

**Article 1: Base Zones**

**Division 3: Agricultural Base Zones**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0301 Purpose of Agricultural Zones**

The purpose of the agricultural zones is to provide for areas that are rural in character or areas where agricultural uses are currently desirable. The agricultural zones are intended to accommodate a wide range of agriculture and agriculture-related uses as well as *single dwelling units*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0302 Purpose of the AG (Agricultural--General) Zones**

- (a) The purpose of the AG zones is to accommodate all types of agricultural uses and some minor agricultural sales on a long-term basis. Nonagricultural uses are limited in the AG zones in order to strengthen the presence and retention of traditional agricultural uses.
- (b) The AG zones are differentiated based on the minimum *lot* size as follows:
  - AG-1-1 requires minimum 10-acre *lots*
  - AG-1-2 requires minimum 5-acre *lots*

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0303 Purpose of the AR (Agricultural--Residential) Zones**

- (a) The purpose of the AR zones is to accommodate a wide range of agricultural uses while also permitting the *development* of *single dwelling unit* homes at a very low *density*. The agricultural uses are limited to those of low intensity to minimize the potential conflicts with residential uses. This zone is applied to lands that are in agricultural use or that are undeveloped and not appropriate for more intense zoning. Residential *development* opportunities are permitted with a Planned Development Permit at various densities that will preserve land for open space or future *development* at urban intensities when and where appropriate.

(b) The AR zones are differentiated based on the minimum *lot* size as follows:

- AR-1-1 requires minimum 10-acre *lots*
- AR-1-2 requires minimum 1-acre *lots*

(Added 12-9-1997 by O-18451 N.S.)

(Amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

**§131.0315 Where Agricultural Zones Apply**

On the effective date of Ordinance O-18691, all agricultural zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

**§131.0320 Use Regulations of Agricultural Zones**

The regulations of Section 131.0322 apply in the agricultural zones where indicated in Table 131-03B.

(a) The uses permitted in any agricultural zone may be further limited by the following:

- (1) Section 131.0323 (Additional Use Regulations of Agricultural Zones);
- (2) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15); or
- (3) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
- (4) Any other applicable provision of the San Diego Municipal Code.

(b) Within the agricultural zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-03B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0322.

(c) All uses or activities permitted in the agricultural zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.

- (d) *Accessory uses* in the agricultural zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the agricultural zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

**§131.0322 Use Regulations Table for Agricultural Zones**

The uses allowed in the agricultural zones are shown in Table 131-03B.

**Legend for Table 131-03B**

<b>Symbol in Table 131-03B</b>	<b>Description of Symbol</b>
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a <i>`</i> or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-03B**  
**Use Regulations Table for Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<b>Open Space</b>					
<b>Active Recreation</b>					
-					
<b>Passive Recreation</b>					
P					
<b>Natural Resources Preservation</b>					
P					
<b>Park Maintenance Facilities</b>					
-					
<b>Agriculture</b>					
<b>Agricultural Processing</b>					
P <sup>(4)</sup>					
<b>Aquaculture Facilities</b>					
P					
<b>Dairies</b>					
P					
<b>Horticulture Nurseries &amp; Greenhouses</b>					
P <sup>(6)</sup>					
<b>Raising &amp; Harvesting of Crops</b>					
P					
<b>Raising, Maintaining &amp; Keeping of Animals</b>					
P <sup>(2)</sup>					
<b>Separately Regulated Agriculture Uses</b>					
Agricultural Equipment Repair Shops					
C					
Commercial Stables					
C					
Community Gardens					
L					
Equestrian Show & Exhibition Facilities					
C					
Open Air Markets for the Sale of Agriculture-Related Products & Flowers					
L					
<b>Residential</b>					
<i>Mobilehome Parks</i>					
-					
<i>Multiple Dwelling Units</i>					
-					

