



# COUNTY OF SANTA CRUZ

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## PLANNING DEPARTMENT

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February 5, 2015

Agenda: February 12, 2015

Agricultural Policy Advisory Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA. 95060

**SUBJECT: Modernization of Agricultural Land Use Regulations, Including Proposed Revisions to the Zoning Ordinance, County Code Chapter 13.10, and the Agricultural Land Preservation and Protection Ordinance, County Code Chapter 16.50.**

Dear Commissioners:

### INTRODUCTION

The purpose of this report is to present your Commission with a proposed update to the regulations that govern land use on agricultural land in Santa Cruz County. The portions of the County Code that address agriculture and associated activities have not been comprehensively reviewed in many years. An update to the regulations is necessary to recognize the changes that have occurred in the local agricultural industry and to support modern farming practices and the agricultural industry as a whole, while continuing to protect agricultural soil, the natural resource that is the basis of our farming industry.

Staff is requesting that your Commission consider the general ideas that are expressed in the proposed changes as outlined in this letter, with the understanding that a final proposal for the wording of the ordinance, along with any necessary revisions to General Plan policies, will be brought back to your Commission at a future meeting for additional feedback and a formal recommendation to the Board of Supervisors.

### MODERNIZATION OF AGRICULTURAL REGULATIONS IS PART OF A LARGER UPDATE OF THE COUNTY CODE

In response to feedback from the public and direction from the Board of Supervisors, planning staff began the process of modernizing land use regulations in the County Code for all zone districts. The goals of the update are to clarify regulations, standardize the permit framework, streamline the processing of applications, and modernize the uses allowed in zone districts, while continuing to protect the natural resources that are essential to our local economy and the unique natural beauty of our community. The update of agricultural regulations is a part of that larger package of amendments to modernize the County Code overall, as directed by the Board of Supervisors. The larger package, which will include comments and guidance from your Commission on the agricultural regulations, will be brought to the Board of Supervisors for input and direction, tentatively scheduled for late March or April. Following the Board meeting, staff will complete CEQA review and will review the proposed ordinance update with the Planning Commission. Staff will return to your Commission this summer for additional input. We expect the final proposal will be reviewed by the Board of Supervisors this fall.

As part of discussion about the overall modernization of the County Code, the County Farm Bureau and others in the local farming community indicated that a more comprehensive update to agricultural regulations is needed to support local commercial farming. Farmers recommended expanding the uses allowed on commercial agricultural land to allow selling directly to consumers via roadside or on-farm produce stands, and to allow on-farm marketing activities such as agri-tourism and education, which can diversify farm income while generating community support for agriculture. Also, many modern agricultural operations are larger scale than when regulations were first adopted, and typically are spread over multiple parcels that are either owned or leased by one operator. Large scale farming can benefit from consolidated support facilities, such as the storage of agricultural equipment on one parcel, allowing farming to be concentrated more efficiently on other parcels while continuing to protect agricultural soils. These are two examples of aspects of modern farming that need to be addressed by updated agricultural regulations.

### **PUBLIC OUTREACH**

Planning staff has met with key stakeholder groups in the agriculture industry, including wine and beer manufacturing, in order to identify and prioritize concerns with current regulations and to receive feedback on key proposed code changes. Staff met with the Farm Bureau in October 2013 to identify problems with current regulations, and met again in January 2014 to clarify and prioritize concerns. At the most recent meeting with the Farm Bureau and Agricultural Commissioner in November 2014, planning staff summarized key proposed code changes. Meeting participants generally supported the changes, and provided several additional recommendations that were incorporated into the draft ordinance provided in this report. Similarly, planning staff met with members of the Santa Cruz Mountains Winery Association in June 2013 to identify concerns with current regulations, followed by a subsequent meeting in November 2014 that included local brewery owners to receive feedback on proposed key code changes. Meeting participants were supportive of the overall direction, and provided detailed feedback that was considered and incorporated in the proposed regulations for wineries and beer manufacturing that are included in this packet.

After receiving input from your Commission at your meeting on February 12, planning staff will present the draft ordinance at a meeting with the Planning Commission, followed by consideration by the Board of Supervisors at a public hearing. These meetings will provide additional opportunity for review and comment from stakeholders, as well as the opportunity for participation from the broader community. CEQA review, which includes a 20 day public review and comment period, will provide an additional opportunity for public review and comment.

### **OVERVIEW OF PROPOSED REVISIONS TO AGRICULTURAL REGULATIONS**

- Standardize and streamline permitting: Consistent with the goals of clarifying, streamlining and standardizing the permit process, and consistent with the proposed permit processing framework that the Board of Supervisors will be considering this spring, the number of activities that are principally permitted, that is, activities for which a discretionary permit is not required, have been expanded. Where discretionary permits are required, they are divided into Use Permits (UPs), which regulate the type and intensity of the activity, and Site Development Permits (SDPs) which regulate physical development. The permits are further distinguished by noticing requirements and whether or not a public hearing is required, yielding the following categories:

Discretionary permit not required	P Principal permitted use	No public notice	No public hearing
Minor discretionary permit	MUP Minor Use Permit MSP Minor Site Development Permit	No public notice	No public hearing
Administrative discretionary permit	AUP Administrative Use Permit ASP Administrative Site Development Permit	Public Notice	No public Hearing
Conditional discretionary permit	CUP Conditional Use Permit CSP Conditional Site Development Permit	Public Notice	Public Hearing

A key to the new permit framework is provided on page 1 of Exhibit C, the matrix that summarizes the main proposed amendments to the regulations. The new categories would replace the current nomenclature that refers to permits by “level”.

For some activities, a greater intensity of use or size of development is proposed to be allowed in the Administrative categories, to allow more efficient permit processing while continuing to provide for public notice. The Minor category, which does not require public notice but does allow conditioning of permits, has been similarly expanded. The matrix, Exhibit C, summarizes the differences between the existing and proposed new regulations for the most significant uses on agricultural land. The full details of proposed revisions to the current agricultural uses chart can be seen by comparing the proposed new Use Permit chart (pages 17 – 22 of Exhibit A) and Site Development Permit chart (pages 23 – 29 of Exhibit A) to the existing use chart (pages 9 – 16 of Exhibit A). Because the current use chart is proposed to be replaced it appears in strikethrough and the proposed new charts appear as underlined. In order to determine how a particular activity will be regulated it is important to review both the use chart and the site development chart.

