

## **CHAPTER 808.2 – AGRICULTURAL ZONES**

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### **808.2.010 – Purpose of Individual Agricultural Zones**

The purposes of the individual agricultural zones and the manner in which they are applied are as follows.

#### **A. AE (Exclusive Agricultural) Zone.**

1. The AE zone is intended to protect agricultural land and provide for those uses which are necessary and an integral part of an agricultural operation. This zone is intended to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses.
2. The AE zone shall be accompanied by an acreage designation which establishes the minimum size of parcels that may be created within the zone, including designations of 640, 320, 160, 80, 40, and 20 acres. The AE zone is consistent with the Agriculture, Irrigated Agriculture, and Westside/Eastside Rangeland land use designations of the General Plan.
3. See Section 806.2.030.C for Obsolete and Deleted Zones regarding AE-5.

#### **B. AL (Limited Agricultural) Zone.**

1. The AL zone is intended to protect the general welfare of the agricultural community by limiting intensive uses in agricultural areas which may be incompatible with other less intensive agricultural operations.
2. The AL zone shall be accompanied by an acreage designation which establishes the minimum size of parcels that may be created within the zone, including designations of 640, 320, 160, 80, 40, and 20 acres. The AL zone is consistent with the Agriculture and Irrigated Agriculture land use designations of the General Plan. See Section 806.2.030.C for Obsolete and Deleted Zones.

**C. A-1 (Agricultural) Zone.** The A-1 zone is intended to provide for the development of those unincorporated parcels in the County which are not included in other zones. The A-1 zone is consistent with variable land use designations of the General Plan. See Section 806.2.030.C for Obsolete and deleted Zones.

**D. A-2 (General Agricultural) Zone.** The A-2 zone is intended to protect those parcels requiring more protection than the A-1 zone provides, which do not by their nature require an exclusive or limited agricultural zoning. The A-2 zone is consistent with variable land use designations of the General Plan. See Section 806.2.030.C for Obsolete and deleted Zones.

### **808.2.020 – Agricultural Zone Land Uses and Permit Requirements**

**A. Allowed land uses.**

1. Table 2-2 indicates the uses allowed within each agricultural zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
2. Agricultural uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the agricultural character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

**B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone. Excludes unclassified uses.

**C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).

**D. Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.

**E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).

**F. Applicable regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**G. Compliance with Airport Land Use Policy Plan.** All land uses specified as “P” (Permitted use) in the following land use tables that are located on sites within an approach zone of an airport safety zone shall require a Director’s Review and Approval to ensure compliance with the County’s Airport Land Use Commission’s Airport Land Use Policy Plans, as administered by the Fresno Council of Governments.

**808.2.030 – Williamson Act Contracts and Specified Agricultural Zones****A. Minimum Parcel Size for Lands Under Contract.**

1. Properties under Contract shall be subject to the County of Fresno’s Interim Guidelines which include a parcel size minimum of 20 acres for prime farmland and 40 acres for non-prime farmland.
2. Homesite exception parcels shall maintain a minimum parcel size as required by state law (currently 10 acres).

**TABLE 2-2  
ALLOWABLE USES AND PERMIT REQUIREMENTS  
FOR AGRICULTURAL ZONES**

Land Use <sup>1</sup>	Permit Requirement by Zone <sup>2</sup>				
	AE	AL	A-1 <sup>3</sup>	A-2 <sup>3</sup>	See Section
<b>Agricultural Uses</b>					
Agricultural Accessory Storage, Structures, and Uses	P	P	P	P	
Agricultural Commercial Center	C		C		834.4.040
Agricultural Processing, Area Products, including Cooperatives	C		C		
Agricultural harvesting, curing, processing, packaging, packing, sales, shipping for products produced on-site (i.e., not subject to Section 834.4.390).	P	P			
Agricultural processing, packaging, sales, shipping, etc. (products may be from on- or off-site holdings when owned by the same entity as the facility).	P	P			834.4.390
Animal Raising, Specialty Commercial	D		D	D	834.4.050
Animal Uses (includes fish and fur bearing in the A-2)	P	P	P	P	834.4.050
Aquaculture (includes Fish Farms, Commercial)	D	D	D	D	
Cattle Dairies and Feedlot Facilities (Does <b>NOT</b> exceed a capacity of 500 cattle)	D		D		834.4.110
Cattle Dairies and Feedlot Facilities (Does exceed a capacity of 500 cattle)	C		C		834.4.110
Crop Production	P	P	P	P	
Grain Elevators, Commercial	C		C		

