

## EXHIBIT A

### AMEND THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

#### TO INCORPORATE NEW TEXT:

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## Article 1 Introductory Provisions

### Section 1.5 Purpose and Intent

6. implementing land use and open space policies that will preserve agricultural uses of land, including local food production, and the rural, open character of the unincorporated area of the county;

## Article 6 Use Regulations

### 6.4 Accessory Uses

#### 6.4.2 General

**6.4.2.5** Accessory uses and structures must be subordinate to the principal use and structure on the subject lot in terms of area, extent, and purpose. The total gross floor area of all accessory structures on a lot shall not exceed 1.5 times the total gross floor area of the principal structure on the lot. The area-related provisions of this paragraph shall not apply to nonresidential and agricultural-exempt uses, or to hoopouses or greenhouses specifically used for growing plants for local food production in residential zoning districts. [Revised 10.13.09]

**6.4.2.7** No more than 3 accessory buildings associated with a principal residential use shall be located on a single parcel in a residential district. There shall be no limit on the number accessory buildings that may be located on a parcel in a nonresidential zoning district or on a parcel in a residential zoning district containing a principal nonresidential use, provided that they comply with all other general accessory use standards of this section (§§6.4.2). The provisions of this paragraph shall not apply to agricultural-exempt uses. Hoopouses or greenhouses specifically used for growing plants for local food production in residential zoning districts, and open ~~Open~~ gazebos, swimming pools, cabanas and similar structures shall not be counted as buildings for purposes of this provision. (See Figure 6-1) [Revised 10.13.09]

#### **6.4.2.9 Hoophouses or Greenhouses**

a. One hoophouse or greenhouse shall be allowed on residentially zoned properties with a minimum of 40,000 square feet in area; hoophouses or greenhouses on residentially zoned properties shall be used for the primary purpose of growing plants for local food production and shall not exceed 250 square feet in area. There shall be no limit on the size or number of hoophouses or greenhouses kept on agriculturally exempt parcels with an area of 200,000 square feet or more.

b. Hoophouses shall be covered with a colorless, transparent, plastic, polyethylene film material, and shall be maintained intact with all parts secured in like-new condition. The hoophouse must be replaced, removed, or repaired upon evidence of deterioration. Any repair shall maintain consistency with the existing structure.

#### **6.4.2.910 Uses Prohibited as Accessory Uses**

c. Temporary Hoop or other Frame-Designed Structures not meeting applicable building codes, except as allowed under the State's Agricultural Exemption or for growing plants for local food production.

#### **6.5.13.1 Farm Produce Sales (Seasonal)**

**6.5.13.1.a** Seasonal sales of farm produce may be allowed by Temporary Use Permit in all zoning districts for a period not to exceed 68 months per calendar year. In residential zoning districts, seasonal sale of farm produce shall only be allowed on parcels having a minimum area of 80,000 square feet and a minimum road frontage of 190 feet and further provided that the majority of such produce is grown on-site.

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### **Article 14**

#### **14.2 Terms Defined**

Local Food Production: The practice of producing food for the purposes of consumption or sale at a local market, such as growing vegetables and fruits and raising livestock. Local Food Production also includes the growing of vegetables and fruits and the keeping of chickens or bees, as an accessory use on residentially zoned properties.