- **Protect Agricultural Land:** Consistent with the objective of protecting agricultural resource soils, which are also referred to as Type I, II, and III soils as defined in the General Plan, the concept of a “development area” has been created to limit the amount of disturbance that is allowed on agricultural resource soil. “Development area” means the total area covered with structures, paving or other impermeable or semi permeable surface material such as baserock or gravel that may affect the agricultural viability of the underlying soil. To further protect agricultural resource soils, the proposed update retains the existing requirement that agricultural support structures and associated site development be located off of agricultural resource soils to the greatest extent feasible.
- **Expand Uses Allowed in the “Agriculture” Zone District:** Revisions are proposed to allow expanded consideration of non-crop uses associated with agriculture on land zoned “A”, which is agricultural soil that is not prime productive soil. This is consistent with General Plan policies that allow for a diversity of farming practices and agricultural support uses that are compatible with nearby residential and agricultural uses. When agricultural service and processing activities are located on A zoned land, the need to locate these uses on CA land may be reduced, conserving agricultural resource soil.

- Allow limited Agriculture Support in the "Commercial Agriculture" Zone District: Permitting for agricultural processing and service establishments such as the servicing and sale of farm equipment is allowed on CA, allowing agricultural service establishments to better support the agricultural industry. However, development area limits are applied and total size is capped in order to protect CA land.
- Accommodate larger farming operations: Existing requirements that certain non-crop uses on CA land be ancillary to on site farming, along with new caps on the size of the allowed development area in some cases, help to ensure that non-crop activities support and do not conflict with commercial agriculture. In the cases of agricultural service establishments and storage facilities, the concept of "ancillary" has been extended to consider farming on other parcels owned or leased by the same farmer. This recognizes the distributed character of many farm operations that would benefit from a central location for support activities to serve more than one agricultural parcel.
- Support marketing and agri-tourism: Consistent with supporting and protecting the industry as a whole, farm stays, agri-tourism, school visits, farm-to-table events and other educational activities have been added to the use charts. Produce stands, temporary sales, and produce markets, subject to limitations on size and requirements to carry local products and products grown on site, have also been added or, in the case of produce stands, clarified and highlighted.
- Update Regulations for Wineries and Beer Manufacturers: In response to feedback from local wineries and beer manufacturers, Code section 13.10.637 addressing wineries and breweries has been substantially updated to establish provisions that govern promotional events, tasting, noise, food service, and facility hours. Facilities are divided by size based on production, with the zoning, adjacent land uses, and environmental setting environmental setting. Standards for wineries and breweries clarify requirements and facilitate permit processing, and supporting the needs of local wineries and breweries while providing appropriate standards to protect residential uses from potential impacts. Currently, wineries and breweries are used for these activities, however the code lacks practical standards to guide discretionary land use decisions.
- Update Greenhouse Regulations: Farmers have recommended that regulations addressing greenhouses be modified, and specifically that thresholds for when permits are required be revised. Staff is continuing to research this issue and expects to include proposed revisions to regulations for greenhouses in the next version of the proposed ordinance that is brought to your Commission.
- Agricultural Employee Housing update: Lastly, regulations regarding agricultural employee housing are proposed to be updated to be consistent with State law, which requires projects up to 36 beds or 12 residential units to be treated as a principally permitted, agricultural use. State law precludes a requirement for on-farm employee housing to be located a minimum distance from agricultural activity on the same parcel, although the currently required buffer of 200' from commercial agriculture on adjacent parcels will continue to apply. As is the case for other agricultural uses, the revised code will include a requirement that the housing be located off agricultural resource soils where feasible.

These are summary points, and as noted above, full details of proposed changes are available in the exhibits attached to this letter.

#### **APAC REVIEWS**

A new code Section 13.10.316 clearly identifies projects that require APAC review. The code retains APAC's current review role, with the following changes. The revised code clarifies APAC's role in the

review of Lot Line Adjustments, as this is not addressed in the current code. In addition, the revised code would modify the review process for residential agricultural buffer determinations. Currently, Chapter 16.50.095 requires applications for agricultural buffer reductions for new residences to be considered by your Commission at a public hearing. Consistent with the goal of the larger code update to streamline the processing of applications, staff is recommending that the code be changed such that these applications require an AUP, rather than a public hearing permit, and do not include APAC review. Notice is provided to neighbors, and appeal would be to your Commission.

### **CONCLUSION AND RECOMMENDATIONS**

Staff believes that the proposed revisions to the agricultural regulations as outlined in this letter and detailed in the strikeout/underline version of the ordinance (Exhibit A) will support the evolving needs of commercial agricultural in Santa Cruz County, while maintaining the strong protections for agricultural soils that are necessary to support farming in our community for future generations.

It is therefore **RECOMMENDED** that your Commission take the following actions:

1. Open the public hearing and receive public comment;
2. Provide feedback to staff and comments to the Board of Supervisors regarding the proposed revisions to the agricultural land use regulations in the County Code as outlined in this letter and detailed in Exhibit A.

Sincerely,



Paia Levine  
Principal Planner

For: Kathy M. Previsich  
Planning Director

- Exhibit A: Strikeout/underline version of Chapter 13.10 agricultural regulations, including Use Permit and Site Development Permit charts.  
Exhibit B: List of proposed new and modified definitions, Chapter 13.10.700  
Exhibit C: Summary Matrix of Main Proposed Amendments to agricultural regulations  
Exhibit D: Use Permit chart for wineries and breweries

