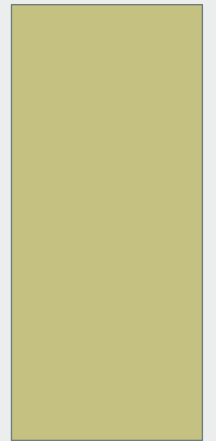


# Agri-Nature Entrepreneurship

Planning provisions



# Planning provisions

Mariposa County General Plan

Mariposa County Code

Permits

# Planning provisions

## **General Plan = POLICIES**

- Actions & decisions must be consistent with the General Plan
- Refer to General Plan for guidance
- Adopted 2006
  
- What is the County's VISION for the next 20 years?

# Planning provisions

## **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan

- What is the County's VISION for the next 20 years?



## **County Ordinances = REGULATIONS**

- What can I do on my land?
- What standards or requirements apply to my project (development or use)?

# Planning provisions

## **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan

What is the County's VISION for the next 20 years?

## **County Ordinance = REGULATIONS**

- What can I do on my land?
- What standards or requirements apply to my project?

## **PERMITS**

- Build or develop
- Operate
- Allow people to stay
- Collect taxes
- Cook/Serve Food

# Planning provisions

- **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan



## County Ordinance = REGULATIONS

- What can I do on my land?
- What standards or requirements apply to my project?

## PERMITS



- Build or develop
- Operate
- Allow people to stay
- Collect taxes
- Cook/Serve Food

# Mariposa County General plan

ISSUES = Economy + Character + Housing

---

## Rural Character

- Maintain Rural Character

## Property Rights

- Highest and Best Use while Using Property Responsibly

## Protect Agriculture

- Maintain agricultural/working landscapes (food, fiber and timber production)

## Sustainable and Diverse Economy

# Planning provisions

- **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan



## **County Ordinance = REGULATIONS**

- What can I do on my land?
- What standards or requirements apply to my project?

