



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE I. AGRICULTURAL DISTRICTS

Amendments to this article ensure code is consistent with updated GP policies. Amendments update agricultural uses chart to allow new agricultural support uses including agricultural research and development facilities, agri-tourism, agricultural service facilities on CA, and public facility uses.

Clarifies that one single-family residence and one accessory structure are permitted on CA land. References to the Agricultural Preserve District, which has been replaced by the Agricultural Preserve (-P) Combining District, are removed. The section includes provisions and special findings to protect agricultural soils and limit the overall development area on sites with residential and agricultural support uses.

The updated draft amends the previous draft to delete the “Other public facility and public/quasi-public community facilities as defined in 13.10.700-P,” as an allowed use on CA land, while continuing to allow the use on A land. This will help to protect commercial agricultural land and limit the conversion of agricultural land to non-agricultural use. The updated draft also remove draft provisions that would have allowed land divisions on CA land to accommodate a public facility use. An exception has been added to certain findings for flood control projects on CA land.

- 13.10.311 Purposes of agricultural districts.
- 13.10.312 Uses in agricultural districts.
- 13.10.313 Development standards in agricultural districts.
- 13.10.314 Required special findings for CA and AP uses.
- 13.10.315 CA and AP-land division criteria.
- 13.10.316 Land division criteria in the Agriculture (A) Zone District.
- 13.10.317 Minimum parcel sizes for lot line adjustments.
- 13.10.318 Agricultural Policy Advisory Commission review.
- 13.10.319 Other standards and conditions for 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 commercial 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 and agri-tourism/education shall be encouraged, to the exclusion of other land uses which may conflict with it and development of non-agricultural uses which may conflict with commercial agriculture shall be excluded.
- (B) A Agriculture. The purposes of the A Agriculture Zone District are to support a diversity of farm operations on agricultural land in the County which is not designated Type 1, Type 2 or Type 3, but which contributes to open space and/or rural character and may 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, gardening 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 SCCC 16.50-SCCG; 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.)~~ Agricultural Preserve and Farmland Security (-P) Combining District. 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 SCCC Sections 13.10.471 through 13.10.473, and are designated as falling within an



Agricultural Preserve and Farmland Security (P) Combining District, to denote lands that are restricted by Williamson Act contracts, and to regulate permitting on lands so restricted.

(D) Interpretation of Provisions. The provisions of this chapter shall be liberally interpreted insofar as they apply to accommodating 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~~ as identified in the County GIS System; 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.

13.10.312 Uses in agricultural districts.

~~(A) Principal Permitted Uses:~~

~~(1) In the Coastal Zone, 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 the commercial raising of animals, including grazing and livestock production, and apiculture and accessory uses and structures, excepting those 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, excepting those agricultural activities listed as discretionary uses requiring a Level V or higher approval.~~

~~(2) Principal permitted uses are all denoted as uses requiring a Level IV or lower approval or as otherwise denoted with the letter P in the agricultural use chart contained in subsection (B) of this section. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, as specified in Chapter 13.20 SCCC, any development is appealable.~~



(B) (A) Allowed Uses. The uses allowed in the agricultural districts shall be as provided in the agricultural uses chart below in subsection (D) of this section. Certain disallowed uses that are preexisting on a parcel and were legally established may be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses.

(B) Use Permits. A discretionary permit approval for an allowed use is known as a “use 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. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the agricultural uses chart. The processing procedures and findings for use development permits and for the various approval levels are detailed in SCCC 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 also subject to the special findings required by SCCC 13.10.314(A) in addition to those required in SCCC 18.10.230.

(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.037, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.

(D) Agricultural Uses Chart. Allowed uses and permit requirements for agricultural zone districts are identified in the following chart. Uses that are not specifically identified in the 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.

Table 13.10.312-1: Agricultural Uses Chart

KEY:	
<u>P</u>	<u>Permitted by right: Use is allowed without a use permit</u>
<u>ZC</u>	<u>Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required</u>
<u>MUP</u>	<u>Minor Use Permit: Discretionary permit, no public notice</u>
<u>AUP</u>	<u>Administrative Use Permit: Discretionary permit with public notice</u>
<u>CUP</u>	<u>Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.</u>
<u>A</u>	<u>Use must be ancillary to the main agricultural use of the subject parcel; or where so indicated in SCCC 13.10.631 - .639, ancillary to a farming operation on another parcel or parcels in the County owned or leased by the same entity.</u>



NA Use not allowed in this zone district.			
“Development area” refers to the area of a parcel or site associated with an allowed use or development 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.			
USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
Agriculture			
Apiculture	P	P	Chapter 7.32
Aquaculture (fish, shellfish, or other animals)	CUP	CUP	
Biomedical livestock operations	CUP	CUP	13.10.647
Container crops, including horticulture and food production, outdoor			13.10.639
1 acre or less	ZC	ZC	
Area larger than 1 acre	MUP	MUP	
Crop production	P	P	13.10.700-C
Dairy	MUP	CUP	16.22.060 Chapter 7.08
Farmworker Housing: EHA (Employee Housing Act) project as defined in SCCC 13.10.631, providing permanent, temporary or seasonal housing for five or more farmworkers (agricultural employees). Includes Employer-Provided Farmworker Housing, Rural Farmworker Housing, Streamlined EHA Project*, and EHA Small Farmworker Housing Project.	P	P	13.10.631 16.50.095(F) 13.11.037 *Streamlined project allowed outside Coastal Zone only
Small Farmworker Housing project not subject to EHA, consisting of 1 to 4 dwelling units housing no more than 4 farmworkers total:			13.10.631 16.50.095(F) 13.11.037
Inside Coastal Zone:	CUP ^A	CUP	
Outside Coastal Zone:	P ^A	P	
Affordable Rental Farmworker Housing project pursuant to Development Reserve,	CUP-BOS	CUP-BOS	13.10.631 16.50.095(F) 13.11.037



USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
<u>outside the Coastal Zone only (see 13.10.631 for map of eligible areas)</u>			
<u>Greenhouse, hoop house</u>	<u>P/ ZC</u>	<u>P/ ZC</u>	<u>13.10.636</u> <u>13.20.073</u> <u>13.11.037</u> <u>ZC required for greenhouses >500 sf</u>
<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 and grazing</u>			
<u>Large animals (horses, cows, llamas) up to 8 per acre; hogs up to 2 per acre; medium animals (sheep, goats, alpacas) up to 16 per acre; small animals (rabbits, mink, poultry) up to 100 animals per acre, in any combination.</u>	<u>P</u>	<u>P</u>	<u>13.10.645</u> <u>13.10.646</u> <u>16.22.060</u> <u>13.10.313</u>
<u>Animals at a greater density</u>	<u>P</u>	<u>AUP</u>	
<u>Timber harvesting and associated operations (allowed outside the Coastal Zone only)</u>	<u>P</u>	<u>NA</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</u> <u>16.30</u>
<u>Agricultural Support</u>			
<u>Agri-tourism and education</u>			<u>13.10.633; 13.10.700-A</u> <u>13.11.037</u>
<u>School visits, preschool – 12th grade, no limit on number of events per year or number of students</u>	<u>P^A</u>	<u>P</u>	<u>Agri- tourism facility buildings limited to a total of 3,500 sf</u>
<u>Other agri-tourism and</u>	<u>50 or fewer guests per event</u>	<u>P^A</u>	<u>P</u>



USE			PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
			CA	A	
education events, not exceeding 12 per year	51-100 guests per event	Parcel less than 15 acres	P ^A	AUP	
		Parcel 15 acres or larger	P ^A	P	
Other agri-tourism and education events, exceeding 12 per year or number of guests provided above			MUP ^A	AUP/CUP*	*CUP for events located within 200 feet of a residentially-zoned parcel or within 200 feet of a residence
Any agri-tourism and education event(s) with outdoor amplified music			AUP ^A	AUP/CUP*	*CUP for event(s) located within 200 feet of a residentially-zoned parcel or within 200 feet of a residence
Administrative offices, agricultural			P ^A	P ^A	13.11.037
Agricultural processing facility					13.11.037
Up to 5,000 sq. ft. development area			MUP	AUP	13.10.632
>5,000 sq. ft. up to 60,000 sq. ft. development area			AUP/CUP*	AUP	13.10.700-A 13.11.037
>60,000 sq. ft. development area			NA	CUP	*CUP inside Coastal Zone
Agricultural service establishment					13.10.638 13.10.700-A 13.11.037
<1,000 sq. ft. development area			MUP ^A	MUP	* On CA, limited to a total development area of 10,000 sf
1,000 to 7,500 sq. ft. development area			CUP ^A	AUP	
>7,500 sq. ft. development area*			CUP ^A -PC	CUP	
Consumer harvesting			P	P	
Farmstay / homestay			MUP ^A	MUP/A	13.10.641, 13.10.700-F
Fuel storage tanks and pumps			ZC	ZC	
Home occupation			P ^A /CUP ^A	P ^A /CUP ^A	See 13.10.613 to determine when a CUP is required.



USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
<u>Indoor growing facility for mushrooms or other crops, excluding greenhouses</u>			<u>13.10.634</u> <u>13.11.037</u>
Up to 1,000 sq. ft.	P	P	
>1,000 sq. ft.-20,000 sq. ft total indoor structure area on the parcel	P	CUP	
<u>Kenel</u>	MUP ^A	AUP	<u>13.10.642</u> , <u>13.10.644</u> <u>13.11.037</u>
<u>Lumber mill</u>	NA	CUP	
<u>Museum, agriculture or natural history</u>	CUP ^A -PC	CUP-PC	* On CA, limited to a total development area of 12,000 sf
<u>Produce sales area, temporary; produce stand</u>			<u>13.10.640</u> <u>13.11.037</u>
< 800 sf	P ^A	P ^A	
800 sf – 1,600 sf	MUP ^A	MUP ^A	
<u>Produce market</u>			<u>13.10.640</u> <u>13.11.037</u>
Up to 1,800 sq. ft.	NA	MUP ^A	
1,800 to 3,600 sq. ft	NA	CUP ^A	
<u>Research and development establishment, agricultural</u>	P ^A	P	<u>13.10.644</u> <u>13.11.037</u> On CA, limit of 35,000 sf development area, excluding areas for container crops
<u>Storage of agricultural equipment and supplies, indoor or outdoor</u>			<u>13.10.635</u> <u>13.11.037</u>
Up to 12,000 sq. ft. development area	P ^A /ZC*	P/ZC*	*ZC required for storage buildings, and for storage areas larger than 1,000 sf
>12,000 sq. ft. development area, located off Type 1-3 soils	MUP ^A	AUP	<u>13.10.313(E)</u>
>12,000 sq. ft. development area on Type 1-3 soils	CUP/PC ^A	CUP	
<u>Stable, commercial riding or boarding; riding academy</u>	P/CUP ^A	P/CUP	See 13.10.644 for permit requirements
<u>Tree service</u>	NA	AUP	
<u>Veterinary office, animal hospital</u>	CUP ^A	CUP	<u>13.10.644</u>



USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
			<u>13.11.037</u> On CA, limited to a total development area of 15,000 sf
<u>Water wells, storage tanks and distribution lines, well covers and small pump houses utilized for agriculturally related activities</u>	<u>ZC</u>	<u>ZC</u>	<u>13.20.073</u>
<u>Winery, brewery or distillery</u>			See 13.10.637 for features that may increase permit requirements On CA, limited to a total development area of 35,000 sf
<u>Production only, less than 1,000 gallons</u>	<u>P^A</u>	<u>P^A</u>	
<u>Small: up to 10,000 gallons wine or spirits, or 3,000 barrels beer, per year</u>	<u>MUP^A</u>	<u>MUP^A</u>	
<u>Medium: >10,000 - 30,000 gallons wine or spirits, or 3,000 - 6,000 barrels beer, per year</u>	<u>AUP^A</u>	<u>AUP^A</u>	
<u>Large: >30,000 gallons wine or spirits, or >6,000 barrels beer, per year</u>	<u>CUP^A</u>	<u>CUP^A</u>	
<u>Winery signs</u>			<u>13.10.637</u>
<u>Up to 12 sq. ft., non-illuminated</u>	<u>P^A</u>	<u>P^A</u>	
<u>Greater than 12 sq. ft. or illuminated</u>	<u>MUP^A</u>	<u>MUP^A</u>	
<u>Zoo</u>	<u>NA</u>	<u>CUP</u>	<u>13.10.644</u> <u>13.10.700-Z</u> <u>13.11.037</u>
<u>Zoo, petting</u>	<u>P^A</u>	<u>P^A</u>	<u>13.10.644</u> <u>13.11.037</u>
<u>Commercial Cannabis Cultivation, Manufacturing, and Distribution</u> <i>All uses subject to SCCC 13.10.650 (non-retail commercial cannabis) and with a license pursuant to SCCC 7.128.</i>			
<u>Indoor cultivation: existing legal structure (including greenhouses)</u>	<u>P</u>	<u>AUP^x</u>	<u>x: CUP for non-Class CG licensed cultivation activities, and greenhouses over 20,000 square feet.</u>
<u>Greenhouse replacement, reconstruction or structural alteration</u>	<u>P</u>	<u>CUP</u>	<u>Subject to SCCC 13.10.636(B) and (C).</u>



USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
<u>Indoor cultivation: new non-greenhouse structure</u> <u>≤2,000 sf</u> <u>>2,000 sf</u>	<u>MUP</u> <u>CUP</u>	<u>AUP^x</u> <u>CUP</u>	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u> <u>x: CUP for non-Class CG licensed cultivation activities.</u>
<u>Indoor cultivation: new greenhouse</u> <u><2,000 sf</u> <u>2,000-20,000 sf</u> <u>>20,000 sf</u>	<u>MUP</u> <u>MUP^N</u> <u>AUP</u>	<u>AUP^x</u> <u>NA</u> <u>NA</u>	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u> <u>x: CUP for non-Class CG licensed cultivation activities.</u> <u>N: AUP if adjacent parcel is developed with a residential structure in the PR, A, TP, SU, or any residential zone district.</u>
<u>Outdoor cultivation (including hoop house)</u>	<u>P</u>	<u>AUP^x</u>	<u>New hoop houses not permitted in the coastal zone and 1-mile buffer.</u> <u>x: CUP for non-Class CG licensed cultivation activities.</u>
<u>Water tank</u>	<u>P^A</u>	<u>MUP^A</u>	<u>A: Accessory to cannabis cultivation</u>
<u>Manufacturing, Class 1 and 2</u> <u>Outside the coastal zone and 1-mile buffer:</u> <u>≤2,000 sf</u> <u>>2,000 sf</u> <u>Inside the coastal zone and 1-mile buffer:</u> <u>≤2,000 sf</u> <u>>2,000 sf</u>	<u>MUP</u> <u>AUP</u> <u>MUP</u> <u>CUP</u>	<u>MUP^{A*±}</u> <u>AUP^{A*±}</u> <u>MUP[±]</u> <u>CUP</u>	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u> <u>A: Cannabis manufacturing uses must be ancillary to on-site commercial cannabis cultivation in the A district.</u> <u>±: CUP if manufacturing activity involves cannabis imported from offsite or employees (not including the owner).</u> <u>*CUP on parcels < 5 acres.</u>