## Article I. Agricultural Districts

### 13.10.311 Purposes of agricultural districts.

- (A) CA Commercial Agriculture. The purposes of the CA Commercial Agriculture Zone District are to preserve the commercially viable agricultural lands within Santa Cruz County which are a limited and irreplaceable natural resource, to maintain the economic integrity of the economic farm units comprising the commercial agricultural areas of the County, to implement the agricultural preservation policy of SCCC 16.50.010, and to maintain and enhance the general welfare of the County as a whole by preserving and protecting agriculture, one of the County's major industries economic sectors. Within the CA Commercial Agriculture Zone District, commercial agriculture and associated activities related to the viability of the commercial agricultural sector, such as produce stands, agri-tourism/education and farmstays, shall be encouraged, ~~to the exclusion of other land uses which may conflict with it and uses which may conflict with commercial agriculture or associated activities shall be minimized.~~
- (B) A Agriculture. The purposes of the A Agriculture Zone District are to support a diversity of farm operations on the small amounts of agricultural land remaining in the County which are not designated Type 1, Type 2 or Type 3, but which still constitute a productive natural resource; to encourage noncommercial agricultural uses such as family gardening and family animal raising; to encourage and provide for noncommercial agricultural uses, such as family farming and animal raising, and to allow limited appropriately scaled commercial agricultural activities, on the small amounts of agricultural land remaining in the County which are not designated as commercially suitable, but which still constitute a productive natural resource; to provide for agricultural uses of a higher intensity in rural areas than those allowed in the RA Residential Agricultural Zone District where such use is compatible with the surrounding land uses and the environmental constraints of the land; to provide for agricultural support uses such as agricultural service establishments, agricultural processing facilities and produce markets, and agriculturally related uses such as tree service and kennels as scaled, sited and designed to protect agricultural production, minimize land use conflicts and to maintain the public health and general welfare; ~~to maintain options for a diversity of farm operations;~~ to implement the agricultural preservation policy of Chapter 16.50 SCCC; and to maintain productive open space and rural character in the County.
- (C) AP Agricultural Preserve. The purposes of the CA Zone District shall apply to the AP Agricultural Preserve Zone District. The AP regulations are designated to apply only to agricultural lands and open space located within an agricultural preserve established in accordance with the provisions of

the California Land Conservation Act of 1965 as now enacted or as hereafter amended, and which are within the AP Zone District as of July 27, 1982.

(D) Interpretation of Provisions. The provisions of this chapter shall be liberally interpreted insofar as they apply to agricultural pursuits and services and shall not be deemed or construed to interfere with any normal accessory use conducted in conjunction therewith. It is the intention of the County to retain commercially viable agricultural areas for ~~commercial~~ agricultural production, and to encourage the commercial agricultural use of, lands designated by the Board of Supervisors as Type 1, Type 2, or Type 3 agricultural lands on the map entitled "Agricultural Resources" on file with the Planning Department; to provide maximum protection to existing and future agricultural enterprises from restrictions which may be instituted later at the request of future residents; to restrict incompatible development on or adjacent to agricultural land; and to maintain the existing parcel sizes for parcels zoned CA and AP, except where it is clearly demonstrated that any division of such parcels shall not diminish the productivity or in any way hamper or discourage the long-term commercial viability of agricultural operations on said parcels or adjoining or nearby parcels. [Ord. 3432 § 1, 1983]

**13.10.312 Uses in agricultural districts.**

(A) Principal Permitted Uses.

~~(1) In the Coastal Zone,~~ Principal permitted uses are denoted with the letter P in the agricultural use chart. A principal permitted use is fully compatible with the underlying zone district, and is allowed in the zone district "by right" without discretionary approval. The principal permitted uses in the agricultural districts shall be as follows:

CA and AP: agricultural pursuits for the commercial cultivation of plant crops, including food, fiber, flower or other ornamental crops and apiculture; and, as designated principally permitted: the commercial raising of animals, including grazing and livestock production,~~;~~ and apiculture and accessory uses and structures; and agricultural support uses and structures. ~~excepting these agricultural activities listed as discretionary uses requiring a Level V or higher approval.~~

A: agricultural pursuits, including the noncommercial or commercial cultivation of plant crops or raising of animals, including apiculture, single-family residential and accessory uses and structures, and agricultural support uses and structures designated as principally permitted. ~~excepting these agricultural activities listed as discretionary uses requiring a Level 5 or higher approval.~~

(B) Williamson Act Agricultural Preservation Program. Lands enrolled in the Williamson Act Program under the California Land Conservation Act of 1965 are subject to the requirements in Government

Code, Title 5, Division 1, Part 1, Chapter 7, Section 51200 et seq. and the agricultural preservation policies in SCCC Chapter 16.50. Sections 13.10.471 through 13.10.473 establish an Agricultural Preserve and Farmland Security Combining District, designated with a P combining district, to denote lands that are restricted by Williamson Act contracts, and to regulate permitting on lands so restricted. The AP Agricultural Preserve zone district provides for the regulation of lands under Williamson Act contract as of July 27, 1982, pursuant to 13.10.311(C).

(C) ~~(B)~~-Allowed Uses. The uses allowed in the agricultural districts shall be as provided in the agricultural uses chart below. A discretionary approval permit for an allowed use is known as a "use permit" approval" and is given as part of a "development permit" for a particular use. The type of permit processing review, or "approval level," required for each use in each of the agricultural zone districts is indicated in the chart. The processing procedures for development use permits and for the various approval levels are detailed in this Chapter 13.10 and in Chapter 18.10 SCCC, Discretionary Permit and Approval Procedures. The approval levels given in this chart for structures incorporate the approval levels necessary for processing a building permit for the structure. Higher approval levels than those listed in this chart for a particular use may be required if a project requires other concurrent approvals, according to SCCC 18.10.123. All Level V or higher approvals Conditional use permits in the CA and AP Zone Districts are subject to the special findings required by SCCC 13.10.314(A) in addition to those required for the use permit in §13.10.xxx in SCCC 18.10.230. Physical site development may be subject to a site development permit pursuant to County Code Section 13.10.313. Uses that are not specifically identified in the use chart, but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.