## **PERMITS**

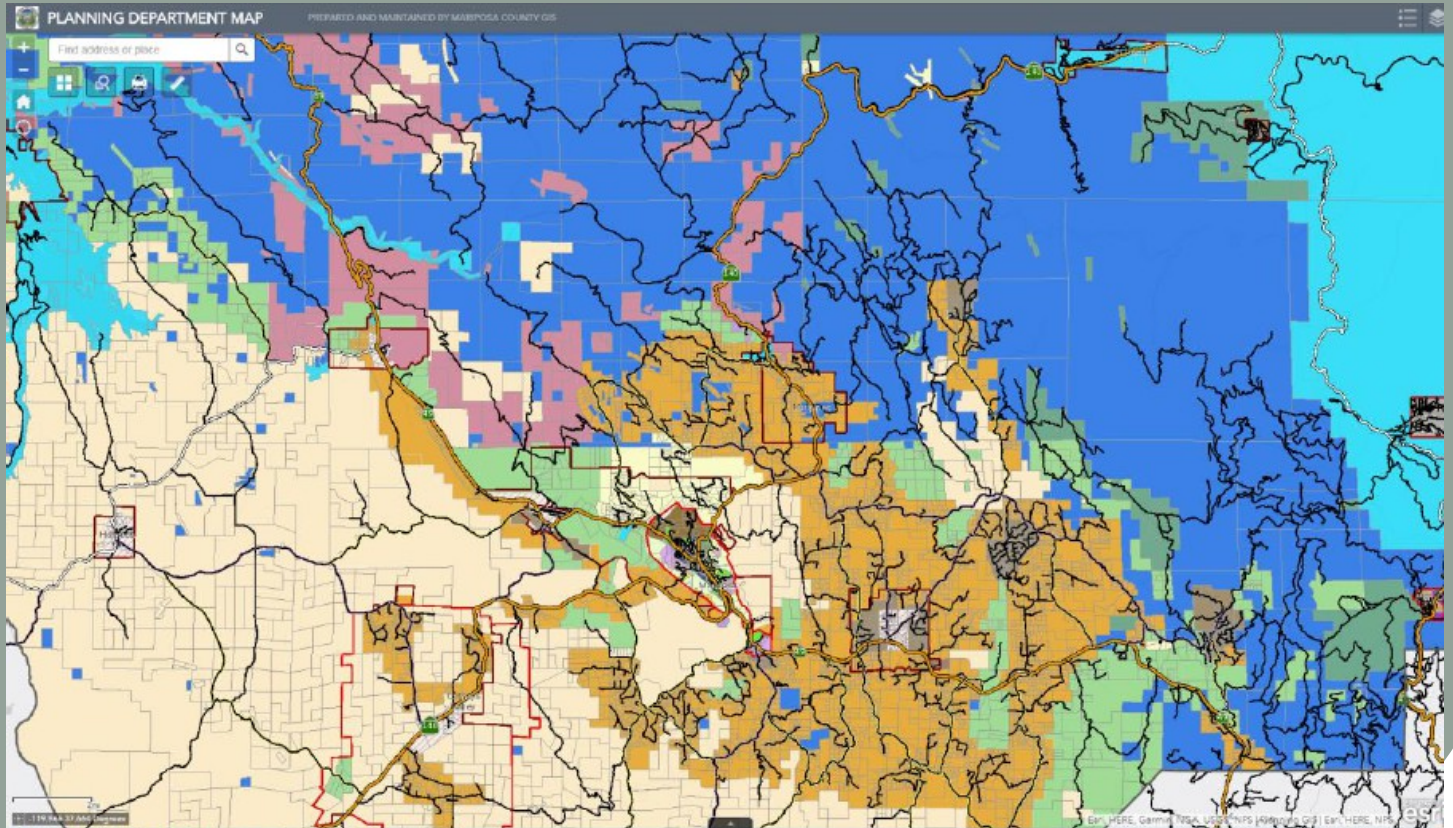


- Build or develop
- Operate
- Allow people to stay
- Collect taxes
- Cook/Serve Food



# County ordinances

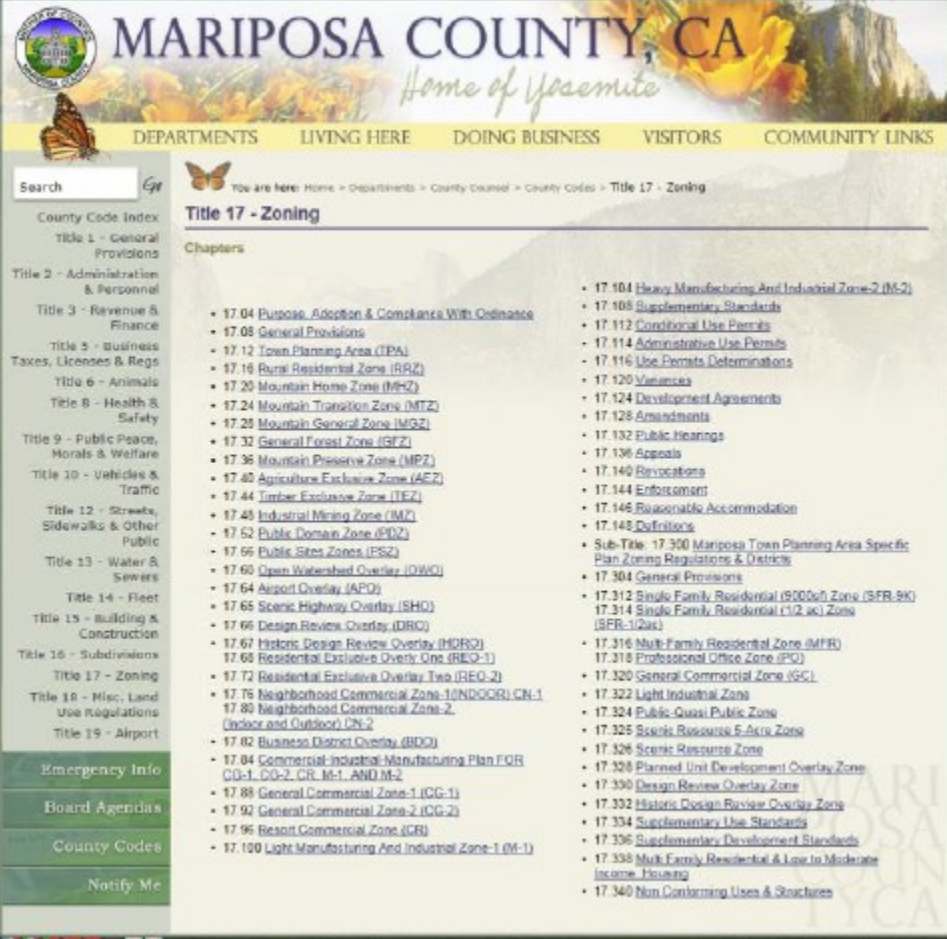
- **ZONING ORDINANCE**
  - **Map - Every parcel is assigned Zoning Designation**



