AGRICULTURAL USES IN RESIDENTIAL AND AGRICULTURAL ZONES

Sections:
19.39.010 Purpose.
19.39.030 Special Development Standards.

19.39.010 Purpose
These regulations provide standards for permitted agricultural uses in single family residential (RS-72, RS-84, RS-100, and MH) zones, multi-family residential (RM-1, RM-2, RM-3, RM-4, RM-5) zones and agricultural (A-1) zones.

19.39.020 Animals Allowed in Residential Zones and Agricultural Zones
A. Large animals.
   1. Limited raising or keeping of large livestock as defined below:
      a. Horses, ponies, mules, donkeys, burros, and similar animals;
      b. Dairy cattle, beef cattle, buffalo and similar animals;
      c. Sheep, goats and similar animals.

      A maximum of two animal units (one animal unit equals approximately one thousand pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot which is fenced and used solely for the grazing and keeping of large livestock. The minimum gross pasture area for keeping large livestock is one acre. The maximum number of large animals per acre is five. The following are examples of animal unit usages:

      1. 1 horse and 1 cow per gross pasture acre;
          2 cows or 2 horses per gross pasture acre;
          5 sheep or 5 goats per gross pasture acre;
          3 sheep and 2 goats per gross pasture acre.

      2. If any animal born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this section within the corresponding time limits specified below:
         a. Horses and similar animals: one year from date of birth;
         b. Cattle and similar animals: one year from the date of birth;
         c. Sheep, goats and similar animals: six months from the date of birth.

      3. If any additional animal(s) are acquired by means other than by birth, and cause the maximum allowable number of animals to be exceeded,
adjustments must be made to bring the total number of animals into compliance with this section within thirty days after placement of the additional animals on the premises.

4. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises.

B. Small Animals.

1. Limited raising or keeping of small livestock as defined below:
   a. Rabbits and similar animals;
   b. Chickens, ducks, geese, turkeys and other similar fowl.

2. A maximum of twelve animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

3. In addition, a shed, coop, hutch or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

C. The intent of these agricultural provisions are not to preclude the above stated permitted accessory uses from being allowed as principal permitted uses.

1. The raising and keeping of household pets;
2. Home occupations.

19.39.030 Special development standards.

The following standards relate to the raising and keeping of livestock in the Residential zone.

A. Standings under roofed stable must be made of material which provides for proper drainage so as not to create offensive odors, fly or insect breeding, or other nuisances.

B. Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:

1. Placement of manure in a fly-proof container with periodic removal of manure from lot;
2. Adequate burying of the manure;
3. Removal of manure from the lot.

C. Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals. Fences shall not be closer than fifty feet to any residence.

D. Any barns, stables, pens, coops, corrals, or other structures used for the containment or housing of livestock shall not be located closer than fifty feet from the property line, except for fencing around the perimeter of a pasture or garden area which shall not be less than fifty feet from any residential structure. Any
detached accessory buildings not used for the containment or housing of livestock shall not be located closer than ten feet from any residential structure.

19.39.040 Prohibited uses.

The following uses and any other use not expressly permitted are prohibited in a Residential zone:

A. Any commercial uses other than those expressly permitted;
B. Kennels;
C. Feedlots, dairies, slaughterhouses or any other similar uses;
D. The raising or keeping of swine, hogs or roosters, except that the raising and keeping of swine or hogs may be permitted by conditional use permit when located at an educational facility.