**AGRICULTURAL USES CHART**

**KEY:**

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)



**AGRICULTURAL USES CHART**

**KEY:**

- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- \* = Level IV for projects of less than 2,000 square feet
- = Level V for projects of 2,000 to 20,000 square feet
- = Level VI for projects of 20,000 square feet and larger
- \*\* = For purposes of this section, "on-site" shall mean on the parcel on which the use is located, plus any other parcel(s) owned, leased and/or rented by the farm operator in this County or adjoining counties
- \*\*\* = Processed as a Level V Coastal Zone permit project when within the geographic area defined by SCCG 13.20.073
- \*\*\*\* = Soils dependent agricultural uses are those uses which use the in-situ soils as the growing medium for all crops
- BP = Building permit
- BP1 = Approval Level I (administrative, no plans required)
- BP2 = Approval Level II (administrative, plans required)
- BP3 = Approval Level III (administrative, field visit required)

USE	CA	A	AP
Agricultural activities: crops and livestock			
Agricultural custom work occupations subject to the provisions of SCCG <u>13.10.638</u>	P/4	P/4	P/4
Agricultural support facilities for processing, packing, drying, storage and refrigeration of produce above a total aggregate size of 2,000 square feet or	-	-	-

USE	CA	A	AP
<del>100 square feet per acre on-site** (whichever is greater) subject to the provisions of SCCC <u>13.10.632</u>. Maximum aggregate size of such facilities shall be 50,000 square feet. Inside the Coastal Zone agricultural support facilities greater than 2,000 square feet shall be processed at Level V and shall not be considered a principal permitted use</del>			
<del>Up to and including a maximum aggregate of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater)</del>	<del>3</del>	<del>3</del>	<del>3</del>
<del>Greater than an aggregate of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater)</del>	<del>4</del>	<del>4</del>	<del>4</del>
<del>Agricultural service establishments subject to the provisions of SCCC <u>13.10.633</u> (see SCCC <u>13.10.700</u> A definition)</del>	<del>—</del>	<del>5</del>	<del>—</del>
<del>Apiculture (beekeeping)</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Aquaculture and aquacultural facilities</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Biomedical livestock operations (subject to SCCC <u>13.10.647</u>)</del>	<del>5</del>	<del>5</del>	<del>—</del>
<del>Berry and other vine crops</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Commercial dairying, subject to the provisions of SCCC <u>16.22.060</u></del>	<del>BP3</del>	<del>5</del>	<del>BP3</del>
<del>Field crops, including hay, grain, seed, and turf crops</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Livestock raising for food, fiber or animal production, including rabbits and other small animals under 100 per acre</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Livestock raising involving hog farming or small animals over 100 per acre, subject to the provisions of SCCC <u>16.22.060</u></del>	<del>BP3</del>	<del>5</del>	<del>BP3</del>
<del>Nursery crops limited to open field grown ornamental plants, flowers and Christmas trees</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Nursery crops, outdoor container grown, covering an area of one acre or less</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Nursery crops, outdoor container grown, covering an area larger than one acre</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Orchards, including fruit tree and nut crops</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Poultry and other fowl raising, including egg production, under 100 birds per</del>	<del>P</del>	<del>P</del>	<del>P</del>

USE	CA	A	AP
acre (see also "Barn" below)			
Poultry and other fowl raising involving more than 100 birds per acre	P	5	P
Row crops, including fruit and vegetable raising	P	P	P
Agricultural Support and Related Facilities			
Barns, corrals, or pens used for animal husbandry, subject to the provisions of SCCC <u>16.22.060</u>	BP3	BP3	BP3
Garetaker's quarters, permanent, subject to the provisions of SCCC <u>13.10.631</u>	5	5	5
Child care homes, small family (must be in conjunction with residential use) (see SCCC <u>13.10.700</u> C definition)	P	P	P
Commercial boarding of animals, subject to the provisions of SCCC <u>13.10.641(B)</u>	P/5	P/5	P/5
Consumer harvesting, on-site**	P	P	P
Dwelling unit, one detached single family per parcel, subject to the provisions of SCCC <u>13.10.314</u>	-	-	-
Inside the Coastal Zone (requires APAC review in the CA and AP Zone Districts)	5	BP3	5
Outside the Coastal Zone	BP3	BP3	BP3
Dwelling unit, one detached single family for the owner, lessee or an employee of the owner or lessee of the land, not to exceed one dwelling unit for each 40 acres of total site area, subject to the provisions of SCCC <u>13.10.314</u>	-	-	-
Inside the Coastal Zone	—	—	5
Outside the Coastal Zone	—	—	3
Dwelling unit, one detached single family per parcel, 7,000 square feet or larger, exclusive of accessory structure(s) associated with the residential use, but specifically excluding barn or similar accessory structures subject to the provisions of SCCC <u>13.10.314</u> and <u>13.10.325</u>	5	5	5
Dwelling units, accessory to the main dwelling used as agricultural	-	-	-

USE	CA	A	AP
<del>caretakers' quarters subject to SCCC <u>13.10.631</u></del>			
<del>1—4 units</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>5—19 units</del>	<del>6</del>	<del>6</del>	<del>6</del>
<del>20+ units</del>	<del>7</del>	<del>7</del>	<del>7</del>
<del>Dwelling units, dwelling groups subject to the provisions of SCCC <u>13.10.313(E)</u>, <u>13.10.313(F)</u> and <u>13.10.314</u></del>	<del>-</del>	<del>-</del>	<del>-</del>
<del>2—4 units</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>5—19 units</del>	<del>6</del>	<del>6</del>	<del>6</del>
<del>20+ units</del>	<del>7</del>	<del>7</del>	<del>7</del>
<del>Energy facilities, community, subject to the provisions of SCCC <u>13.10.661</u> and <u>13.10.700-E</u> (definition)</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Facilities for fish and wildlife enhancement and preservation</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Farm worker housing subject to SCCC <u>13.10.631</u> (see caretaker's housing, mobile homes and travel trailers, farm worker quarters and camps)</del>	<del>3—7</del>	<del>3—7</del>	<del>3—7</del>
<del>Farm outbuildings and other agricultural accessory structures for storage or equipment with or without a single room containing lavatory facilities</del>	<del>BP3</del>	<del>BP3</del>	<del>BP3</del>
<del>Fences, subject to the provisions of SCCC <u>13.10.525</u></del>	<del>P/3/5</del>	<del>P/3/5</del>	<del>P/3/5</del>
<del>Fire protection facilities</del>	<del>—</del>	<del>5</del>	<del>—</del>
<del>Flood control works, including channel rectification and alteration; dams, canals and aqueducts of any public water project</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Foster homes for seven or fewer children, not including those of the proprietary family (see SCCC <u>13.10.700-F</u> definition)</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Foster homes for eight or more children, not including those of the proprietary family (see SCCC <u>13.10.700-F</u> definition)</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Fuel storage tanks and pumps</del>	<del>BP2</del>	<del>BP2</del>	<del>BP2</del>
<del>Greenhouse structures, as accessory structures, under 500 square feet in area</del>	<del>BP2</del>	<del>BP2</del>	<del>BP2</del>

