



## MEMORANDUM

**TO:** Yuma County Planning & Zoning Commission

**FROM:** Maggie Castro, AICP, Planning & Zoning Director *mc*

**RE:** **Discussion and action concerning a possible text amendment to the Yuma County Zoning Ordinance to limit the number of farm animals on parcels of less than five (5) contiguous commercial acres that are zoned RA and that don't meet the minimum parcel size requirements of the zoning district**

**DATE:** January 8, 2026

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The purpose of this text amendment is to amend the Yuma County Zoning Ordinance, Section 601.02(D). Currently, if a parcel is zoned Rural Area (RA) and does not meet the minimum parcel size requirement for the zoning district, they can have an unlimited number of animals if the parcel is five (5) or more contiguous commercial acres since they are exempt from zoning. Because the RA district allows the raising of animals by right, the same applies to pre-ordinance nonconforming parcels that are zoned RA and are less than the acreage required by the district. By adding the proposed wording to the Zoning Ordinance, a parcel that is less than five (5) acres and is zoned RA will be able to have a limited number of farm animals.

The proposed changes to the Zoning Ordinance are below. Text that is in **bold** font is proposed new wording.

### Section 601.00--Rural Area Zoning District (RA)

#### 601.01--Purpose

The purpose of this district is to conserve and preserve farms, agricultural related re-sources, continued agricultural use and other open space land uses fostering orderly growth in rural areas, preventing urban and agricultural land use conflicts, and allowing rural lot development with emphasis on preserving the character of farming communities. Principle uses permitted in this zoning district include residential uses on large parcel sizes, farms, agricultural-related land uses, and open space or recreational uses. These regulations apply to all four (4) of the Rural Area districts: Rural Area-40 Acre Minimum (RA-40), Rural Area-20 Acre Minimum (RA-20), Rural Area-10 Acre Minimum (RA-10), and Rural Area-5 Acre Minimum (RA-5).

## 601.02--Permitted Uses

The following are allowed uses on properties in any of the four Rural Area (RA) zoning districts subject to compliance with the development standards listed below.

- A. One (1) single-family dwelling unit, site-built, factory-built or manufactured home.
- B. Ranch/Farm headquarters office to conduct business related to farming and ranching operations.
- C. Farm Labor housing.
- D. Farms and ranches for the production of crops and/or raising of animals. **On parcels of less than five (5) contiguous commercial acres, the raising of farm animals shall be limited to one (1) animal per ten thousand (10,000) square feet of side and rear yard area. Commercial feedlots are only permitted in Heavy Industrial and Intensive Industrial districts.**
- E. Lakes, ponds, lagoons, irrigation and storm water retention facilities.
- F. Home occupations.
- G. Plant nurseries, nursery stock, and greenhouses for propagation, cultivation and whole-sale distribution of plants produced on the premises, provided such uses do not include retail sales. Open storage is limited to plants or packaged fertilizer and the buildings and structures used in connection with the operation.
- H. Kennels. <sup>\*32</sup>
- I. Seasonal roadside stands offering farm products for sale such as vegetables, fruits, pumpkins, flowers, and Christmas trees.
- J. Storage of agricultural related equipment. Agricultural related equipment is defined as: mechanical equipment used primarily, but not solely for the production of crops and/or raising of animals, or custom farming services.
- K. Warehouse and storage of agricultural products such as bales of alfalfa hay, bales of cotton, citrus, lettuce, fruit cartons and grain silos.
- L. Accessory buildings and uses customarily incidental to the above uses such as ga rages and carports, patios, storage sheds, barns, corrals and arenas, private swimming pools, pool house, tennis courts, fish ponds, walls and fences, signs and parking.

### **STAFF RECOMMENDATION:**

Staff recommends forwarding this item to the Board of Supervisors for comments and input.