

Colusa County Zoning Code

4.02 Exclusive agriculture or E-A zone.

The exclusive agriculture or E-A zoning classification is intended to be applied in agricultural lands with a general plan land use designation of agriculture-general (A-G). The E-A zone is to be applied to those areas where agricultural activities are the appropriate and desirable primary land use. The E-A zone is to be applied to those areas where the protection of agriculture from the encroachment of incompatible uses is essential to the general welfare of the county citizens. The E-A zone is to help maintain, protect, enhance, and propagate the county's agricultural resources. The E-A zone is to protect and maintain a viable agricultural economy in the county. The E-A zone is to protect agriculturalists from environmental impacts and pressures as they relate to groundwater, nonagriculture traffic, and encroachment from residential development resulting in common agriculture/residential conflicts related to noise, odors, spraying, vandalism, trespassing, and predation from wildlife habitating on nonmaintained adjacent ten-acre sized lots.

(a) Principal Permitted Uses.

- (1) All general agricultural uses, including farming, dairying, and pasturage.
- (2) Horticulture, floriculture, aquaculture, and viticulture; the growing and harvesting of forestry products.
- (3) Animal husbandry, and general keeping of animals, subject to the animal maintenance requirements of section 6.04.
- (4) Nurseries and greenhouses.
- (5) Private farm airports.
- (6) Housing allowed as a permitted use as it is an appurtenant use to principal agricultural uses:
 - (A) Primary residence, one single-family dwelling or modular home per parcel, for the landowner or primary tenant of the property whose principal income is derived from those agricultural activities upon which the house is located and other agricultural lands.
 - (B) Housing facilities (including mobile/modular homes) to accommodate up to twelve agricultural workers and their families employed by the owner or operator of premises or owners or operators of other agricultural lands.
- (7) Buildings and uses accessory to the permitted uses, barns and other storage or shop buildings; those structures normally associated with a single-family residence use and in conjunction with or incidental to the residential use, including, but not limited to, a garage, workshop, shed, garden, private swimming pool, private tennis court, gazebo, spa, and other similar structures/uses.

(b) Uses Permitted with a Use Permit.

- (1) Guest houses not rented or otherwise conducted as a business.
 - (2) Agriculture auction and sales or collection yards.
 - (3) Agriculture products processing plants.
 - (4) Agriculture chemicals manufacture, distribution, and storage.
 - (5) Establishments for sale, rental or repair of farm equipment and supplies.
 - (6) Establishments for repair of natural gas equipment and associated accessories associated with natural gas wells.
 - (7) Public and quasi-public uses.
 - (8) Public tasting rooms in conjunction with a winery; provided, that such tasting room be considered accessory to the on-site winery.
 - (9) Public or riding stables and academies.
 - (10) Outdoor commercial recreational facilities on sites not less than five acres.
 - (11) Kennels and animal hospitals.
 - (12) Airports for commercial farm services.
 - (13) Second dwelling unit, either a single-family dwelling unit or modular home for immediate relatives of property owner, or caretaker.
 - (14) Oil and natural gas wells.
 - (15) The erection, construction, alteration or maintenance of gas, electric, water, or communication transmission facilities.
 - (16) Exploratory drilling and production of fossil fuels, geothermal power, and natural gas.
 - (17) Recreational uses such as seasonal hunting and fishing camps, duck clubs with accessory structures, boat landings with accessory structures, and resorts.
- (c) Other Regulations.

- (1) Minimum parcel size: forty acres, including the existing and proposed rights-of-way of the county road or roads on which said parcel has frontage on the front, rear or side.

- (2) Minimum parcel width: one hundred feet.
- (3) Minimum parcel depth: two hundred feet.
- (4) Minimum yards: front – twenty-five feet; side – twenty-five feet; rear – twenty-five feet.
- (5) Maximum building height (residential): thirty feet.
- (6) Development standards as set forth in Article 8. (Ord. No. 722, § 1.)