<u>USE</u>	<u>PERMIT REQUIRED BY ZONE</u>		<u>REFERENCES AND NOTES</u>
	<u>CA</u>	<u>A</u>	
<u>Manufacturing, Class 3</u>	<u>AUP*</u>	<u>NA</u>	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u> <u>*CUP for existing structures > 2,000 sf in the coastal zone.</u>
<u>Distribution, Class 1: existing legal structure</u> <u>≤ 2,000 sf</u> <u>> 2,000 sf</u>	<u>P</u> <u>P</u>	<u>MUP^A</u> <u>CUP^A</u>	<u>^A: Cannabis distribution uses must be ancillary to on-site commercial cannabis cultivation in the A district.</u>
<u>Distribution, Class 1: new structure</u> <u>≤ 2,000 sf</u> <u>> 2,000 sf</u>	<u>MUP</u> <u>AUP</u>	<u>MUP^A</u> <u>CUP^A</u>	<u>New structures not permitted in the coastal zone and 1-mile buffer.</u> <u>^A: Cannabis distribution uses must be ancillary to on-site commercial cannabis cultivation in the A district.</u>
<u>Distribution, Class 2: existing legal structure</u>	<u>P</u>	<u>NA</u>	<u>Class 2 distribution is not permitted in new structures in agricultural zone districts.</u>
<u>Distribution, transport only</u>	<u>P</u>	<u>P</u>	
<u>Community and Public Facilities</u>			
<u>Energy Facilities, Cogeneration</u>	<u>MUP^A</u>	<u>MUP</u>	<u>13.10.700-C; 13.11.037</u> <u>On CA land, limited to a total development area of 5,000 sf</u>
<u>Energy Facilities, Microgrid</u>	<u>CUP^A</u>	<u>AUP</u>	<u>13.10.700-M; 13.11.037</u> <u>On CA land, limited to a total development area of 5,000 sf</u>
<u>Facilities for fish and wildlife enhancement and preservation</u>	<u>P</u>	<u>P</u>	
<u>Fire protection facilities</u>	<u>NA</u>	<u>AUP</u>	<u>13.11.037</u>
<u>Flood control works, including channel rectification and alteration, for agricultural use</u>	<u>ZC</u>	<u>ZC</u>	
<u>Flood control projects, other than for agricultural use</u>			



USE	PERMIT REQUIRED BY ZONE		REFERENCES AND NOTES
	CA	A	
1 acre or less More than 1 acre	CUP CUP-BOS	CUP CUP-BOS	
Dams, canals and aqueducts of public water projects	CUP-PC	CUP-PC	13.11.037
Public or private recreational uses (such as playfields) that do not include permanent structures or paving	CUP	CUP	13.11.037
Reservoirs 25 acre feet or less >25 acre feet	CUP CUP-BOS	CUP CUP-BOS	13.11.037
Sanitary landfill, publicly owned or contracted, as an interim public use	CUP-PC	CUP-PC	13.10.639; 13.11.037
Septic tank sludge disposal sites approved by County Health Officer, outside the Coastal Zone	NA	CUP-PC	7.42
Wastewater treatment plant for the production of recycled water for agricultural irrigation use	CUP-PC	CUP-PC	13.10.643; 13.11.037
Wireless communication facility	*	*	*Refer to 13.10.660 et seq. for permitting requirements
Other public facility and public/quasi-public community facilities as defined in 13.10.700-P, where determined to be of significant benefit to public health, safety, and welfare, with any loss of agricultural land mitigated	NA	CUP-PC	13.10.314; 13.10.635(D) 13.10.700-M (microgrid) 13.10.700-P; 13.11.037
Housing and Accessory Uses			
Single family dwelling, <5,000 sf Inside Coastal Zone	CUP ^A	P	13.10.313(F); 13.10.314(B); 13.10.324(C); 13.11.037; 16.50.095
Outside Coastal Zone	P		
Single family dwelling, >5,000 sf	CUP	CUP	13.10.313(E) On CA, limit of one single-family dwelling per parcel
Dwelling groups (other than agricultural employee housing and caretaker units or accessory dwelling units), subject to dwelling group density standards			13.10.313 16.50.095



<u>USE</u>	<u>PERMIT REQUIRED BY ZONE</u>		<u>REFERENCES AND NOTES</u>
	<u>CA</u>	<u>A</u>	
<u>2-4 units</u>	<u>NA</u>	<u>AUP</u>	
<u>5 or more units</u>	<u>NA</u>	<u>CUP-PC</u>	
<u>Accessory dwelling unit (ADU) or junior ADU located within 100 feet of the primary dwelling</u>	<u>P^A</u>	<u>P</u>	<u>13.10.313; 13.10.681</u> <u>13.11.037; 13.20.107-108</u> <u>16.50.095</u>
<u>Residential accessory structure, habitable* or non-habitable</u>	<u>P^A</u>	<u>P</u>	<u>*Limit of one habitable accessory structure in CA, located within 100 feet of the primary dwelling</u> <u>13.10.313; 13.10.611</u> <u>13.11.037; 16.50.095</u>
<u>Foster homes for seven or fewer children, not including those of the proprietary family</u>	<u>P</u>	<u>P</u>	<u>On CA, allowed only within the main dwelling</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; 16.50.095</u>
<u>Residential care home serving 6 or fewer residents</u>	<u>P</u>	<u>P</u>	<u>In CA, allowed only within the main dwelling</u> <u>13.10.700-R; 16.50.095</u>
<u>Family (child) day care home (must be in conjunction with residential use)</u>	<u>P^A</u>	<u>P^A</u>	<u>Serving up to 14 children</u> <u>13.10.613; 13.10.700-D</u> <u>16.50.095</u>
<u>Home Occupations</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>13.10.616</u>
<u>Visitor Accommodations</u>			
<u>Bed and breakfast inn</u>	<u>CUP^A-PC</u>	<u>CUP</u>	<u>13.10.691; 13.11.037</u> <u>Not allowed on sites with a farmstay use.</u> <u>In CA, allowed only in the main dwelling.</u>
<u>Hosted rental</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>13.10.690</u>
<u>Vacation rentals, new, with 3 or fewer bedrooms and all vacation rental renewals</u>	<u>AUP^A</u>	<u>AUP^A</u>	<u>In CA, allowed only within the main dwelling</u>
<u>Vacation rentals, new, with 4 or more bedrooms</u>	<u>CUP^A</u>	<u>CUP^A</u>	<u>13.10.694</u>



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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)
- 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 SCCC [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 (P Comb.*)
Agricultural activities: crops and livestock			
Agricultural custom work occupations subject to the provisions of SCCC 13.10.638	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 100 square feet per acre on-site** (whichever	-	-	-