# County ordinances

## ZONING ORDINANCE

- Zoning Designations
- Regulations establish:
  - Uses allowed or conditionally allowed
  - Uses prohibited
  - Permits
  - Development standard
  - Minimum parcel size



**MARIPOSA COUNTY, CA**  
*Home of Yosemite*

DEPARTMENTS LIVING HERE DOING BUSINESS VISITORS COMMUNITY LINKS

You are here: Home » Departments » County Counsel » County Codes » Title 17 - Zoning

### Title 17 - Zoning

Chapters

- 17.04 Purpose, Adoption & Compliance With Ordinance
- 17.08 General Provisions
- 17.12 Town Planning Area (TPA)
- 17.16 Rural Residential Zone (RRZ)
- 17.20 Mountain Home Zone (MHZ)
- 17.24 Mountain Transition Zone (MTZ)
- 17.28 Mountain General Zone (MSGZ)
- 17.32 General Forest Zone (GFZ)
- 17.36 Mountain Preserve Zone (MPZ)
- 17.40 Agriculture Exclusion Zone (AEZ)
- 17.44 Timber Exclusion Zone (TEZ)
- 17.48 Industrial Mining Zone (IMZ)
- 17.52 Public Domain Zone (PDZ)
- 17.56 Public Sites Zones (PSZ)
- 17.60 Open Watershed Overlay (OWO)
- 17.64 Airport Overlay (APO)
- 17.66 Scenic Highway Overlay (SHO)
- 17.66 Design Review Overlay (DRO)
- 17.67 Historic Design Review Overlay (HDRO)
- 17.68 Residential Exclusion Overlay One (REQ-1)
- 17.72 Residential Exclusion Overlay Two (REQ-2)
- 17.76 Neighborhood Commercial Zone-1 (NDGCR) CN-1
- 17.80 Neighborhood Commercial Zone-2 (Indoor and Outdoor) CN-2
- 17.82 Business District Overlay (BDO)
- 17.84 Commercial-Industrial/Manufacturing Plan FOR CO-1, CO-2, CR, M-1, AND M-2
- 17.88 General Commercial Zone-1 (CG-1)
- 17.92 General Commercial Zone-2 (CG-2)
- 17.96 Resort Commercial Zone (CR)
- 17.100 Light Manufacturing And Industrial Zone-1 (LI-1)
- 17.104 Heavy Manufacturing And Industrial Zone-2 (M-2)
- 17.108 Supplementary Standards
- 17.112 Conditional Use Permits
- 17.114 Administrative Use Permits
- 17.116 Use Permits Determinations
- 17.120 Variances
- 17.124 Development Agreements
- 17.128 Amendments
- 17.132 Public Hearings
- 17.136 Appeals
- 17.140 Reversions
- 17.144 Enforcement
- 17.146 Reasonable Accommodation
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- Sub-Title 17.300 Mariposa Town Planning Area Specific Plan Zoning Regulations & Districts
- 17.304 General Provisions
- 17.312 Single Family Residential (9000sf) Zone (SFR-SK)
- 17.314 Single Family Residential (1/2 ac) Zone (SFR-1/2ac)
- 17.316 Multi-Family Residential Zone (MFR)
- 17.318 Professional Office Zone (PO)
- 17.320 General Commercial Zone (GC)
- 17.322 Light Industrial Zone
- 17.324 Public-Quasi Public Zone
- 17.326 Scenic Resource 5-Acre Zone
- 17.326 Scenic Resource Zone
- 17.328 Planned Unit Development Overlay Zone
- 17.330 Design Review Overlay Zone
- 17.332 Historic Design Review Overlay Zone
- 17.334 Supplementary Use Standards
- 17.336 Supplementary Development Standards
- 17.338 Multi-Family Residential & Low-to-Moderate Income Housing
- 17.340 Non-Conforming Uses & Structures

