

# ***Agricultural Employee Dwelling Unit***

**PJR-070**

**PURPOSE:** The purpose of this form is to identify the information and materials required for a Zoning Permit application for a full-time agricultural employee dwelling unit.

Full-time agricultural employee dwelling units are permitted in the following zoning districts: Land Intensive Agriculture (LIA), Land Extensive Agriculture (LEA), Diverse Agriculture (DA), Resources and Rural Development (RRD), and the Resources and Rural Development-Agricultural Preserve (RRDWA).

**PROCEDURE:** After a complete Zoning Permit application is submitted, a Project Planner at the Permit and Resource Management Department (PRMD) will be assigned to the project. The Project Planner will review the application materials, and may conduct a site visit to determine if the current agricultural use of the property meets the eligibility criteria for full-time agricultural employee dwelling units. The eligibility criteria are as follows:

One (1) dwelling unit for full-time agricultural employees for each of the following agricultural uses conducted on the site:

- (1) At least fifty (50) mature cows or one hundred (100) beef cattle
- (2) At least twenty (20) acres of grapes, apples, pears, prunes
- (3) At least twenty thousand (20,000) broilers, fifteen thousand (15,000) egg-layers or three thousand (3,000) turkeys
- (4) At least two hundred fifty (250) sheep or goats, fifty (50) dairy goats or hogs
- (5) At least thirty (30) mature horses
- (6) Wholesale nurseries with a minimum of either one (1) acre of propagating greenhouse or outdoor containers or three (3) acres of field-grown plant materials
- (7) Any other agricultural use which the director of PRMD determines to be of the same approximate agricultural value and intensity as those agricultural uses above

If the Project Planner determines the Zoning Permit can be approved, an Agricultural Agreement and Covenant form will be provided to the property owner(s) for signature and notarization. The Agricultural Agreement and Covenant is a formal agreement between the property owner(s) and the County. This agreement affirms the agricultural employee dwelling unit will house agricultural employee(s) and stipulates that if the agricultural use on the property is terminated, the agricultural employee dwelling unit shall become a non-conforming residential use. In this case, traffic, park, and affordable housing fees, which are otherwise deferred, shall become due and payable (school impact fees do apply). The completed Agricultural Agreement and Covenant must be recorded before a building permit can be issued for the full-time agricultural employee dwelling unit.

If a property owner proposes a manufactured home on a non-permanent foundation, a Zoning Permit that includes posting of notices in the immediate neighborhood is required. Refer to the provisions under the applicable zoning district in the Zoning Code ([Chapter 26](#)).

## **Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

**REQUIRED APPLICATION MATERIALS:** A complete application must include all the following:

1. **Applications.** Provide completed Zoning Permit application form [PJR-004](#) and Indemnification Agreement form [PJR-011](#).
2. **Proposal Statement.** Provide a summary of all agricultural use(s) on the subject property that support the issuance of the zoning permit for the full-time agricultural employee unit. Please be specific as to the number of animals, acres devoted to certain crops, and/or any other details pertinent to the agricultural use on the property .
3. **Affidavit.** Provide a separate signed statement describing the proposed agricultural use(s) on the property and affirming the agricultural employee dwelling unit will be used for agricultural employee housing.
4. **Site Plan.** Provide one 8 ½ in. x 11 in. site plan in accordance with the Minimum Standard Site Plan [CSS-019](#). In addition to indicating the proposed location of the full-time agricultural employee dwelling unit, identify where animals are kept and areas where crops are grown.
5. **Deed.** Provide a current copy of the recorded deed to the property (available from the County Recorder's Office).
6. **Assessor's Parcel Map.** Provide one 8 ½ in. X 11 in. copy of the current Assessor's Parcel Map with the project site shown. Maps may be obtained from the County Assessor's Office or PRMD.
7. **Filing Fee.** See current PRMD Project Review fee schedule.