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<b>Rooming House</b> [See Section 131.0112(a)(3)(A)]		-		-	
<b>Shopkeeper Units</b>		-	-	-	-
<b>Single Dwelling Units</b>		P <sup>(1)</sup>		P	
<b>Separately Regulated Residential Uses</b>					
<i>Accessory Dwelling Units</i>		-		L	
Continuing Care Retirement Communities		-		-	
Employee Housing:					
6 or fewer employees		L <sup>(7)</sup>		L <sup>(7)</sup>	
12 or Fewer employees		L <sup>(7)</sup>		L <sup>(7)</sup>	
Greater than 12 employees		N		C	
Fraternities, Sororities and Student Dormitories		-		-	
Garage, Yard, & Estate Sales		-		L	
Guest Quarters		-		L	
Home Occupations		-		L	
<i>Interim Ground Floor Residential</i>		-		-	
<i>Junior Accessory Dwelling Units</i>		-		L	
Live/Work Quarters		-		-	
Low Barrier Navigation Centers		-		-	
<i>Movable Tiny Houses</i>		-		L	
<i>Permanent Supportive Housing</i>		-		-	
Residential Care Facilities:					
6 or fewer persons		-		P	
7 or more persons		-		C(10)	
Transitional Housing:					
6 or fewer persons		-		P	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
7 or more persons		-		C(10)	
Watchkeeper Quarters		-		-	
<b>Institutional</b>					
<b>Separately Regulated Institutional Uses</b>					
Airports		-		C	
Battery Energy Storage Facilities					
Small Scale (≤ 0.25 acre)		-		C	
Medium Scale (0.25 acre < 1 acre)		-		-	
Large Scale (>1 acre)		-		-	
Botanical Gardens & Arboretums		C		C	
Cemeteries, Mausoleums, Crematories		-		C	
Correctional Placement Centers		-		-	
Educational Facilities:					
Kindergarten through Grade 12		-		C	
Colleges / Universities		-		C	
Vocational / Trade School		-		-	
Electric Vehicle Charging Stations		L		L	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Energy Generation & Distribution Facilities		-		C	
Exhibit Halls & Convention Facilities		-		-	
<i>Flood Control Facilities</i>		L		L	
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed		C		C	
Homeless Facilities:					
Congregate Meal Facilities		-		-	
Emergency Shelters		-		-	
Homeless Day Centers		-		-	
Hospitals, Intermediate Care Facilities & Nursing Facilities		-		C	
Interpretive Centers		C (11)		P (11)	
Museums		-		-	
Major Transmission, Relay, or Communications Switching Stations		-		C	
<i>Placemaking on Private Property</i>		L		L	
Outdoor Dining on Private Property		-		-	
<i>Satellite Antennas</i>		L		L	
<i>Social Service Institutions</i>		-		-	
Solar Energy Systems		L		L	
<i>Wireless Communication Facilities</i>		See Section 141.0420			
<b>Retail Sales</b>					
<b>Building Supplies &amp; Equipment</b>		-		-	
<b>Food, Beverages and Groceries</b>		-		-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		-		-	
<b>Pets &amp; Pet Supplies</b>		-		-	
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>		-		-	
<b>Wearing Apparel &amp; Accessories</b>		-		-	
<b>Separately Regulated Retail Sales Uses</b>					
Agriculture Related Supplies & Equipment		C		C	
Alcoholic Beverage Outlets		-		-	
<i>Cannabis Outlets</i>		-		-	
Farmers' Markets					
Weekly Farmers' Markets		-		-	
Daily Farmers' Market Stands		-		-	
Plant Nurseries		C		C	
Retail Farms		-		-	
Retail Tasting Stores		-		-	
Swap Meets & Other Large Outdoor Retail Facilities		-		C	
<b>Commercial Services</b>					
<b>Building Services</b>		-		-	
<b>Business Support</b>		-		-	
<b>Eating &amp; Drinking Establishments</b>		-		-	
<b>Financial Institutions</b>		-		-	