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is greater) subject to the provisions of SCCC [13.10.632](#). 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

Up to and including a maximum aggregate of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater)	3	3	3
Greater than an aggregate of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater)	4	4	4
Agricultural service establishments subject to the provisions of SCCC 13.10.633 (see SCCC 13.10.700 A definition)	—	5	—
Apiculture (beekeeping)	P	P	P
Aquaculture and aquacultural facilities	5	5	5
Biomedical livestock operations (subject to SCCC 13.10.647)	5	5	—
Berry and other vine crops	P	P	P
Commercial dairying, subject to the provisions of SCCC 16.22.060	BP3	5	BP3
Field crops, including hay, grain, seed, and turf crops	P	P	P
Livestock raising for food, fiber or animal production, including rabbits and other small animals under 100 per acre	P	P	P
Livestock raising involving hog farming or small animals over 100 per acre, subject to the provisions of SCCC 16.22.060	BP3	5	BP3
Nursery crops limited to open field grown ornamental plants, flowers and Christmas trees	P	P	P
Nursery crops, outdoor container grown, covering an area of one acre or less	P	P	P
Nursery crops, outdoor container grown, covering an area larger than one acre	5	5	5
Orchards, including fruit tree and nut crops	P	P	P
Poultry and other fowl raising, including egg production, under 100 birds per acre (see also “Barn” below)	P	P	P



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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 Employee (Farmworker) Housing (subject to SCCC 13.10.631) ***** ++			
EHA (Employee Housing Act) projects, subject to SCCC 13.10.631 and California Health and Safety Code Section 17008 et seq. and Section 17021.6. EHA projects provide permanent, temporary or seasonal housing for five or more farmworkers (agricultural employees), including the following types as defined in SCCC 13.10.631:			
Employer-Provided Farmworker Housing Project:	-	-	-
• 5 to 36 beds in group quarters designed for single adult farmworkers, or	-	-	-
• 5 to 12 dwelling units, manufactured or mobile homes (MHs), recreational vehicles (RVs), or spaces for MHs or RVs, each designed for occupancy by at least one farmworker and their household.			
Inside the Coastal Zone	P/5	P/5	P/5
Outside the Coastal Zone	P/3	P/3	P/5
Rural Farmworker Housing Project (rural areas only):	-	-	-
• 5 to 36 beds or 5 to 12 units for Seasonal or Temporary Occupancy, or	-	-	-
• up to 12 mobile homes, manufactured homes, travel trailers, RVs for permanent occupancy.	-	-	-
Inside the Coastal Zone	P/5	P/5	P/5
Outside the Coastal Zone	P/3	P/3	P/5
Small Farmworker Housing Project subject to EHA: 1 to 4 dwelling units or mobile homes housing at least 5 farmworkers and licensed by Enforcement Agency, with each unit designed for occupancy by at least 1 farmworker and their household.	-	-	-
Inside the Coastal Zone	P/5	P/5	P/5



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Outside the Coastal Zone	P/3	P/3	P/5
Small Farmworker Housing Project not subject to EHA: 1 to 4 dwelling units housing no more than 4 farmworkers total, and at least one per dwelling unit, subject to SCCG 13.10.631	-	-	-
Inside the Coastal Zone	5	5	5
Outside the Coastal Zone	P/3	P/3	P/5
Affordable Rental Farmworker Housing Project pursuant to Development Reserve and SCCG 13.10.631 (see SCCG 13.10.631 for map of eligible areas)	-	-	-
Inside the Coastal Zone	—	—	—
Outside the Coastal Zone	7	7	7
Streamlined EHA Projects, subject to SCCG 13.10.631 and California Health and Safety Code Section 17008 et seq. and Section 17021.8 . Streamlined EHA Projects provide affordable housing for at least 5 farmworkers, may include up to 36 dwelling units or mobile home/RV spaces, are subject to a 35-year affordability restriction, and qualify for ministerial use approval, as further set forth in Section 17021.8 and SCCG 13.10.631 .	-	-	-
Inside the Coastal Zone	—	—	—
Outside the Coastal Zone	P/3	P/3	P/5
Agricultural Support and Related Facilities			
Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU), subject to the provisions of SCCG 13.10.681	-	-	—
Inside the Coastal Zone	5	BP	—
Outside the Coastal Zone	4	BP	—
Barns, corrals, or pens used for animal husbandry, subject to the provisions of SCCG 16.22.060	BP3	BP3	BP3
Caretaker's quarters, permanent, subject to the provisions of SCCG 13.10.631	5	5	5
Child care homes, small family (must be in conjunction with residential use) (see SCCG 13.10.700 -C definition)	P	P	P



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Commercial boarding of animals, subject to the provisions of SCCG 13.10.641(B)	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 SCCG 13.10.314	-	-	-
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 per parcel, 5,000-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 SCCG 13.10.314 and 13.10.325	5	5	5
Dwelling units, dwelling groups subject to the provisions of SCCG 13.10.313I , 13.10.313(F) and 13.10.314	-	-	-
2—4 units	5	5	5
5—19 units	6	6	6
20+ units	7	7	7
Energy facilities, community, subject to the provisions of SCCG 13.10.661 and 13.10.700-E (definition)	5	5	5
Facilities for fish and wildlife enhancement and preservation	P	P	P
Farmworker housing (see Agricultural Employee (Farmworker) Housing, above)			
Farm outbuildings and other agricultural accessory structures for storage or equipment with or without a single room containing lavatory facilities	BP3	BP3	BP3
Fences, subject to the provisions of SCCG 13.10.525	P/3/5	P/3/5	P/3/5
Fire protection facilities	—	5	—
Flood control works, including channel rectification and alteration; dams, canals and aqueducts of any public water project	5	5	5



