



## Planning Services Division

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A-3

### Heavy Agricultural District

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**NOTE:** The City has other regulations, which may affect individual properties, including, but not limited to hillside development, structures over 17-ft. in height, development in excess of 6,000 sq. ft., tree protection, grading, and public art. Please review the Project Checklist available on the City of Lafayette web site at [www.lovelafayette.org](http://www.lovelafayette.org) for an overview of regulations that might apply. You may consult Planning Services Division staff to ascertain which rules and regulations apply to any given project.

## Heavy Agricultural District

### 6-1341 General.

All land in the heavy agricultural district (map symbol A-3) shall be used in accordance with the provisions of this article. (Ord. 70 § 2 (part), 1971)

### 6-1342 Uses permitted.

The following uses are permitted in the A-3 district:

- (a) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it;
- (b) All types of agriculture, including general farming, horticulture, floriculture, nurseries and greenhouses, mushroom rooms, dairying, livestock production, fur farms, poultry raising, animal breeding, aviaries, apiaries, forestry and similar agricultural uses;
- (c) A stand not exceeding 200 square feet in size for the sale of agricultural products grown on the premises, if the stand is set back at least 25 feet from the front property line;
- (d) Other agricultural uses, including the erection and maintenance of sheds, warehouses and buildings for the storage of agricultural products and equipment.

(Ord. 70 § 2 (part), 1971)

### 6-1343 Uses requiring a permit.

In the A-3 district the following uses are permitted on the issuance of a land use permit:

- (a) Publicly owned buildings and structures, except as provided in Section 6-516;
- (b) Publicly owned parks and playgrounds;
- (c) Dude ranches, riding academies and stables;
- (d) Living accommodations to be used primarily for temporary housing of agricultural workers while they are performing seasonal agricultural work on the property of the owner;
- (e) Livestock auction or sales yards;
- (f) Processing of milk not produced on the premises;
- (g) Commercial radio and television receiving and transmitting facilities, but not including broadcasting studios or business offices;
- (h) Uses which the planning commission has found, after notice and hearing, to be comparable to the uses enumerated in this section;
- (i) Multiple pet activity, but only on parcels of land 20,000 square feet in size or larger;
- (j) Kennel activity;
- (k) A second unit which complies with Chapter 6-5, Article 3 of this title.

(Ord. 333 § 1, 1985; Ord. 300 § 4 (part), 1984; Ord. 266 §§ 15 — 16, 1982; Ord. 70 § 2 (part), 1971)

### 6-1344 Lot area.

No agricultural pursuit shall be conducted and no structure permitted in the A-3 district shall be erected or placed on a lot smaller than ten acres, except that poultry raising, raising of grain-fed rodents, berry farming, greenhouses and nurseries, mushroom rooms, fur farms, aviaries and apiaries may be permitted on a lot at least two and one-half acres in area. (Ord. 70 § 2 (part), 1971)

### 6-1345 Lot width.

No agricultural pursuit shall be conducted, and no structure permitted in the A-3 district shall be erected or placed on a lot less than 140 feet in average width. (Ord. 70 § 2 (part), 1971)

### 6-1346 Lot depth.

There shall be no minimum lot depth in the A-3 district. (Ord. 70 § 2 (part), 1971)

6-1347

Height.

(a) No single-family dwelling or other structure permitted in this district may exceed 35 feet in height or two and one-half stories.

(b) Structures higher than 30 feet in height shall be subject to approval of the design review commission and the findings contained in Section 6-1905.

(Ord. 386 § 5 (part), 1991)

6-1348

Side yards.

No side yards in the A-3 district shall be less than 25 feet wide; barns, stables and other buildings or structures used to house livestock, grain-fed rodents, or poultry shall be at least 50 feet from the boundary line of any residential land use district. (Ord. 70 § 2 (part), 1971)

6-1349

Setback.

There shall be a setback (front yard) of at least 25 feet for any building or structure in the A-3 district. (Ord. 70 § 2 (part), 1971)

6-1350

Rear yard.

There shall be a rear yard of at least 25 feet for any building or structure in the A-3 district. (Ord. 70 § 2 (part), 1971)

6-1351

Modifiable sections.

Land use permits for the special uses enumerated in Section 6-1343 and variance permits to modify the provisions of Sections 6-1344 to 6-1350, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 70 § 2 (part), 1971)