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<b>Funeral &amp; Mortuary Services</b>		-		-	
<b>Instructional Studios</b>		-		-	
<b>Maintenance &amp; Repair</b>		-		-	
<b>Off-Site Services</b>		-		-	
<b>Personal Services</b>		-		-	
<b>Radio &amp; Television Studios</b>		-		-	
<b>Tasting Rooms</b>		-		-	
<b>Visitor Accommodations</b>		-		-	
<b>Separately Regulated Commercial Services Uses</b>					
<i>Adult Day Care Facility</i>		-		L	
Adult Entertainment Establishments:		-		-	
Adult Book Store		-		-	
Adult Cabaret		-		-	
Adult Drive-In Theater		-		-	
Adult Mini-Motion Picture Theater		-		-	
Adult Model Studio		-		-	
Adult <i>Motel</i>		-		-	
Adult Motion Picture Theater		-		-	
Adult Peep Show Theater		-		-	
Adult Theater		-		-	
Body Painting Studio		-		-	
Massage Establishment		-		-	
Sexual Encounter Establishment		-		-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Assembly and Entertainment Uses, Including Places of Religious Assembly		-		C	
Boarding Kennels / Pet Day Care		-		L	
Camping Parks		-		C	
<i>Child Care Facilities:</i>					
Child Care Centers		-		C	
Large Family Child Care Homes		-		L	
Small Family Child Care Homes		-		L	
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-		-	
Fairgrounds		-		C	
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-		C	
Helicopter Landing Facilities		-		C	
Massage Establishments, Specialized Practice		-		-	
Mobile Food Trucks		-		L <sup>(12)</sup>	
Nightclubs & Bars over 5,000 square feet in size		-		-	
Parking Facilities as a <i>Primary Use:</i>					
Permanent Parking Facilities		-		-	
Temporary Parking Facilities		-		-	
Private Clubs, Lodges and Fraternal Organizations		-		-	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(5)</sup>		-		C	
Pushcarts on Private Property		-		-	
Recycling Facilities:					

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Large Collection Facility	-	N <sup>(9)</sup>			
Small Collection Facility	-	L			
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-			
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-			
Drop-off Facility	-	-			
Green Materials Composting Facility	L	N			
Mixed Organic Composting Facility	C	C			
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-			
Large Processing Facility Accepting All Types of Traffic	-	-			
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	-			
Small Processing Facility Accepting All Types of Traffic	-	-			
Reverse Vending Machines	-	-			
Tire Processing Facility	-	-			