USE	CA	A	AP
<del>Greenhouse structures, outside the Coastal Zone, subject to the provisions of SCCC <u>13.10.636(A)</u></del>	-	-	-
<del>    500—20,000 square feet</del>	<del>3</del>	<del>4</del>	<del>3</del>
<del>    Over 20,000 square feet</del>	<del>4</del>	<del>4</del>	<del>4</del>
<del>Greenhouse structures soil dependent****, inside the Coastal Zone, subject to the provisions of SCCC <u>13.10.636(A)</u> and <u>13.20.073</u></del>	-	-	-
<del>    500—20,000 square feet</del>	<del>3</del>	<del>3</del>	<del>3</del>
<del>    Over 20,000 square feet</del>	<del>P/4</del>	<del>P/4</del>	<del>P/4</del>
<del>Greenhouses, improvements and expansions up to 10,000 square feet in area, inside the Coastal Zone, subject to the provisions of SCCC <u>13.10.636(A)</u> and <u>13.20.073</u></del>	<del>BP3</del>	<del>4</del>	<del>BP3</del>
<del>Greenhouses, all others in the Coastal Zone</del>	-	-	-
<del>    Up to 20,000 square feet</del>	<del>P/5</del>	<del>P/5</del>	<del>P/5</del>
<del>    Greater than 20,000 square feet</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Greenhouse replacement, reconstruction or structural alteration, pursuant to SCCC <u>13.10.636(B)</u> and (C)</del>	<del>BP3</del>	<del>BP3</del>	<del>BP3</del>
<del>Habitable accessory structure when incidental to a residential use and not for agricultural purposes, subject to the provisions of SCCC <u>13.10.611</u></del>	<del>BP/4/5</del>	<del>BP/4/5</del>	<del>BP/4/5</del>
<del>Nonhabitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of SCCC <u>13.10.313(A)</u> and <u>13.10.611</u>)</del>	<del>BP/4/5</del>	<del>BP/4/5</del>	<del>BP/4/5</del>
<del>Home occupations subject to the provisions of SCCC <u>13.10.613</u></del>	<del>P/5</del>	<del>P/5</del>	<del>P/5</del>
<del>Kennels, commercial or private, for five or more dogs or cats over the age of four months subject to the provisions of SCCC <u>13.10.323</u></del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>Farm worker camps subject to the provisions of SCCC <u>13.10.631</u></del>	-	-	-
<del>    1—4 units</del>	<del>5</del>	<del>5</del>	<del>5</del>
<del>    5—10 units</del>	<del>6</del>	<del>6</del>	<del>6</del>

USE	CA	A	AP
20+ units	7	7	7
Lumber mills	—	5	—
Manufactured homes, as farm labor housing, subject to the provisions of <u>SCCC 13.10.631</u>	-	-	-
1—4 units	5	5	5
5—10 units	6	6	6
20+ units	7	7	7
Manufactured home, as a single-family dwelling unit, subject to the provisions of <u>SCCC 13.10.682</u>	-	-	-
Inside the Coastal Zone	5	5	5
Outside the Coastal Zone	BP3	BP3	BP3
Manufactured homes, for temporary occupancy as a caretaker's or watchman's quarters subject to the provisions of <u>SCCC 13.10.631</u>	3	3	3
Mushroom farms and other agriculture within structures, subject to the provisions of <u>SCCC 13.10.634</u>	-	-	-
Additions, less than 500 square feet	BP3	BP3	BP3
Additions, 500—20,000 square feet	BP3	5	BP3
Offices within existing structures operated in conjunction with an allowed use	BP2	BP2	BP2
Public utility facilities; energy facilities (see <u>SCCC 13.10.700 E</u> definition)	—	5	—
Publicly owned and operated sanitary landfill either by contract or by public forces, subject to the provisions of <u>SCCC 13.10.639</u>	7	7	7
Recreational activities: playfields not involving permanent structures or paving. Within the Coastal Zone allow this use only in the A (noncommercial agriculture) Zone District	5	5	5
Recycled municipal wastewater (i.e., tertiary treatment) facilities for the production of recycled water solely for agricultural irrigation use, subject to the provisions of <u>SCCC 13.10.635</u>	7	7	7

USE	CA	A	AP
Reservoirs or ponds	3	3	3
Residential care home serving 6 or fewer residents (see SCCG <u>13.10.700-R</u> definition)	P	P	P
Riding academies or public stables, subject to the provisions of SCCG <u>13.10.641</u>	5	5	5
Second units, outside the Coastal Zone, subject to the provisions of SCCG <u>13.10.681</u>	4	4	—
Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter <u>7.42</u> SCCG and that are located outside the Coastal Zone	—	4	—
Signs in conjunction with principal permitted uses as described in SCCG <u>13.10.580(A)</u> and (B)	P	P	P
Signs in conjunction with nonprincipal permitted uses as described in SCCG <u>13.10.580(C)</u> and (D)	BP2	BP2	BP2
Stands for the display and sale of agricultural commodities produced on-site**	BP2	BP2	BP2
Vacation rentals (subject to SCCG <u>13.10.694</u> )	2P	2P	2P
Timber harvesting and associated operations (outside the Coastal Zone only)	P	—	—
Veterinary offices and animal hospitals subject to the provisions of SCCG <u>13.10.642</u>	5	5	5
Visitor accommodations, such as: bed and breakfast inns (subject to SCCG <u>13.10.691</u> )	—	5	—
Water pollution control facilities for agricultural purposes constructed to comply with waste discharge requirements or other orders of the Regional Water Quality Control Board, or erosion control facilities constructed to comply with County ordinances	3	3	3
Water wells, storage tanks and distribution lines, well covers and small pump houses utilized strictly for on-site agriculturally related activities	1***	1***	1***