Emergency Info  
Board Agendas  
County Codes  
Notify Me

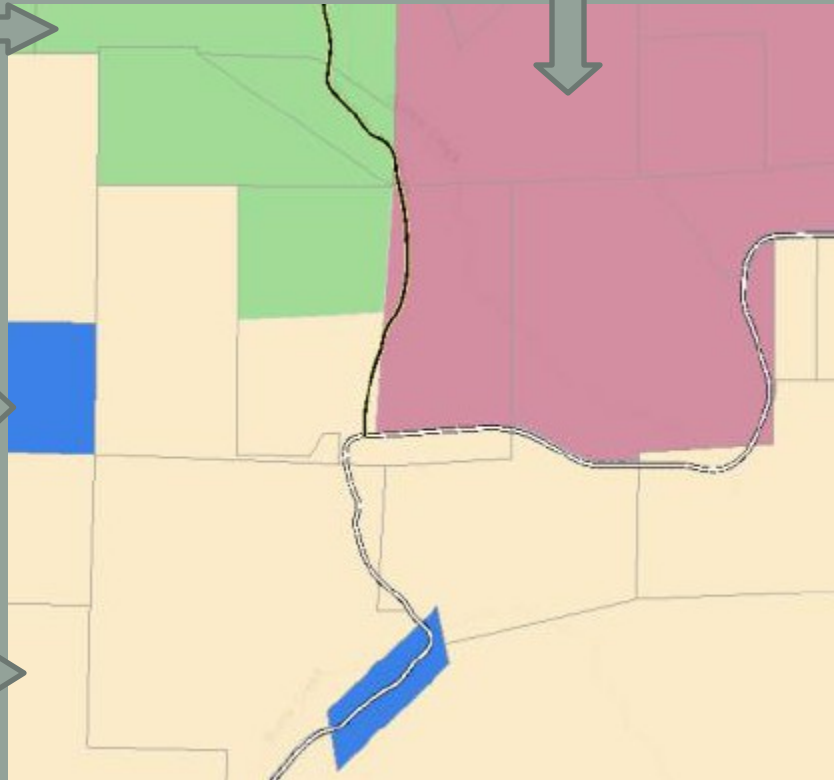
# Parcel zoning

Mountain Preserve

Mountain General

Public Domain

Agriculture  
Exclusive



# Agriculture exclusive

17.40.010

## Chapter 17.40

### AGRICULTURE EXCLUSIVE ZONE (AEZ)

#### Sections:

17.40.010 Agriculture exclusive zone (AEZ).

#### 17.40.010 Agriculture exclusive zone (AEZ).

The Agriculture Exclusive Zone (AEZ) as designated on the Mariposa County land use map, is applied to land considered to be most desirable for agriculture use. The purpose is to preserve the agricultural industry of Mariposa County as a viable economic activity.