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Sidewalk Cafes, Streetaries, and Active Sidewalks		-		-	
Sports Arenas & Stadiums		-		-	
Theaters that are outdoor or over 5,000 square feet in size		-		-	
Urgent Care Facilities		-		-	
Veterinary Clinics & Animal Hospitals		-		L	
Zoological Parks		C		C	
<b>Offices</b>					
<b>Business &amp; Professional</b>		-		-	
<b>Government</b>		-		-	
<b>Medical, Dental, &amp; Health Practitioner</b>		-		-	
<b>Regional &amp; Corporate Headquarters</b>		-		-	
<b>Separately Regulated Office Uses</b>					
Real Estate Sales Offices & Model Homes		-		L	
<i>Sex Offender</i> Treatment & Counseling		-		-	
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>					
<b>Commercial Vehicle Repair &amp; Maintenance</b>		-		-	
<b>Commercial Vehicle Sales &amp; Rentals</b>		-		-	
<b>Personal Vehicle Repair &amp; Maintenance</b>		-		-	
<b>Personal Vehicle Sales &amp; Rentals</b>		-		-	
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		-		-	
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>					
Automobile Service Stations		-		-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-		-	
Vehicle Storage Facilities as a <i>Primary Use</i>		-		-	
<b>Distribution and Storage</b>					
<b>Equipment &amp; Materials Storage Yards</b>		-		-	
<b>Moving &amp; Storage Facilities</b>		-		-	
<b>Distribution Facilities</b>		-		-	
<b>Separately Regulated Distribution and Storage Uses</b>					
Junk Yards		-		-	
Temporary Construction Storage Yards Located Off-Site		-		N	
<b>Industrial</b>					
<b>Heavy Manufacturing</b>		-		-	
<b>Light Manufacturing</b>		-		-	
<b>Marine Industry</b>		-		-	
<b>Research &amp; Development</b>		-		-	
Testing Labs		-		-	
<b>Trucking &amp; Transportation Terminals</b>		-		-	
<b>Separately Regulated Industrial Uses</b>					
Artisan Food and Beverage Producer		-		-	
<i>Cannabis Production Facilities</i>		-		-	
<i>Hazardous Waste</i> Research Facility		-		C <sup>(9)</sup>	
<i>Hazardous Waste</i> Treatment Facility		-		C <sup>(9)</sup>	
Marine Related Uses Within the Coastal Overlay Zone		-		-	
Mining and Extractive Industries		-		C	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Newspaper Publishing Plants		-		-	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		C		-	
Very Heavy Industrial Uses		-		-	
Wrecking & Dismantling of Motor Vehicles		-		-	
<b>Signs</b>					
<b>Allowable Signs</b>		L		L	
<b>Separately Regulated Signs Uses</b>					
Community Entry Signs		L		L	
Comprehensive Sign Program		N		N	
Revolving <i>Projecting Signs</i>		-		-	
<i>Signs with Automatic Changing Copy</i>		-		-	
Theater <i>Marquees</i>		-		-	

**Footnotes for Table 131-03B**

- <sup>1</sup> This use is permitted only as an *accessory use* to a permitted agricultural use.
- <sup>2</sup> Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres.
- <sup>3</sup> Excludes maintaining, raising, feeding, or keeping of swine.
- <sup>4</sup> See Section 131.0323(a).
- <sup>5</sup> The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- <sup>6</sup> See Section 131.0323(b).
- <sup>7</sup> For housing 6 or fewer employees, see Section 141.0304 to determine which use regulations apply.
- <sup>8</sup> Dairies require a *premises* of at least 5 acres.
- <sup>9</sup> This use is not allowed within the Coastal Overlay Zone
- <sup>10</sup> Not permitted within the following Special Flood Hazard Areas in the Coastal Overlay Zone: San Dieguito River, Carmel Creek, Los Penasquitos Lagoon, Los Penasquitos Creek, the Otay River and the Tijuana River.
- <sup>11</sup> Interpretive centers are not permitted within floodplains located in agriculturally zoned areas of the Coastal Overlay Zone.
- <sup>12</sup> This use is permitted by right on the property of a *school*, university, hospital, religious facility, or construction site, and is permitted as a limited use where accessory to commercial *development*, and designed and operated in compliance with Section 141.0612.

*(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)*  
*(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)*  
*(Amended 11-13-2008 by O-19799 N.S.; effective 12-13-2008.)*  
*(Amended 11-13-2008 by O-19803 N.S.; effective 12-13-2008.)*  
*(Amended 11-13-2008 by O-19804 N.S.; effective 12-13-2008.)*  
*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*  
*(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)*  
*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*  
*(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)*  
*(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)*  
*(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)*  
*(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)*  
*(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)*

*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*  
*(Amended 8-4-2016 by O-20704 N.S.; effective 8-27-2016.)*  
*(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)*  
*(Amended 9-15-2017 by O-20857 N.S.; effective 10-15-2017.)*  
*(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)*  
*(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)*  
*(Amended 5-22-2018 by O-20928 N.S.; effective 6-21-2018.)*  
*(Amended 8-9-2019 by O-21114 N.S. and O-21117 N.S.; effective 9-8-2019.)*  
*(Amended 1-8-2020 by O-21163 N.S. and O-21164 N.S.; effective 2-9-2020.)*  
*(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)*  
*(Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)*  
*(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)*