USE	CA	A	AP
Wineries under 1,000 gallons annual production as a home occupation, subject to the provisions of <u>SCCC 13.10.637</u>	P	P	P
Wineries, subject to the provisions of <u>SCCC 13.10.637</u>	-	-	-
Under 1,000 gallons and not a home occupation	3	3	3
Over 1,000 gallons and under 20,000 gallons annual production:	-	-	-
On parcels under 2.5 acres in size	3	5	3
On parcels 2.5 acres or larger	3	3	3
Over 20,000 gallons and under 50,000 gallons annual production:	-	-	-
On parcels under 10 acres in size	5	5	5
On parcels 10 acres or larger	3	3	3
Over 50,000 gallons and under 100,000 gallons annual production and on any size parcel	5	5	5
Over 100,000 gallons annual production on any size parcel	6	6	6
Wireless communication facilities, subject to <u>SCCC 13.10.660</u> through <u>13.10.668</u> , inclusive	5	5	5
Zoos and natural science museums	—	5	—



**AGRICULTURAL USES CHART**

Floor area” refers to the total floor area of the structure or structures associated with the use.  
“Development area” refers to the area associated with an allowed use, excluding required parking, that is covered with structures, paving or other impermeable or semi-permeable surface material such as baserock or gravel which may affect the long-term agricultural viability of the underlying soil.

<u>PERMIT<sup>4</sup></u>	<u>PERMIT DESCRIPTION</u>
<u>Permitted (P)</u>	<u>Zoning Clearance only; no discretionary permit required.</u>
<u>Minor Use Permit (MUP)</u>	<u>Administrative discretionary permit, no public notice - 18.10.110 (A)</u>
<u>Administrative Use Permit (AUP)</u>	<u>Administrative discretionary permit with public notice -18.10.110 (B)</u>
<u>Conditional Use Permit (CUP)</u>	<u>Public hearing discretionary permit, with public notice. Hearing is before the zoning administrator, except where a different hearing body is specified. 18.10.110(C-E)</u>
<u>TP (Temporary Permit)</u>	<u>Administrative discretionary permit, no public notice - 18.10.110 (A), unless otherwise specified</u>

<u>USE</u>	<u>PERMIT REQUIRED</u>		<u>CODE REFERENCES &amp; NOTES</u>
	<u>CA/ AP</u>	<u>A</u>	
<u>AGRICULTURAL SUPPORT</u>			
<u>Agri-tourism and education</u>			<u>13.10.633; 13.10.700-A</u>
<u>School visits, preschool – 12<sup>th</sup> grade, no limit on number of events per year or number of students</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	
<u>Other agri-tourism and education events, not exceeding 12 per year or 75 guests per event</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	
<u>Other agri-tourism and education events, exceeding 75 guests at any event or 12 per year</u>	<u>AUP<sup>1</sup></u>	<u>AUP<sup>1</sup></u>	
<u>Administrative offices, agricultural</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	

USE	PERMIT REQUIRED		CODE REFERENCES & NOTES
	CA/ AP	A	
<u>Agricultural processing facility</u>			
<u>Up to 5,000 sq. ft. of development area</u>	<u>MUP</u>	<u>MUP</u>	<u>13.10.632</u> <u>13.10.700-A</u>
<u>Greater than 5,000 sq. ft. up to 50,000 sq .ft. development area</u>	<u>AUP</u>	<u>AUP</u>	
<u>Greater than 50,000 sq.ft. development area</u>	=	<u>CUP</u>	
<u>Agricultural service establishment</u>			<u>13.10.638</u> <u>13.10.700-A</u>
<u>Up to 3,500 square feet development area</u>	<u>P<sup>2</sup></u>	<u>P</u>	
<u>&gt;3,500 up to 10,000 square feet development area</u>	<u>AUP<sup>2</sup></u>	<u>AUP</u>	
<u>&gt;10,000 square feet development area</u>	=	<u>CUP</u>	
<u>Consumer harvesting</u>	<u>P</u>	<u>P</u>	
<u>Farmstay / homestay</u>	<u>MUP<sup>1</sup></u>	<u>MUP<sup>1</sup></u>	<u>13.10.641,</u> <u>13.10.700-F</u>
<u>Festival, agricultural</u>	=	<u>TP</u>	<u>13.10.xxx</u> <u>Temporary</u> <u>Uses</u>
<u>Home occupation</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>13.10.613</u>
<u>Kennel</u>	<u>MUP<sup>2</sup></u>	<u>AUP</u>	<u>13.10.642,</u> <u>13.10.644</u>
<u>Lumber mill</u>	--	<u>CUP</u>	
<u>Museum, agriculture or natural history related</u>	--	<u>CUP</u>	
<u>Produce sales area, temporary</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>13.10.640</u>
<u>Produce stand</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>13.10.640</u>
<u>Produce market</u>	=	<u>CUP<sup>1</sup></u>	<u>13.10.640</u>
<u>Research and development establishment, agricultural</u>	<u>P<sup>2</sup></u>	<u>P</u>	<u>13.10.644</u>
<u>Storage of agricultural equipment and supplies, indoor or outdoor</u>			
<u>Up to 12,000 sq.ft.</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	
<u>&gt;12,000 sq. ft.</u>	<u>MUP/ CUP<sup>2</sup></u>	<u>MUP<sup>2</sup></u>	<u>13.10.635</u>
<u>Stable, commercial riding or boarding</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>13.10.641</u>
<u>Tree service</u>	=	<u>AUP</u>	