**Key to Permit Requirements**

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

**Notes:**

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-2  
ALLOWABLE USES AND PERMIT REQUIREMENTS  
FOR AGRICULTURAL ZONES (Continued)**

Land Use <sup>1</sup>	Permit Requirement by Zone <sup>2</sup>				
	AE	AL	A-1 <sup>3</sup>	A-2 <sup>3</sup>	See Section
<b>Agricultural Uses (Continued)</b>					
Hog/Swine Personal Use (4 max.)	P				834.4.050
Hog/Swine, Sheep, or Goat Feed Lots	C		C		
Hog/Swine Ranches	C		C		834.4.050
Horticulture/Greenhouses	P	D	P	D	
Meat Processing, Commercial	C		C		834.4.230
Mushroom Growing	C	C	C		
Mushroom Growing, Incidental	C	C	C		
Poultry Raising, Large	D		D	D	834.4.290
Poultry Raising, Small	P		P	P	834.4.290
Poultry/Rabbit Processing	C		C		
Stock Yards/Feed Lots	C		C	C	
Value-added agricultural uses in addition to agricultural harvesting, curing, processing, packaging, packing, sales, and shipping for products produced on-site.	P				834.4.390
Commercial establishments for the processing of agricultural products and value-added uses not authorized under the by-right value-added uses above.	C				834.4.390
Wineries/Distilleries, Large	C		C	C	
Wineries/Distilleries, Small	D		D	D	834.4.410
Wholesale Limited Winery Distillery and Brewery	P	P			834.4.415
Micro Winery, Distillery and Brewery	P	P			834.4.415
Minor Winery, Distillery and Brewery	P	P			834.4.415
<b>Agricultural Sales and Service Uses</b>					
Agricultural Chemicals, Sales and Service	C		C		
Agricultural Auction /Sales Yards	C		C	C	
Building Materials Sales	C		C		
Commercial Dehydration Operations	C		C		
Contactors Storage Yard, Agricultural Services	D		D		
Dog Grooming (in conjunction with single-family residence)	D	D	D	D	

Farm Equipment and Machinery Sales, Rental, Storage and Maintenance	C		C		
Farm Labor Contractor Services	D		D		

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**TABLE 2-2  
ALLOWABLE USES AND PERMIT REQUIREMENTS  
FOR AGRICULTURAL ZONES (Continued)**

Land Use <sup>1</sup>	Permit Requirement by Zone <sup>2</sup>				
	AE	AL	A-1 <sup>3</sup>	A-2 <sup>3</sup>	See Section
<b>Agricultural Sales and Service Uses (Continued)</b>					
Feed and Farm Supplies Sales	C		C		
Horticultural Services	D	C	C	C	
Horticultural Services, Accessory	P	D	P		
Liquefied Petroleum Gas Distribution Sales, and Storage	C	C	C		
Plant Nurseries	D				834.4.180
Plant Nurseries, Private	P				834.4.180
Roadside Agricultural Stands, Permanent	D	D	D	D	834.4.370
Roadside Agricultural Stands, Temporary	P	P	P	P	834.4.370
Stables, Commercial	D	D	D	D	834.4.050
Stables, Private	P	P	P	P	834.4.050
Veterinary Clinics and Animal Hospitals	D	D	D	D	
Water Well Drilling/Pump Installation	P	P	P	P	
Welding and Blacksmith (as part of farm equipment sales and service).	P		P		
<b>Residential Uses</b>					
Accessory Structures	P	P	P	P	834.4.020
<b>Additional On-Site Dwellings</b>					
Accessory Dwelling Units	P	P	P	P	834.4.030.B
Second Dwelling Units	D	D	D	D	834.4.030.C
Child Day Care Home, (up to 14 children)	P	P	P	P	834.4.100
Employee Housing (six or fewer residents)	P	P	P	P	