**[Editors Note:** Amendments as adopted by O-21288 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21288-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21288-SO.pdf) ]

*(Amended 4-14-2021 by O-21305 N.S.; effective 5-29-2021.)*  
*(Amended 11-23-2021 by O-21391 N.S.; effective 1-6-2022.)*  
*(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)*  
*(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*

**[Editors Note:** Amendments as adopted by O-21618 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21618-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21618-SO.pdf) ]



**§131.0323 Additional Use Regulations of Agricultural Zones**

The additional use regulations identified in this section are applicable to uses where indicated in Table 131-03B.

- (a) Agricultural processing is permitted as an *accessory use* subject to the following:
  - (1) The processing must be accessory to a primary agricultural use located on the same *premises*;
  - (2) At least 60 percent of the products to be processed must be produced on the same *premises*; and
  - (3) Killing or dressing of animals other than poultry, fowl, or rabbits raised on the same *premises* is not permitted. Any building used for this purpose shall not be closer than 50 feet to any *property line*.
  
- (b) Horticulture nurseries are permitted subject to the following:
  - (1) Only plants are permitted to be sold on the *premises*. The sale of non-plant items requires a Conditional Use Permit for a plant nursery in accordance with Section 141.0505;
  - (2) At least 75 percent of the plants available for sale must be propagated or grown from saplings on the *premises*; and
  - (3) The only buildings permitted on the *premises* are greenhouses, maintenance equipment storage buildings, and one building with a maximum area of 300 square feet for sales transactions.

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

*(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

*(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)*

**§131.0330 Development Regulations of Agricultural Zones**

- (a) Within the agricultural zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the agricultural base zones whether or not a permit or other approval is required except where specifically identified.
- (d) For development within the Del Mar Mesa Specific Plan area the development regulations identified in the Del Mar Mesa Specific Plan adopted on May 27, 1997 by Ordinance O-18337 shall apply.

*(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)*

**§131.0331 Development Regulations Table for Agricultural Zones**

The following development regulations apply in the agricultural zones as shown in Table 131-03C.

**Table 131-03C  
Development Regulations for Agricultural Zones**

Development Regulations [See Section 131.0330 for Development Regulations of Agricultural Zones]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-	1-	1-	1-
	4th >>	1	2	1	2
<b>Max Permitted Residential <i>Density</i></b> (DU Per <i>Lot</i> )		1 <sup>(1)</sup>	1 <sup>(1)</sup>	1 <sup>(2)</sup>	1 <sup>(3)</sup>
<b>Min Lot Area</b> (ac)		10	5	10	1
<b>Min Lot Dimensions</b>					
Lot Width (ft)		200	200	200	100 <sup>(4)</sup>
<i>Street Frontage</i> (ft)		200	200	200	100 <sup>(5)</sup>
Lot Depth (ft)		200	200	200	150
<b>Setback Requirements [See Section 131.0343]</b>					
Min Front <i>Setback</i> (ft)		25	25	25	25
Min Side Setback(ft)		20	20	20	20
Min Rear <i>Setback</i> (ft)		25	25	25	25
<b>Max Structure Height</b> (ft) [See Section 131.0344]		30	30	30	30
<b>Max Lot Coverage</b> (%) <sup>(7)</sup>		10	20	10	20
<b>Min Floor Area</b> <sup>(6)</sup>		applies	applies	applies	applies
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies
<b>Visibility Area</b> [See Section 113.0273]		applies	applies	applies	applies
<b>Dwelling Unit Protection Regulations</b> [See Chapter 14, Article 3, Division 12]		applies	applies	applies	applies

**Footnotes for Table 131-03C**

- 1 A *single dwelling unit* is permitted only as an *accessory use* to a permitted agricultural use on the same premises.
- 2 See Section 131.0340(a).
- 3 See Section 131.0340(b).
- 4 See Section 131.0342(a).
- 5 See Section 131.0342(b).
- 6 Each dwelling unit shall have a *gross floor area* of at least 650 square feet, not including the garage.
- 7 *Structures* that are used to provide shade areas for growing plants, such as green houses and agricultural shade *structures*, are not included for determining *lot coverage*.