USE	PERMIT REQUIRED		CODE REFERENCES & NOTES
	CA/ AP	A	
Veterinary office, animal hospital	<u>CUP<sup>2</sup></u>	<u>CUP</u>	<u>13.10.642</u>
Water wells, storage tanks and distribution lines, well covers and small pump houses utilized strictly for on-site agriculturally related activities	<u>P</u>	<u>P</u>	<u>13.20.073</u>
Winery, beer or spirits manufacturing facility			
Production only, small	<u>MUP<sup>1</sup></u>	<u>MUP</u>	<u>13.10.637</u>
Production only, medium - large	<u>MUP<sup>1</sup></u>	<u>AUP</u>	
Production and on-site marketing, small	<u>MUP<sup>1</sup></u>	<u>MUP</u>	
Production and on-site marketing, medium	<u>AUP<sup>1</sup></u>	<u>AUP</u>	
Production and on-site marketing, large	<u>CUP<sup>1</sup></u>	<u>CUP</u>	
Winery signs			
Up to 12 sq.ft., non-illuminated	<u>P</u>	<u>P</u>	<u>13.10.637</u>
Greater than 12 sq.ft. or illuminated	<u>AUP</u>	<u>AUP</u>	
Zoo	--	<u>CUP</u>	<u>13.10.700-Z</u>
Zoo, petting	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	
<b>AGRICULTURE</b>			
Apiculture	<u>P</u>	<u>P</u>	
Aquaculture (fish, shellfish, or other animals)	<u>CUP</u>	<u>CUP</u>	
Biomedical livestock operations	<u>CUP</u>	<u>CUP</u>	<u>13.10.647</u>
Container grown crops, outdoor	<u>MUP</u>	<u>MUP</u>	<u>13.10.640</u>
Crop production	<u>P</u>	<u>P</u>	<u>13.10.700-C</u>
Dairy	<u>MUP</u>	<u>MUP</u>	<u>16.22.060</u>
Greenhouse structures, as accessory structures, under 500 square feet in area	<u>BP2</u>	<u>BP2</u>	
Greenhouse structures, including hoop houses, outside the Coastal Zone, subject to the provisions of SCCC 13.10.636(A)			
Hoop houses, of any size, that meet the requirements of County Code Section 12.1 0.315(A)11 or those that require a building permit solely because of having mechanical, electrical, or plumbing equipment	<u>P</u>	<u>P</u>	
500—20,000 square feet	<u>3</u>	<u>4</u>	
Over 20,000 square feet	<u>4</u>	<u>4</u>	

USE	PERMIT REQUIRED		CODE REFERENCES & NOTES
	CA/ AP	A	
Greenhouse structures, soil dependent****, including hoop houses, inside the Coastal Zone, subject to the provisions of SCCC 13.1 0.636(A) and 13.20.073			
Hoop houses, of up to 500 square feet, that meet the requirements of County Code Section 12.10. 315(A)(11) or those that require a building permit solely because of having mechanical, electrical, or plumbing equipment	P	P	
500—20,000 square feet	3	3	
Over 20,000 square feet	P/4	P/4	
Greenhouses, improvements and expansions up to 10,000 square feet in area, inside the Coastal Zone, subject to the provisions of SCCC 13.10.636(A) and 13.20.073	BP3	4	
Greenhouses, all others in the Coastal Zone			
Up to 20,000 square feet	P/5	P/5	
Greater than 20,000 square feet	5	5	
Greenhouse replacement, reconstruction or structural alteration, pursuant to SCCC 13.10.636(B) and (C)	BP3	BP3	
<u>Hatchery facility, poultry</u>	<u>P</u>	<u>P</u>	<u>13.10.700-H</u>
<u>Hydroponic farm</u>	<u>MUP</u>	<u>AUP</u>	
<u>Livestock production</u>			
<u>Large animals (horses, cows, llamas, goats) up to 8 animals per acre; hogs up to 2 per acre; small animals or poultry up to 100 animals per acre;</u>	P	P	<u>13.10.645</u> <u>13.10.646</u> <u>16.22.060</u>
<u>Large animals, hogs, small animals or poultry at greater densities</u>	<u>P</u>	<u>AUP</u>	
<u>Mushroom farm</u>	<u>MUP</u>	<u>AUP</u>	<u>13.10.634</u>
<u>Timber harvesting and associated operations (allowed outside the Coastal Zone only)</u>	<u>P</u> <u>(CA district only)</u>	=	
<u>Water pollution control facility, agricultural, to comply with waste discharge requirements or other orders of the Regional Water Quality Control Board</u>	<u>MUP</u>	<u>MUP</u>	<u>16.20, 16.22, 16.30</u>

USE	PERMIT REQUIRED		CODE REFERENCES & NOTES
	CA/ AP	A	
<b>COMMUNITY FACILITIES</b>			
<u>Energy Facilities, community</u>	<u>CUP</u> <sup>1</sup>	<u>AUP</u>	<u>13.10.661</u> <u>13.10.700-E</u>
<u>Energy Facilities, renewable</u>	<u>CUP</u> <sup>1</sup>	<u>AUP</u>	<u>13.10.700-E</u>
<u>Facilities for fish and wildlife enhancement and preservation</u>	<u>P</u>	<u>P</u>	
<u>Fire protection facilities</u>	<u>=</u>	<u>CUP</u>	
<u>Flood control works, including channel rectification and alteration; dams, canals and aqueducts of public water projects</u>	<u>MUP</u>	<u>MUP</u>	
<u>Public or private recreational uses (such as playfields) that do not include permanent structures or paving</u>	<u>CUP</u>	<u>CUP</u>	
<u>Wastewater treatment plant, tertiary, for irrigation water production</u>	<u>=</u>	<u>CUP</u>	<u>13.10.635</u>
<u>Reservoirs or ponds</u>	<u>CUP</u>	<u>CUP</u>	<u>(BoS if &gt;25 acre feet)</u>
<u>Sanitary landfill, publicly owned or contracted</u>	<u>=</u>	<u>CUP</u>	<u>13.10.639</u>
<u>Septic tank sludge disposal sites approved by County Health Officer, outside the Coastal Zone</u>	<u>=</u>	<u>CUP</u>	<u>7.42</u>
<u>Wireless communication facility</u>	<u>CUP</u>	<u>CUP</u>	<u>13.10.660 et seq.</u>
<b>RESIDENTIAL USES</b>			
<u>Accessory structure, habitable or non-habitable, incidental to a residential use and not for agricultural purposes</u>	<u>P</u>	<u>P</u>	<u>13.10.313(A)</u> <u>13.10.611</u> <u>16.50.095</u>
<u>Agricultural employee housing consisting of up to 36 beds in a group quarters or up to 12 units or spaces designed for use by a single family or household.</u>	<u>P</u>	<u>P</u>	<u>13.10.631</u> <u>13.10.700-A</u> <u>16.50.095</u>
<u>Agricultural employee housing consisting of greater than 36 beds in a group quarters or greater than 12 units or spaces designed for use by a single family or household.</u>	<u>CUP</u> <sup>2</sup>	<u>CUP</u>	<u>13.10.631</u> <u>13.10.700-A</u> <u>16.50.095</u>
<u>Bed and breakfast inn</u>	<u>=</u>	<u>5</u>	<u>13.10.691</u>
<u>Child care home, small family (must be in conjunction with residential use)</u>	<u>P</u>	<u>P</u>	<u>13.10.700-C</u> <u>16.50.095</u>