**Key to Permit Requirements**

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**Notes:**

1 See Article 7 for definitions of the land uses listed.

2. For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).
3. See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-2  
ALLOWABLE USES AND PERMIT REQUIREMENTS  
FOR AGRICULTURAL ZONES (Continued)**

Land Use <sup>1</sup>	Permit Requirement by Zone <sup>2</sup>				
	AE	AL	A-1	A-2	See Section
<b>Residential Uses (Continued)</b>					
Farmworker Housing, Complexes	P	P	P	P	834.4.160
Farmworker Housing, Temporary	P	P	<del>P</del>	<del>P</del>	834.4.150
Home Occupations, Class I	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	834.4.190
Household Pets	P	P	P	P	
Kennels, Private	P	D	P	D	
Manufactured/Factory Built Housing	P	P	P	P	
Mobile Home, Temporary (If 2 <sup>nd</sup> Residence)	D	D	D	D	
Low Barrier Navigation Center					
Single-Family Dwelling	P	P	P	P	
<u>Supportive Housing (GC 65650)</u>	P	P	P	P	
Swimming Lessons	C		C		834.4.360
Temporary Uses	TUP	TUP			858.5
Transitional Housing	P	P	P	P	
<b>Nonresidential Uses</b>					
Observatories	C	C	C	C	
Public Facilities	D	D	D	D	
Public Utility Facilities	C	C	C	C	

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**TABLE 2-2  
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FOR AGRICULTURAL ZONES (Continued)**

Land Use <sup>1</sup>	Permit Requirement by Zone <sup>2</sup>				
	AE	AL	A-1	A-2	See Section
<b>Communication Facilities</b>					
Microwave Relay Structures	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	834.4.420
<b>Education, Public Assembly, and Recreation Uses</b>					
Agritourism	P	P			
Assembly/Meeting Facilities	D	D	D	D	
Golf Courses	C	C			
Guest Ranches	C	C			
Historic and Monument Sites	P	P	P	P	
Off Road Vehicles	C	C			
Philanthropic/Charitable, Agricultural Institutions	D	D	D		
Racetracks	C	C			
Schools, Private	D	D	D	D	
Schools, Public	D	D	D	D	
Stables, Commercial	D	D	D	D	
Stables, Private	P	P	P	P	
<b>Other</b>					
Airports, Small/Private	C	C	C	C	
Antique Sales	D	D	D		
Interstate Interchange Commercial Centers	C		C		
Interstate Interchange Impact Areas	D		D		
Kennels, Boarding and Training	C				
Kennels, Breeding and Personal, on sites with up to five acres.	C				
Kennels, Breeding and Personal, on sites with five or more acres.	D				
Kennels, Commercial	C	C	C	C	
Personal/RV Storage		C			834.4.270
Solar Energy System, Private	P	P	P	P	
Surface Mining Operations	C	C	C	C	
Temporary Mill/Chipping Facilities	P				834.4.380

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**808.2.040 – Agricultural Zone General Development Standards**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-3, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

**TABLE 2-3  
AGRICULTURAL ZONES GENERAL DEVELOPMENT STANDARDS  
REQUIREMENTS BY INDIVIDUAL ZONE**

Development Feature	AE	AL
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AE-20 or AE-640), except as provided for in 822.3.080.F (Homesites). <b>Rezoning to AE-5 is not allowed.</b>	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AL-20 or AL-640), except as provided for in 822.3.080.F (Homesites).
Minimum Parcel Width/Frontage:		
Interior	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Corner	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Reversed Corner	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Siding on freeways/railroad ROW	5.0 acres or more none; below 5.0 acres 165 ft.	5.0 acres or more none; below 5.0 acres 165 ft.
Curve lots/cul-de-sacs	5.0 acres or more none; below 5.0 acres 165 ft. 90 ft. cul-de sac	5.0 acres or more none; below 5.0 acres 165 ft. 90 ft. cul-de sac
Minimum Parcel Depth	5.0 acres or more none. Minimum depth to width ration not to exceed 4:1	5.0 acres or more none.
Parcels resulting from the division of sections with less than 640 acres into units of 1/2, 1/4, 1/8, 1/16, or 1/32 of a section shall also be deemed to be equivalent to the corresponding and respective parcel areas required by the acreage designations. The acreage shall be measured from the center of any abutting roadway, stream, railroad, or other public right-of-way that serve as a boundary line.		
Maximum (Gross) Population Density	1 DU/based upon zone designation, as in 1/20 or 1/640	1 DU/based upon zone designation, as in 1/20 or 1/640
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	35 ft.	35 ft.
Side (each)	20 ft.	20 ft.
Street side	35 ft.	35 ft.
Reversed corner (street side)	35 ft.	35 ft.
Rear	20 ft.	20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures). Exception: Zero-foot setback is 100 ft. from property line.	
Maximum Parcel Coverage (10)	None	None