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Foster homes for seven or fewer children, not including those of the proprietary family (see SCCC 13.10.700 -F definition)	P	P	P
Foster homes for eight or more children, not including those of the proprietary family (see SCCC 13.10.700 -F definition)	5	5	5
Fuel storage tanks and pumps	BP2	BP2	BP2
Greenhouse structures, as accessory structures, under 500 square feet in area	BP2	BP2	BP2
Greenhouse structures, outside the Coastal Zone, subject to the provisions of SCCC 13.10.636 (A)	-	-	-
500—20,000 square feet	3	4	3
Over 20,000 square feet	4	4	4
Greenhouse structures soil dependent****, inside the Coastal Zone, subject to the provisions of SCCC 13.10.636 (A) and 13.20.073	-	-	-
500—20,000 square feet	3	3	3
Over 20,000 square feet	P/4	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	BP3
Greenhouses, all others in the Coastal Zone	-	-	-
Up to 20,000 square feet	P/5	P/5	P/5
Greater than 20,000 square feet	5	5	5
Greenhouse replacement, reconstruction or structural alteration, pursuant to SCCC 13.10.636 (B) and (C)	BP3	BP3	BP3
Habitable accessory structure when incidental to a residential use and not for agricultural purposes, subject to the provisions of SCCC 13.10.611	BP/4/5	BP/4/5	BP/4/5
Nonhabitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of SCCC 13.10.313 (A) and 13.10.611)	BP/4/5	BP/4/5	BP/4/5
Home occupations subject to the provisions of SCCC 13.10.613	P/5	P/5	P/5



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Hosted rentals, subject to the provisions of SCCC 13.10.690	4P	4P	4P
Kennels, commercial or private, for five or more dogs or cats over the age of four months subject to the provisions of SCCC 13.10.323	5	5	5
Lumber mills	—	5	—
Manufactured home, as a single-family dwelling unit, subject to the provisions of SCCC 13.10.682	-	-	-
Inside the Coastal Zone	5	5	5
Outside the Coastal Zone	BP3	BP3	BP3
Mushroom farms and other agriculture within structures, subject to the provisions of SCCC 13.10.634	-	-	-
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 SCCC 13.10.700 -E definition)	—	5	—
Publicly owned and operated sanitary landfill either by contract or by public forces, subject to the provisions of SCCC 13.10.639	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 SCCC 13.10.635	7	7	7
Reservoirs or ponds	3	3	3
Residential care home serving 6 or fewer residents (see SCCC 13.10.700 -R definition)	P	P	P
Riding academies or public stables, subject to the provisions of SCCC 13.10.641	5	5	5



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Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter 7.42 SCCC and that are located outside the Coastal Zone	—	4	—
Signs in conjunction with principal permitted uses as described in SCCC 13.10.580 (A) and (B)	P	P	P
Signs in conjunction with nonprincipal permitted uses as described in SCCC 13.10.580 (C) and (D)	BP2	BP2	BP2
Stands for the display and sale of agricultural commodities produced on-site**	BP2	BP2	BP2
Vacation rentals, new, with 3 or fewer bedrooms and all vacation rental renewals (subject to SCCC 13.10.694)	4	4	4
Vacation rentals, new, with 4 or more bedrooms (subject to SCCC 13.10.694)	5	5	5
Timber harvesting and associated operations (outside the Coastal Zone only)	P	—	—
Veterinary offices and animal hospitals subject to the provisions of SCCC 13.10.642	5	5	5
Visitor accommodations, such as: bed and breakfast inns (subject to SCCC 13.10.691)	—	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***
Wineries under 1,000 gallons annual production as a home occupation, subject to the provisions of SCCC 13.10.637	P	P	P
Wineries, subject to the provisions of SCCC 13.10.637	-	-	-
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



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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 SCCC 13.10.660 through 13.10.668 , inclusive	5	5	5
Zoos and natural science museums	—	5	—
Cannabis Cultivation (commercial) (subject to SCCC 13.10.650)^F	-	-	—
Indoor cultivation (existing legal structure, other than greenhouse)	P	4*/5	—
Outside Coastal Zone and 1-mile buffer			
<2,000 square feet	3	4*/5	—
>2,000 square feet	5	5	—
Inside Coastal Zone and 1-mile buffer	—	—	—
Greenhouse (existing)			
<20,000 square feet	P	4*/5	—
>20,000 square feet	P	5	—
Greenhouse, replacement, reconstruction or structural alteration, pursuant to SCCC 13.10.636 (B) and (C)	BP3	5	—
Greenhouse (new)			
Outside Coastal Zone and 1-mile buffer			
<2,000 square feet	3	4*/5	—
2,000—20,000 square feet	3/4 ^N	—	—
>20,000 square feet	4	—	—