USE	PERMIT REQUIRED		CODE REFERENCES & NOTES
	CA/ AP	A	
<u>Dwelling groups, subject to minimum density standards</u>			<u>13.10.313(E) &amp; (F)</u>
<u>2-4 units</u>	<u>CUP<sup>1</sup></u>	<u>AUP</u>	<u>13.10.314</u> <u>16.50.095</u>
<u>5-19 units (PC)</u>	<u>CUP<sup>1</sup></u>	<u>CUP</u>	
<u>20+ units (BOS)</u>	<u>CUP<sup>1</sup></u>	<u>CUP</u>	
<u>Foster homes for seven or fewer children, not including those of the proprietary family</u>	<u>P</u>	<u>P</u>	<u>13.10.700-F</u> <u>16.50.095</u>
<u>Foster homes for eight or more children, not including those of the proprietary family</u>	<u>CUP</u>	<u>AUP</u>	<u>13.10.700-F</u> <u>16.50.095</u>
<u>Home Occupations</u>	<u>P</u>	<u>P</u>	<u>13.10.613</u>
<u>Residential care home serving 6 or fewer residents</u>	<u>P</u>	<u>P</u>	<u>13.10.700-R</u> <u>16.50.095</u>
<u>Second unit, accessory to a residential use and not for agricultural employee housing</u>			<u>13.10.681</u> <u>16.50.095</u>
<u>Outside the Coastal Zone</u>	<u>MUP<sup>1</sup></u>	<u>P</u>	
<u>Inside the Coastal Zone</u>	=	=	
<u>Single family dwelling, one per parcel.</u>			<u>13.10.313(F),</u> <u>13.10.314,</u> <u>13.10.325,</u> <u>16.50.095</u>
<u>Outside the Coastal Zone</u>	<u>P</u>	<u>P</u>	
<u>Inside the Coastal Zone</u>	<u>CUP<sup>1</sup></u>	<u>P</u>	
Dwelling unit, one detached single-family for the owner, lessee or an employee of the owner or lessee of the land, not to exceed one dwelling unit for each 40 acres of total site area, subject to the provisions of SCCC 13.10.314			
<u>Inside the Coastal Zone</u>	<u>CUP (AP district only)<sup>1</sup></u>		=
<u>Outside the Coastal Zone</u>	<u>MUP (AP district only)<sup>1</sup></u>		=
<u>Vacation rental</u>	<u>AUP</u>	<u>AUP</u>	<u>13.10.694</u>
<u>Footnotes:</u>			
<sup>1</sup> <u>Use shall be ancillary to a principal agricultural use of subject property (13.10.700-A).</u>			
<sup>2</sup> <u>Use shall be ancillary to a principal agricultural use of subject property, or to property owned or leased by the operator.</u>			
**** <u>Soil-dependent agricultural uses are those uses which use the in-situ soils as the growing medium for all crops</u>			

[Ord. 5092 § 1, 2011; Ord. 5061 §§ 4—8, 2009; Ord. 5018 §§ 1—5, 2008; Ord. 4921 §§ 2, 3, 4, 2008; Ord. 4883 § 1, 2007; Ord. 4836 §§ 12—41, 2006; Ord. 4821 § 1, 2006; Ord. 4814 § 1, 2006; Ord. 4808 §§ 1—5, 2005; Ord. 4770 § 1, 2004; Ord. 4751 § 4, 2003; Ord. 4744 § 1, 2003; Ord. 4738 §§ 1, 2, 2003; Ord. 4715 § 1, 2003; Ord. 4659 § 1, 2002; Ord. 4578 §§ 1, 2, 1999; Ord. 4495 § 2, 1998; Ord. 4474-C § 1, 1998; Ord. 4471 § 1, 1997; Ord. 4416 § 2, 1996; Ord. 4406 § 2, 1996; Ord. 4369 § 1, 1995; Ord. 4346 § 7, 1994; Ord. 4158 § 2, 1991; Ord. 4099 § 2, 1990; Ord. 4097 § 2, 1990; Ord. 4094 § 2, 1990; Ord. 4036 § 3, 1989; Ord. 3893 § 1, 1988; Ord. 3845 § 2, 1987; Ord. 3842 § 1, 1987; Ord. 3787-C § 2, 1986; Ord. 3766 § 1, 1986; Ord. 3646 § 1, 1985; Ord. 3632 § 5, 1985; Ord. 3593 § 3, 1984; Ord. 3432 § 1, 1983].

**13.10.313 Development standards.**

(A) Site Development. The “Agricultural Site Development Chart” below provides permit requirements for physical site development in the CA, A, and AP zone districts. A discretionary permit for physical site development associated with an allowed use is known as a “Site Development Permit.” The processing procedures and general requirements for site development permits are detailed in this Chapter 13.10 and Chapter 18.10 SCCC, Permit and Approval Procedures.-Conditional site development permits in the CA and AP Zone Districts are subject to the additional special findings pursuant to SCCC 13.10.314(A).

**AGRICULTURAL SITE DEVELOPMENT CHART**

“Development area” refers to the area associated with an allowed use, excluding required parking, that is covered with structures, paving or other impermeable or semi-permeable surface material such as baserock or gravel which may affect the long-term agricultural viability of the underlying soil.

<u>PERMIT</u>	<u>PERMIT DESCRIPTION</u>
Permitted (P)	<u>Zoning clearance only; no discretionary permit required.</u>
Minor Site Development Permit (MSP)	<u>Administrative discretionary permit, no public notice - 18.10.110 (A)</u>
Administrative Site Development Permit (ASP)	<u>Administrative discretionary permit with public notice -18.10.110 (B)</u>
Conditional Site Development Permit (CSP)	<u>Public hearing discretionary permit, with public notice. Hearing is before the zoning administrator, except where a different hearing body is specified. 18.10.110(C)</u>
TP (Temporary Permit)	<u>Administrative discretionary permit, no public notice - 18.10.110 (A), unless otherwise specified</u>

<u>SITE DEVELOPMENT</u>	<u>PERMIT REQUIRED</u>		<u>CODE REFERENCES &amp; NOTES</u>
	<u>CA / AP</u>	<u>A</u>	