A. **Development standards for the AEZ.** Development standards for the AEZ shall be as follows, with the express provision that any agritourism or agri-nature tourism use shall comply with all federal, state and local laws and regulations. In this code, agritourism and agri-nature tourism are subject to the same standards and regulations:

1. **Uses:**

a. **Permitted uses:** Ranching and commercial vineyards and orchards, nurseries, greenhouses, wineries, processing plants for products grown on-site (not including dairies), seasonal sale of agricultural products grown on-site from roadside stands or produce stands, permanent facilities for sale of and /or tasting rooms for agricultural products produced or processed on-site in accordance with the standards established by Section 17.108.070, u-pick operations, collaborative sales of agricultural products in accordance with state and federal standards, agricultural homestays in accordance with standards established by Section 17.40.010.A.4 and in conjunction with the primary agriculture production use of the property, Bed and Breakfasts and Transient Rentals which are managed by permanent on-site managers in accordance with the standards of section 17.108.180; collaborative agri-nature tourism events, horseback riding as an agritourism use, commercial row crops and other similar agricultural uses when conducted in a manner consistent with proper and accepted customs, standards, and practices, except those listed as administrative or conditional uses below; low density residential and employee housing in accordance with the density standards of this chapter; accessory buildings and accessory uses, barns, private stables, farm equipment shelters, and other out buildings; home enterprises, rural home industry, public schools, public parks and other public facilities, such as volunteer fire departments, utility transmission and distribution lines, towers, poles and substations; private airstrips and

heliports for personal use by the property owner; and agricultural activities associated with a 4-H and/or FFA project or projects; and those applicable uses listed under Chapter 17.108. Limited agritourism and agri-nature tourism uses and activities pursuant to the definitions for agritourism and agri-nature tourism and in accordance with the development standards established by Section 17.40.010.A.4 shall be permitted when conducted in compliance with all of the following:

i. A daily use or activity is limited to no more than an average of 15 persons per day with a maximum of less than 106 in any given week (not counting employees). If averages are used, they must be on a per week basis.

b. **Administrative Use Permit uses:**

i. Small scale mining in compliance with applicable standards and regulations pursuant to section 17.108.110. (Ord. 1114 Sec.VI, 2015).

ii. Larger and more frequent agritourism and agri-nature tourism uses and activities pursuant to the definitions, and including but not limited to Collaborative Agri-Nature Tourism Events, petting zoos of resident animals, and hunting dog trials when no fire arms are discharged. All of the uses shall be conducted in compliance with all of the following:

- A daily use or activity is limited to no more than an average of 35 persons per day with a maximum of 250 in any given week (not counting employees). If averages are used, they must be on a per week basis.

- The use or activity is conducted in accordance with the development standards established by Section 17.40.010.A.4.

- Submittal of an agritourism facility compliance form to the Mariposa County Planning Department is required annually for reporting of agritourism activities and events. The report shall include information on the number of participants, days of activity, and hours of operation.

Agricultural activities associated with a 4-H and/or FFA project or projects shall not be subject to an administrative use permit.

Prior to issuance of an administrative use permit, the use or activity is subject to submittal of proposed use or activity and site plans for review by County departments and State agencies as to compliance with applicable laws, policies, codes and regulations.

Said County department review may determine that proposed activity or use is required to obtain a conditional use permit as defined below in this section.

c. **Conditional uses:** Intensive commercial agricultural uses including but not limited to the following: commercial hog ranches, livestock feed lots when confinement is

# Proposed Project

## Use:

- Permitted
- Permitted with Administrative Use Permit
- Conditionally Permitted
- Prohibited

Development Standards

Permits

# Zoning: General use standards

## **17.108.060 General use standards.**

...the following land uses shall be permitted:

### **A. Agricultural uses, including:**

- animal husbandry
- livestock grazing
- production of crops
- horticulture
- viticulture
- silviculture
- sale of agricultural products

# Zoning: general use standards

## **17.108.060 General use standards.**

...the following land uses shall be permitted:

**Home enterprises** shall be a permitted use in the RR, MH, MT, MG, GF, MP, and AE zones:

On site sales - limited to sale of products fabricated or produced on site

No more than 1 employee per acre up to 20 employees

Must be operated by owner of business – must reside on property on permanent basis

# Zoning: general use standards

## **17.108.060 General use standards.**

...the following land uses shall be permitted:

**Rural home industry** is permitted use in the same zones as home enterprise except not in RR:

trades or industries of a limited character

not detrimental to adjoining residential areas, by reason of appearance, noise, dust, smoke, or odor.

