

County of Sonoma
**LOT SPLITS IN AGRICULTURAL PRESERVES
FOR FARMWORKER HOUSING**

PURPOSE

County zoning regulations are being revised to allow a parcel under a Williamson Act contract and containing a year-round or seasonal farmworker housing project to be divided separating the housing project from the remainder of the parcel. This provision is being added in response to a recent state law that enables it.

APPLICABILITY

The provisions are applicable to a very limited number of properties and circumstances under the state law. In addition to being subject to a Williamson Act contract, the parcel must be less than 5 acres, shall be leased only to an agency or non-profit organization, and must be contiguous to parcels zoned and used for residential, commercial or industrial uses. There are additional restrictions affecting sales or leases of the lot and merger of the lots if the farmworker housing use is terminated.

PERMIT REQUIREMENTS

Any division of land authorized by this regulation would be subject to the County Subdivision Ordinance.

DEVELOPMENT STANDARDS

Farmworker housing that triggers this provision is limited to “seasonal farmworker housing” and “year-round farmworker housing” as allowed in agricultural and resource zoning districts and subject to the standards in Section 26-88-010 (l) and (o).