County Zoning Ordinance, and all previous ordinances. New zoning designations are as follows:

<u>OLD DESIGNATION</u>	<u>NEW DESIGNATION</u>
A-8	Eliminated
A-4	AG-40
A-3 (11/75)	AG-40
A-2	AG-20
AG-10	AG-10
AG-5	AG-5
A-2 (11/75)	AG-5

B. The range of density classes indicated for the AG district are as follows:

1. AG-40, with a lot area of forty acres;
2. AG-20, with a lot area of twenty acres. 367 17.20.010
3. AG-10, with a lot area of ten acres;
4. AG-5, with a lot area of five acres; (Ord. 1-5-87A & 9(A): Ord 1-5-87A & 10(A))

**17.20.020 Permitted Uses**

The following are permitted uses in the AG general agricultural district:

- A. Single-family dwellings;
- B. Mobile Homes;
- C. Dwellings and other buildings customarily used in conjunction with a permitted use;
- D. Ranching, farming and agricultural activities;
- E. The sale and display of products grown or raised on the premises;
- F. Growing of field, forage and plant crops of all kinds;
- G. Breeding and raising of poultry and livestock;
- H. Riding academies, riding schools and stables;
- I. Transmission lines;
- J. Water supply reservoirs. (Ord. 1-5-87A & 9(B): Ord 1-5-87A & 10(B))

**17.20.030 Accessory Uses**

Accessory uses and buildings customarily appurtenant to a permitted use are allowed in the AG District. (Ord. 1-5-87A & 9(C): Ord 1-5-87A & 10(C))

**17.20.040 Conditional Uses**

The following are conditional uses in the AG general agricultural district:

- A. Electrical and gas substations;
- B. Microwave relay structures;
- C. Public and private utility structures and uses;
- D. Airports and landing strips;
- E. Golf courses, public parks and playgrounds;
- F. Public and semipublic buildings such as but not limited to the following: churches, libraries, schools and hospitals;
- G. Establishments for the commercial off-site storage and processing of agricultural products;
- H. Commercial feed yards or lots;
- I. Farm labor camps;
- J. Auction yards for farm animals or equipment;
- K. Sales yards for farm products, implements, supplies and equipment;
- L. Drilling and production of energy sources;
- M. Yards for the storage and maintenance of agricultural or domestic well drilling equipment;
- N. Extraction of gravel;
- O. On-premise advertising signs;
- P. Aquaculture;
- Q. Animal hospitals and veterinarian offices;
- R. Kennels;
- S. Home-based business. (Amended during Supp.No. 1,6-03;Ord 8-18-97E ' 1 (part): Ord. 1-5-87A ' 10(D))

**17.20.050 Prohibited Uses**

The following are prohibited uses in the AG general agricultural district:

- A. Industrial uses not addressed as permitted uses under Sections 17.20.020 and 17.20.030;
- B. Commercial uses not addressed as permitted uses under Section 17.20.020 or 17.20.030;
- C. Commercial slaughterhouses. (Ord. 1-5-87A & 9(E): Ord 1-5-87A & 10(E))

**17.20.060 Height Regulations**

The following height regulations apply in the AG general agricultural district:

- A. Main Building, thirty-five feet;
- B. Accessory structures, fifteen feet;
- C. There are no height regulations for the AG-40 or AG-20 agricultural districts. (Ord. 1-5-87A & 9(F): Ord 1-5-87A & 10(F))

**17.20.070 Area and Yard Requirements**

The following tables sets out area and yard requirements for the AG general agricultural district:

District Classification	Lot Area	Lot Depth (feet)	Lot Width (feet)	Front	Minimum Yards		
					Side (feet)	Rear (feet)	(feet)
AG-40	40 acres	N/A	N/A		15	15	10
AG-20	20 acres	N/A	N/A		15	15	10
AG-10	10 acres	170	160		15	15	10
AG-5	5 acres	170	160		15	15	10

(Ord. 1-5-87A & 9(G): Ord 1-5-87A & 10(G))

**17.20.080 Additional Requirements**

The following additional requirements apply in the AG general agricultural district:

- A. Accessory buildings in side or rear yards:
  1. Side yards, not less than five feet from property line,
  2. Rear yards, not less than five feet from property line;
- B. Livestock and poultry:
  1. The minimum distance between a structure used for human habitation and a structure housing livestock or poultry shall be not less than forty feet,
  2. Livestock and poultry shall not be located closer than one hundred feet to a residential building on an adjacent lot;
- C. There may be one additional single-family dwelling or mobile home on any lot or parcel having double the minimum lot area of the specific zone;
- D. There shall be a minimum of not less than sixty feet between dwellings on the same lot or parcel;
- E. All off-street parking requirements and regulations shall be as provided in Chapter 17.60 of this title.

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F. Fences, hedges and walls not over six feet in height may be erected on lot lines, including the required front yard areas. There shall be no solid fences, hedges, walls, shrubbery or other obstruction to vision more than four feet higher than the street level within twenty feet of the intersection of any two street on any corner lot. (Ord. 4-19-99E ' 1 (part): Ord. 1-5-87A ' 10(H))