(Added 12-9-1997 by O-18451 N.S.)  
(Amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000)  
(Amended 6-19-2000 by O-18814 N.S.)  
(Amended 11-13-2008 by O-19799 N.S.; effective 12-13-2008.)  
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)  
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)  
(Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)

**§131.0340 Maximum Permitted Residential Density in Agricultural Zones**

- (a) Within the AR-1-1 zone, an exception to the permitted residential *density* of one *single dwelling unit* per *lot* may be requested as a rural cluster *development* through a Planned Development Permit in accordance with Process Four subject to the following:
  - (1) The proposed *development* shall comply with Chapter 14, Article 3, Division 4 (Planned Development Permit Regulations).
  - (2) Dwelling units shall be clustered and need not be located on individual *lots* provided the overall *density* does not exceed one dwelling unit per 10 acres, except as described in Section 131.0340(a)(4).

- (3) The remainder of the *premises* shall be left undeveloped until and if complete *development* at urban intensity is appropriate.
  - (4) Within *Proposition A Lands* except within the Del Mar Mesa Specific Plan area, an increase in *density* of up to one *dwelling unit* per 4 acres of *lot* area may be requested through a Planned Development Permit in accordance with Process Five subject to the regulations in Section 143.0402. The remainder of the *premises* shall be left undeveloped in perpetuity. For *development* within the Del Mar Mesa Specific Plan area, the rural cluster option is not available, and the maximum permitted *density* is that identified in the Del Mar Mesa Specific Plan adopted on May 27, 1997 by Ordinance O-18377.
- (b) Within the AR-1-2 zone, an exception to the permitted residential *density* of one *single dwelling unit* per *lot* may be requested as a rural cluster development through a Planned Development Permit in accordance with Process Four subject to the following:
- (1) The proposed *development* shall comply with Chapter 14, Article 3, Division 4 (Planned Development Permit Regulations).
  - (2) Dwelling units shall be clustered and need not be located on individual *lots* provided the overall *density* does not exceed one dwelling unit per acre.
  - (3) The remainder of the *premises* shall be left undeveloped until and if complete *development* at urban intensity is appropriate.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)  
(Amended 4-8-2008 by O-19734 N.S.; effective 5-8-2008.)

**§131.0342 Minimum Lot Dimensions in Agricultural Zones**

- (a) In the AR-1-2 zone, the front 25 percent of a *lot* may be tapered to coincide with the *street frontage* permitted in accordance with Section 131.0342(b) if that *lot* abuts the end of a *public right-of-way* where no provision is made for its future extension.
- (b) In the AR-1-2 zone, the required *street frontage* may be reduced to 60 feet for *lots* located at the end of a *street* where no provision is made for its future extension.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0343 Setback Requirements in Agricultural Zones**

- (a) The minimum side *setback* for a legal *lot* that existed on the effective date of this section and that has less than the minimum lot width specified in Table 131-03C, is 10 percent of the width of the *lot* or 5 feet, whichever is greater.
- (b) *Architectural projections* and *encroachments* may be permitted in accordance with the regulations in Section 131.0461 for *lots* in Agricultural-Residential (AR) zones that are one acre or less in *lot* area.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)*

**§131.0344 Maximum Structure Height in Agricultural Zones**

A *structure* may exceed the 30-foot *structure height* limit if the front, side, and rear *setbacks* are each increased by 10 feet for each 10 feet, or portion thereof, of *structure height* above 30 feet, except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones).

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*