

ORDINANCE NO. 87-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING CHAPTER XX, SECTION 20-5 BY ADDING SECTION 20-5A, AS IT RELATES TO ZONE A-1, PRIMARY AGRICULTURE.

Section 1. Section 20-5A is hereby added to the City of Ridgecrest Municipal Code, to read:

"20-5A A-1 Primary Agriculture District

20-5A.1 Purpose and Intent. To provide living areas which combine certain advantages of both urban and rural location by limiting development to very low-density concentration of one-family dwellings and permitting a limited number of animals to be kept for pleasure, hobbies, and of a commercial nature.

This district is intended primarily for application of land in natural and scenic areas to (1) permit the opportunity of developing rural size parcels which because of their size cannot be economically accommodated within urban areas, (2) to permit agricultural pursuits which may not be harmonious and compatible with urban areas, and (3) to assure the provisions and/or construction of at least those minimum physical improvements that are necessary to protect safety and general welfare of people living on rural size parcels.

20-5A.2 Permitted Uses

- a. A one-family dwelling
- b. Accessory buildings and structures located on the same parcel of land.
- c. Keeping of bovine and equine animals, provided, however that there shall not be allowed on the premises more than one of any adult animal of the foregoing for each 10,000 square feet of site area. The keeping of such fowl and animals shall conform to all other provisions of law governing same, and no fowl or animals, nor any pen, coop, stable, barn or corral shall be kept or maintained within 50 feet of any dwelling or other building used for human habitation, or within 100 feet of the front lot line of the lot upon which it is located, or within 100 feet of any public park, school, hospital or similar institution. There shall be no raising, killing or dressing of any such animals or poultry for commercial purposes.
  1. One (1) hog or pig per 10,000 per square feet of area
  2. Three (3) goats or three (3) sheep or three (3) similar livestock per 10,000 square feet of area;
  3. Twenty-four (24) chickens per 10,000 square feet of area;
  4. Ten (10) ducks or ten rabbits or ten similar livestock per 10,000 square feet of area;
  5. The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain, and similar food and fiber crops
  6. Game preserves or refuges
  7. One stand for the sale of agricultural products grown on the premises

20-5A.3 Uses permitted with a use permit.

All land uses that are existing upon adoption of this ordinance are considered legal conforming uses and do not need to acquire a conditional use permit.

- a. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur-bearing animals, and the like, for other than domestic purposes
- b. Commercial hog and pig farming.
- c. Dairies
- d. Livestock feed yards, animal sale yards
- e. Kennels, veterinarians clinics for farm animals and livestock but not for companion and exotic animals
- f. Public and private nonprofit elementary schools, junior high schools, and colleges
- g. Art, craft, music and dancing schools
- h. Business, professional and trade schools or colleges
- i. Churches, public playgrounds, parks, community centers, libraries, museums, and similar uses and buildings
- j. Public airports and private landing strips
- k. Cemeteries, mausoleums, columbariums, and crematoriums
- l. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards, and parking lots
- m. Commercial stables, riding academies and hunting clubs
- n. Commercial aquaculture
- o. Game preserves and refuges
- p. Retail plant nurseries (indoor or outdoor), fruit and produce stand, commercial wood yards, including wood splitting
- q. Commercial mushroom farming
- r. Wholesale nurseries and greenhouses for the indoor propagation and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, and similar crops.
- s. Minor agricultural services which serve the immediate vicinity including, blacksmithing, welding, small machinery repair, and the like.
- t. Agricultural processing plants and facilities, including wineries, dehydrators, canneries and similar agricultural uses, including retail sales of agricultural products processed on the premises. Incidental activities such as fruit and vegetable packing, sizing, polishing, and the like, shall not be considered to be agricultural processing.
- u. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision and temporary subdivision sales offices and signs and model home display areas.
- v. Mobile homes on a permanent foundation (Ord. 84-08, A6 §603)
- w. Guest houses

20-5A.4 Site Area. The minimum site area shall be no less than five acres.

20-5A.5 Building Height and Coverage. Building height and coverage shall be as set forth in the R-1 District.

20-5A.6 Lot Frontage. Each lot shall have not less than 300 feet of frontage on a public or private street.

20-5A.7 Lot Width. The minimum lot width of each lot shall be no less than 300 feet.

20-5A.8 Lot Depth. The minimum depth of each lot shall be no less than 600 feet.

20-5A.9 Site Density. Not more than one dwelling unit shall be permitted on each site. (Ord. 84-08, A 6, §609)

20-5.10 Yard Requirements. the front, rear and side yards shall be no less than those set forth in the R-1 District. (Ord. 84-08, A6, §610)

Section 2. Except as provided herein the Ridgecrest Municipal Code to be reaffirmed and readopted.

APPROVED AND ADOPTED this 17th day of June, 1987, by the following vote:

AYES Mayor Mower, Councilmembers Bergens, Corlett, and Wiknich

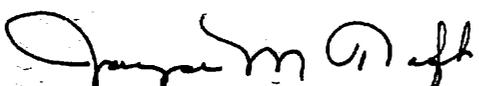
NOES: None

ABSTAIN: None

ABSENT: None

  
\_\_\_\_\_  
Michael R. Mower, Mayor

ATTEST:

  
\_\_\_\_\_  
Joyce M. Taft, City Clerk