Subject to the same standards specified for a home enterprise, except



# Zoning: general use standards

## **17.108.060 General use standards.**

...the following land uses shall be permitted in all principal zones (limits for AE zone):

### **Bed and breakfast and vacation rentals.**

Rent home (vacation rental) or individual bedrooms in home (bed and breakfast)

- Limit number of bedrooms
- Limit occupants
- Water testing / septic system certification
- Building and fire safety standards

# Zoning - ae zone

## AgriTourism Uses

### **Agritourism use:**

"Agritourism" means an enterprise located at a working farm (as defined by Section 52262 of the California Food and Agricultural Code), ranch, or other agricultural operation or agricultural plant/facility, which is conducted for the enjoyment and education of visitors, guests or clients, and that generates income for the owner/operator. Agritourism is the act of visiting a working farm/ranch or any agricultural, horticultural or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that also adds to the economic viability of the agricultural operation. Agriculture must be the primary use of the land, pursuant to the standards and criteria established by Section 17.40.010.A.4.a.h.

# Zoning - ae zone

## AgriNature Tourism Uses

### **Agri-nature tourism use:**

"Agri-nature tourism use" means visitor-oriented destinations and experiences, which are centered on an agricultural and/or natural theme. The act of visiting a working farm (as defined by Section 52262 of the California Food and Agricultural Code), ranch, or any agricultural, horticultural, or agribusiness operation, for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation and/or activities and experiences taking place in natural areas that also adds to the economic viability of the agricultural operation. Agriculture must be the primary use of the land, pursuant to the standards and criteria established by Section 17.40.010.A.4.a.h.

# Zoning - ae zone

## Agricultural Homestay:

### **Agricultural homestay:**

"Agricultural homestay use" means a business that provides overnight transient occupancy accommodations in five or fewer guest rooms with not more than ten (10) guests; and serves meals at any time to only registered guests, who actively participate in the guest's education and the on-site agricultural activities. Agricultural homestays are located in the residence of the property owner or accessory dwelling or other existing dwelling. (Ord. 1116 Sec.II, 2016; Ord. 1074 Sec.II, 2010).

# Events venues

Not allowed in rural zones

Events may be conducted as “special event” through the Public Assemblage Permit process

- Civil War Re-enactment
- Carter Ranch Music Festival

# Planning provisions

- **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan



## **County Ordinance = REGULATIONS**

### PERMITS



- Build or develop
- Operate
- Allow people to stay
- Collect taxes
- Cook/Serve Food

# Right to agricultural activity ordinance

Ordinance to enhance and encourage ag operations

Recognizes that where non-agricultural land uses extend into agricultural areas or exist side by side, agricultural operations frequently become the subject of nuisance complaints

Protects existing ag operation, if the operation is in place for one year or more, and it wasn't a nuisance during that first year

Ag operation must be conducted in accordance with accepted customs, standards and practices

# Planning provisions

- **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan



**County Program (State Law)**



# Williamson Act

Voluntary program

Support commercial agricultural operations

Available AE Zone

Property owner agrees to long term use land for commercial agricultural purposes in exchange for:

- use and development restrictions
- lower property taxes

Residences – occupied by persons engaged in ag activity

Recreational activities – cannot involve permanent structures (no overnight stays by

# Planning provisions

- **General Plan = POLICIES**

Actions & decisions must be consistent with the General Plan



## **County Ordinance = REGULATIONS**

- What can I do on my land?
- What standards or requirements apply to my project?

## **PERMITS**



- Build or develop
- Operate
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# permits

Grading permit

Building permit

Well or Septic permit

Encroachment permit

Vacation Rental or B&B permit (TOT Certificate)

Administrative Use Permit

Conditional Use Permit

Food Facility Permit to Operate

Organic Registration (Ag Commissioner)

Rec Registration (Ag Commissioner)

# Agri-Nature Entrepreneurship

questions