Development Feature	AE	AL
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AE-20 or AE-640), except as provided for in 822.3.080.F (Homesites). <b>Rezoning to AE-5 is not allowed.</b>	20 acres (or by the stated zone designation: 20, 40, 80, 160, 320, 640 acres, as in AL-20 or AL-640), except as provided for in 822.3.080.F (Homesites).
Minimum Distance Between Structures on the Same Parcel	6 ft. (40 ft. when related to animals)	None
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	35 ft. (If exceeding two stories, an emergency exit (door/window no less than two feet wide and having a minimum area of six square feet shall be provided to the uppermost story no more than 28 feet above the finished grade below the opening.)	35 ft.

**TABLE 2-3  
AGRICULTURAL ZONES GENERAL DEVELOPMENT STANDARDS  
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)**

Development Feature	AE	AL
Accessory Structure - Maximum Height	35 ft. (except non-dwelling structures [e.g., silos, water tanks, windmills, and other accessory farm structures])	35 ft. (except non-dwelling structures [e.g., silos, water tanks, windmills, and other accessory farm structures])
Silos, Water Tanks, Windmills, and other Accessory Farm Structures - Maximum Height	60 ft.	60 ft.
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Signs	See Chapter 830.3 (Signs)	

**TABLE 2-3  
AGRICULTURAL ZONES GENERAL DEVELOPMENT STANDARDS  
REQUIREMENTS BY INDIVIDUAL ZONE (Continued)**

Development Feature	A-1	A-2
<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>		
Minimum Parcel Size	100,000 sq. ft.	100,000 sq. ft.
Minimum Parcel Width/Frontage:		
Interior	165 ft.	165 ft.
Corner	165 ft.	165 ft.
Reversed Corner	165 ft.	165 ft.
Siding on freeways/railroad ROW	165 ft.	165 ft.
Curve lots/cul-de-sacs	90 ft.	90 ft.
Minimum Parcel Depth	170 ft.	170 ft.
Maximum (Gross) Population Density	1 DU per zone designation	1 DU per zone designation
Setbacks Required	<i>These are minimum setbacks required for primary structures. See Section 822.3.100 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	35 ft.
Side (each)	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	20 ft.
Street side		35 ft.
Reversed corner (street side)		35 ft.
Rear		20 ft.
Accessory structures	See Section 834.4.020 (Accessory Structures). Exception: Zero-foot setback is 100 ft. from property line.	
Maximum Parcel Coverage (10)	None	None
Minimum Distance Between Structures on the Same Parcel	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	6 ft. from main structure
Main Structure - Maximum Height	<i>Maximum height of structures without discretionary approval. See Section 822.3.060 (Height Measurement and Height Limit Exceptions) for possible increase in height limit.</i>	
	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	35 ft.
Accessory Structure - Maximum Height	Consistent with the zone in which the use is listed as allowed; or more than one zone, the least restrictive shall apply.	35 ft. (except non-dwelling structures [e.g., silos, water tanks, windmills, and other accessory farm structures])
Antennae, Vertical	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	
Fences/Walls/Hedges	See Section 822.3.050 (Fences, Walls, and Hedges)	
Landscaping	See Chapter 826.3 (Landscaping Standards)	
Off-Street Parking	See Chapter 828.3 (Parking and Loading Standards)	
Satellite Antennae	See Section 834.4.420 (Wireless Telecommunication Facility Standards)	

Development Feature	A-1	A-2
<i>Minimum dimensions required for each <b>NEWLY CREATED</b> parcel.</i>		
Minimum Parcel Size	100,000 sq. ft.	100,000 sq. ft.
Signs	See Chapter 830.3 (Signs)	