

4. The private school conforms to all other requirements of this Title, including, but not limited to parking and signs (Chapters 130.35 (Parking and Loading) and 130.16 (Signs), respectively).

D. General Standards.

1. Where it can be demonstrated that shared parking can accommodate the anticipated parking demand based on alternating use schedules, a school shall not be required to provide additional parking with the exception of meeting ADA requirements for access to the school building.
2. An adjacent site may be utilized for parking with submittal of a written, binding agreement with the adjacent land owner allowing use of their site for this purpose.
3. Utilization of parking and/or loading areas for outdoor play shall be prohibited.
4. A drop-off and pick-up area shall be provided that does not conflict with traffic flow or impact parking areas.

130.40.240 Produce Sales

A. Applicability. The standards set forth in this Section shall apply to produce sales, as defined in Article 8 (Glossary), where allowed in the use matrices for the zones.

B. General Standards. Sale of produce grown on-site shall be subject to the following:

1. Sales may occur on-site subject to adequate off-road and/or road frontage parking.
2. One produce stand, as defined in Article 8 (Glossary), may be used subject to the following requirements:
 - a. The stand shall measure 200 square feet or less in size and be situated a minimum of 50 feet from the nearest side or rear property line.
 - b. An encroachment permit shall be secured from the Department of Transportation if the produce stand is accessed from a county road.
 - c. Parking requirements shall be in compliance with Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements) in Chapter 130.35 (Parking and Loading). The parking area shall meet minimum setback standards for the zone and shall be designed to prevent vehicles from backing into the roadway. Said parking area may be of gravel or dirt surface, but dust control measures shall be implemented as needed to comply with Air Pollution Control District standards.

- C. Value-added Agricultural Products.** Value-added agricultural products, as defined in Article 8 (Glossary), created from products grown on-site, may be sold concurrently with agricultural products on-site. Products shall comply with all local, and state and federal laws and regulations.
- D. Off-site Sales.** No direct sales of produce grown off-site or of any other merchandise, including wholesale or retail nursery products, shall be allowed by right. Off-site produce sales, when in conjunction with a shared multi-farm produce stand, may be allowed subject to approval of a Minor Use Permit (See Section 130.52.020: Conditional and Minor Use Permits).
- E. Ranch Marketing.** Produce sales in excess of the requirements of this Section, shall be subject to Section 130.40.260 (Ranch Marketing).

130.40.250 Public Utility Infrastructure

- A. Applicability.** Public utility infrastructure, as defined in Article 8 (Glossary), may be established as an allowed use in any zone, subject to Subsections B through D (Allowed by Right; Administrative Permit Required; Conditional Use Permit Required, respectively) below, provided that the routes and site locations of the proposed lines or facilities be submitted to the Department for a finding of consistency with the General Plan during the preliminary planning stages, prior to the adoption of the routes and site locations(s) and/or acquisition of right-of-way.
- B. Allowed by Right.** Public utility infrastructure is allowed by right when said facilities do not exceed the height limit of the zone by more than 15 feet and do not create potential safety and health hazards to adjacent property owners, present or future.
- C. Administrative Permit Required.** Notwithstanding Subsection B (Allowed by Right) above, an Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) shall be required for the following:
1. Overhead public utility infrastructure proposed to be constructed in the Airport Transportation Corridor (TCA) zone or Airport Safety (-AA) Combining Zone (See Chapter 130.38: Airport Safety (-AA) District). Said permit shall be subject to the review and approval of the Airport Land Use Commission.
 2. Public utility infrastructure that exceeds the height limitations of the zone, as set forth in Subsection B (Allowed by Right) above, but is less than 150 feet in height or does not comply with setback standards.
- D. Conditional Use Permit Required.** A Conditional Use Permit in compliance with Section 130.52.020 (Conditional and Minor Use Permits) shall be required for the following: