

Table 1 provides a summary guide to the uses to be considered compatible on lands under Williamson Act contract located in the A-District. The list of uses below is based on the zoning ordinance for the A-District. Where a use is required to meet the specific standards for that use, it is necessarily more restrictive than that allowed under the zoning ordinance. Other requirements identified in Uniform Rule 2 also apply. Uses not allowed on contracted land in the A-District are listed at the end of this table.

Table 1: COMPATIBLE USE LIST – A-DISTRICT
Agriculture
Annual or perennial crops, vine or tree farm, truck garden, horticulture (<i>Zoning Ordinance 17.06.030-B</i>)
Plant nursery, greenhouse, apiary, aviary, hatchery (<i>17.06.030-B</i>)
Raising or keeping of poultry, fowl, rabbits, sheep or goats or similar animals (<i>17.06.030-C</i>)
Grazing of cattle (<i>17.06.030-D</i>)
Fish hatcheries and rearing ponds (<i>17.06.030-F</i>)
Hog ranch (<i>17.06.040-G</i>)
Commercial breeding and training of horse (<i>17.06.030-D</i>) <i>Allowed only on non-prime soils. See definition under Section II.C. of Rule 1.</i>
Residential Uses
Primary single-family dwelling unit (<i>17.06.030-A</i>) <i>See Standards for Residential Uses under II.A. of Uniform Rule 2)</i>
Additional single-family dwelling unit (<i>17.06.030-H</i>) <i>See Standards for Residential Uses under II.A. of Uniform Rule 2)</i>
Agricultural employee housing (<i>17.06.030-I</i>) <i>See Standards for Residential Uses under II.A. of Uniform Rule 2; see Williamson Act 51238)</i>

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Supportive Agricultural Uses
Winery or olive oil mill <u>as accessory</u> (17.06.030-E) See Standards for Processing Facilities under II.B.2 of Uniform Rule 2. Allowed only in the Large Parcel Agriculture General Plan designation.
Winery or olive oil mill <u>not as accessory</u> (17.06.030-E) See Standards for Processing Facilities under II.B.2 of Uniform Rule 2. Allowed only in the Large Parcel Agriculture General Plan designation.
Winery or olive oil mill related uses (17.06.040-Q) See Standards in II.B.3 of Uniform Rule 2; allowed only in the Large Parcel Agriculture General Plan designation
Flight strip and helipad (17.06.035-B and 17.06.040-F) See Standards for Flight Strip and Heliopad under Section II.B.6. of Uniform Rule 2.
Killing and dressing of poultry, rabbits and other small livestock raised on the premises as an accessory use, but not including an abattoir for sheep, cattle or hogs (17.06.050-C)
Breeding or training of horses as part of ranch or farm operations (17.06.030-D)
Packing house for fruit or vegetables not raised on the premises, but not including a cannery, or a plant for food processing or freezing (17.06.040-E) See Standards for Preparation Facilities under II. B.1 of Uniform Rule 2.
Building or rooms for packing or handling products raised on the premises (17.06.050-B) See Standards for Preparation Facilities under II. B.1 of Uniform Rule 2.
Administrative offices accessory to the principal use on the premises including activities by the same occupancy which are not related to the principal use providing such activities not so related are accessory to the administrative office activity (17.06.040-L)
Accessory farm buildings, including stable, barn, pen, maintenance shops, corral, or coop (17.06.050-A)
Stand for the sale at retail of items produced or raised on the premises having a ground coverage not in excess of four hundred (400) square feet (17.06.050-D) See Standards for Retail Sales under II. B.4 of Uniform Rule 2.
Accessory business signs not exceeding an aggregate area of twenty (20) square feet; having no moving parts or illumination (17.06.050-E)

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Recreation
Horse boarding and training, riding academies, public and private riding stables, and the non-commercial breeding and training of horses owned by landowner but not part of the agricultural operation (17.06.030-D and 17-06-030-J) See Standards under Recreational Use of Horses in Section II.C.1 of Uniform Rule 2.
Public or private riding or hiking trails and other forms of passive recreation (17.06.030-G) See Standards under Passive Recreation in Section II.C.2. of Uniform Rule 2.
Public or private hunting of wildlife or fishing, and public or private hunting clubs and accessory structures (17.06.040-D) See Standards under Passive Recreation in Section II.C.2. of Uniform Rule 2.
Outdoor recreation facility (17.06.040-B) See Standards under Passive Recreation in Section II.C.2. of Uniform Rule 2.
Composting Facilities and Land Reclamation Fill
Commercial composting facility (17.06.035-D) See Standards under Composting Facilities and Land Reclamation Fill in Section II. D.1. of Uniform Rule 2.
Non-commercial composting as accessory to agriculture (17.06.035-D)
Land reclamation fill as accessory to agriculture (Use not explicitly listed in Ordinance) See Standards in Section II. D.2. of Uniform Rule 2.
Gas, Electric, Water, and Communication Facilities
Public utility building or uses, excluding such uses as a business office, storage garage, repair shop or corporation yard (17.06.040-J) See Williamson Act Section 51290 and 51290.5.
Erection, construction, alteration, or maintenance of gas, electric, water, and communication facilities (17.06.040-J) See Standards under Gas, Electric, Water, and Communication Facilities in Section II.E.1. of Uniform Rule 2; see Williamson Act Section 51238.
Radio and television transmission facilities (17.06.040-I) See Standards under Gas, Electric, Water, and Communication Facilities in Section II. E.1. of Uniform Rule 2.
Privately owned wind-electric generators to generate power primarily for onsite use (17.06.040-O)

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<p>Commercial wind turbines (17.06.040-O) <i>See Standards under Gas, Electric, Water, and Communication Utility Facilities in Section II. E.4 of Uniform Rule 2.</i></p>
<p>Solar panels (17.06.040-O) <i>See Standards under Gas, Electric, Water, and Communication Utility Facilities in Section II. E.3. of Uniform Rule 2</i></p>
<p>Oil and Gas Drilling and Production Facilities</p>
<p>Drilling for and removal of oil, gas or other hydrocarbon substances (17.06.040-H) <i>See Standards under Oil and Gas Drilling and Production Facilities in Section II. F. of Uniform Rule 2.</i></p>
<p>Special Events</p> <p>(17.52.480 and 17.52.490) <i>See Standards under Special Events in Section II. G. of Uniform Rule 2.</i></p>
<p>Other</p>
<p>Remote testing facility (17.06.040-P)</p>

USES NOT ALLOWED ON CONTRACTED LAND IN THE A-DISTRICT

1. Killing and dressing of livestock when not raised on the property (17.06.040- C)
2. Administrative support and service facilities of a public regional recreation district (17.06.040-N) *See Williamson Act Section 51290.*
3. Sanitary landfill including the processing of salvaged material (17.06.035-A)
4. Cemetery (17.06.035-C)
5. Non-compatible outdoor recreation facilities include outdoor facilities that are oriented to active recreation such as golf courses, playing fields, and motorized activities (17.06.040-B)