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Inside Coastal Zone and 1-mile buffer	—	—	—
Outdoor cultivation (including hoop house)			
Outside Coastal Zone and 1-mile buffer	P	4 ^x /5	—
Inside Coastal Zone and 1-mile buffer	P	4 ^x /5	—
Hoop house (new)			
Inside Coastal Zone	—	—	—
Water tank (accessory to cannabis use)	P	3	—
Cannabis Manufacturing (commercial) (subject to SCCC 13.10.650)†			
Classes 1—2****			
Outside Coastal Zone and 1-mile buffer, new or existing legal structure			
0—2,000 square feet			
Over 5-acre parcel	3	3/5 [±]	—
Less than 5-acre parcel	3	5	—
>2,000 square feet			
5-acre or greater parcel	4	4/5 [±]	—
Less than 5-acre parcel	4	5	—
Inside Coastal Zone + 1 mile, existing legal structure			
0—2,000 square feet	3	3/5 [±]	—
>2,000 square feet	5	5	—
Class 3			
Outside Coastal Zone and 1-mile buffer, new or existing legal structure	4	—	—
Inside Coastal Zone +1 mile, existing legal structure			
0—2000 square feet	4	—	—



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>2000 square feet	5	—	—
Cannabis Distribution (subject to SCCC 13.10.650)[‡]			
Class 1 ^{*****}			
Outside Coastal Zone and 1-mile buffer, new or existing legal structure			
<2,000 square feet (new structure)	3	3	—
<2,000 square feet (existing structure)	P	3	—
>2,000 square feet (new structure)	4	5	—
>2,000 square feet (existing legal structure)	P	5	—
Inside Coastal Zone and 1-mile buffer, existing legal structure			
<2,000 square feet	P	3	—
>2,000 square feet	P	5	—
Class 2, existing legal structure			
Outside Coastal Zone and 1-mile buffer	P	—	—
Inside Coastal Zone and 1-mile buffer	P	—	—
Transport Only	P	P	—

[‡]With a license appropriate for zoning classification pursuant to Chapter [7.128](#) SCCC. No new non-retail commercial cannabis structures may be permitted in the Coastal Zone and 1-mile buffer.

[‡]Level 4 approval applies to all use permits where the parcel is adjacent to another parcel zoned PR or a parcel zoned A, AP, RA, RR, R-1, RB, RM, TP, SU which contains a residential structure.

[‡]Level 4 approval applies only to Class CG licensed cultivation activities.

[‡]Level 5 approval required if manufacturing activity involves cannabis imported from offsite or employees (not including the owner).

^{*****}Cannabis manufacturing and distribution uses must be ancillary to on-site commercial cannabis cultivation in the A zone district.

13.10.313 Development standards in agricultural districts.

(A) Site and Structural Dimensions.

(1) ~~General~~: The following site area per dwelling unit, site width, frontage, yard dimensions, and building height limits shall apply to all agricultural zone districts except that maximum height limits and exceptions therefrom for residential structures in all agricultural districts shall be



determined in accordance with the provisions of SCCC 13.10.323 applicable to parcels in the residential zone districts. On legal lots of record less than two and one-half acres in size, all site and structural dimensions of the residential districts as indicated in SCCC 13.10.323 shall apply, based on the pre-existing parcel size.

Table 13.10.313-1: Agricultural Site and Structural Dimensions Charts

Designation	Parcel Size	Width	Frontage	Front Yard
A	Less than 5 acres	100'	60'	20'
A	5 acres or more	300'	100'	20'
CA	(All)	300'	100'	20'
AP	(All)	300'	100'	20'

Designation	Setbacks*:			Maximum Height for **:	
	Front	Side	Rear	Agricultural Structures	Residential Structures
A	20'	20'	20'	40'	28'
A	20'	20'	20'	40'	28'
CA	20'	20'	20'	40'	28'
AP	20'	20'	20'	40'	28'

* For soil-dependent greenhouses, including hoop houses that meet the definition of an agricultural shade structure (SCCC 12.10.315(A)(11)) or those that require a building permit solely because of having mechanical, electrical, or plumbing equipment; the setback from all property lines abutting on or across a street or road from another agriculturally zoned parcel is 10 feet. Where an abutting agriculturally zoned parcel is under common ownership or leasehold, hoop houses may be constructed with a zero (0) foot setback from the side and rear property lines.

**Agricultural windmills and wind machines for crop production are exempt from the height provisions of this chapter.

~~(1) Size and Design of Structures – Exceptions. No residential structure shall be constructed or enlarged which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures associated with the residential use, unless a Level V approval is obtained pursuant to the provisions of SCCC 13.10.325.~~

(B) Distance Between Structures. Incidental and accessory structures may be attached to and have a common wall with a main structure on a site or may be connected with a main structure by a breezeway; provided, that a structure housing livestock shall not be attached to a structure used for human habitation. Where there is more than one structure on a site, the minimum



distance between a structure used for human habitation and another structure shall be 10 feet. The minimum distance between dwelling units shall be 10 feet. The minimum distance between a structure used for human habitation and a structure housing livestock shall be 50 feet.

Exceptions to the minimum distance between structures require approval of a minor exception or variance.

~~I~~—Minimum Parcel Size:

~~(1) A District. The minimum average parcel size in net developable acres for new parcels created in the A Zone District outside the urban services line (USL) shall be within the range of two and one-half to 20 or 10 to 40 acres per dwelling unit and shall be consistent with the requirements of the General Plan, the Local Coastal Program Land Use Plan and Chapter [13.14](#) SCCC pertaining to rural residential density determinations. Land divisions shall not be allowed within the A Zone District on properties within the USL.~~

~~(2) CA District. Parcels within the CA Zone District shall not be divided except for exclusive agricultural purposes pursuant to SCCC 13.10.315.~~

~~(3) AP District. Parcels within the AP Zone District shall not be divided except for exclusive agricultural purposes pursuant to SCCC 13.10.315.~~

~~(4) In the A, CA, or AP Districts, the minimum parcel size for an Affordable Rental Farmworker Housing (ARFH) Project is one acre.~~

~~(D) (C) Buffer Requirements. Nonagricultural uses, involving habitable spaces, structures, and uses involving intensive human activity, including residential development, and commercial or industrial establishments, etc., that are adjacent to parcels zoned Commercial Agriculture (CA) or Agricultural Preserve AP in the CA zone district and/ or on lands designated as Type 1-3 Agricultural Resource Land or farm labor housing located on CA or AP zoned land shall provide a buffer setback in accordance with the provisions of SCCC 16.50.095 and shall otherwise comply with the requirements of that section. Where required to comply with agricultural buffer setback requirements, an ADU may be located more than 100 feet from the main dwelling, with the additional distance from the main dwelling limited to the minimum distance required to meet the buffer setback requirements. Agricultural buffers shall not be required between nonagricultural and commercial agricultural uses on the same parcel unless otherwise specified by the SCCC. For buffer requirements for Farmworker Housing, see SCCC 13.10.631.~~

~~†~~ (D) Dwelling Group Densities.

~~(1) A District. Dwelling groups within the A Agriculture Zone District may be allowed at a density per dwelling unit pursuant to Chapter SCCC 13.14 SCCC pertaining to rural residential density determinations. Agricultural employee housing in accordance with SCCC 13.10.631 is considered an agricultural use for the purpose of calculating density for zoning purposes.~~



~~(2) CA District. Dwelling groups within the CA Commercial Agriculture Zone District may be allowed at a density of 40 gross acres per dwelling unit.~~

~~(3) AP District. Dwelling groups within the AP Agriculture Preserve Zone District may be allowed at a density of 40 gross acres per dwelling, with a maximum of five dwelling units.~~

~~(F) Residential Uses on Coastal Zone Noncommercial Agricultural Land. Building permits for residential uses on parcels designated in the General Plan and Local Coastal Program Land Use Plan as agricultural land use and not as commercial agricultural land shall be issued only upon documentation that:~~

~~(1) Residential use of the parcel will not conflict with on-site or adjacent agricultural activities; and~~

~~(2) The building site has approved agricultural buffer setbacks; and~~

~~(3) The residents and owners of the subject parcel have executed a binding hold harmless covenant with adjacent agricultural operators and owners which shall run with the land and be recorded prior to occupancy.~~

~~The Agricultural Policy Advisory Commission shall make the determination that these conditions have been met.~~

(E) Total development area on CA.

(1) Residential and Agricultural Support Uses.

(a) The total combined development area on Type I-III agricultural soils for residential and agricultural support uses as identified in the Agricultural Uses Chart (excluding access roads) shall not exceed 60,000 square feet or 10% of the gross site area, whichever is larger.

(b) For proposed residential or agricultural support uses that would result a combined development area for residential and agricultural support uses on Type 1-3 soils greater than 35,000 square feet, a Conditional Use Permit and master plan shall be required, and the following findings shall apply:

(i) An alternative sites analysis provided by the applicant and supported by technical studies demonstrates that there are no feasible sites available on the subject parcel or on other parcels owned or leased by the applicant that are located off Type I-3 agricultural land and viable agricultural soils that could accommodate the proposed use; and

(i) There are no feasible alternatives for site design, surfacing materials, or other measures available to accommodate the proposed use that would reduce the total



development area on Type 1-3 soils below 35,000 sq. ft. and substantially reduce impacts to viable agricultural land; and

(ii) Farmable portions on the subject parcel, or farmable areas on other sites owned by the agricultural operator equal or greater in size than the total development area of the subject parcel, have been placed in a permanent agricultural easement to protect the land for future farming use.

(2) Discretionary Community and Public Facility Structures on CA land. For discretionary Community and Public Facility structures allowed in the CA zone district (excluding wastewater treatment plants for the production of recycled water for agricultural irrigation use which are subject to findings provided in SCCC 13.10.643), the following findings shall apply to development areas that exceed 35,000 square feet, in addition to findings required pursuant to SCCC 13.10.314(A)(2)-(3):

(a) There are no feasible alternatives for site design, surfacing materials, or other measures available to accommodate the proposed use that would reduce the total development area on Type 1-3 soils below 35,000 sq. ft. and substantially reduce impacts to viable agricultural land; and

(b) Farmable portions on the subject parcel, or farmable areas on other sites owned by the agricultural operator equal or greater in size than the total development area of the subject parcel, have been placed in a permanent agricultural easement to protect the land for future farming use.*

* The Pajaro River Flood Risk Management Project and other flood control projects for which environmental documentation compliant with CEQA has been prepared are exempt from this finding.

13.10.314 Required special findings for CA and AP uses.

(A) All Nonresidential Conditional Uses. For parcels within the CA Commercial Agriculture and the Agricultural Preserve (-P) Combining AP Agricultural Preserve-Zone Districts, the following special findings must be made in addition to the findings required by Chapter SCCC 18.10 SCCG in order to approve any non-residential discretionary use project listed under SCCC 13.10.312 which that requires a Conditional Use Permit, Level V or higher approval except agricultural uses and agricultural buffer determinations:

(1) That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel (excepting public/quasi-public community facilities of significant benefit to public health, safety, and welfare) and will not reduce, restrict or adversely affect agricultural activities or resources, or the economic viability of commercial agricultural operations, of in the area.



- (2) (a) The use is sited on the property to avoid removing land from production and to preserve agricultural resource soils. If avoidance and preservation is not possible, remove as little land as possible from agricultural production and future production. Technical reports may be required to demonstrate conservation of farmland to the maximum extent feasible.
- (3) (a) That the use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel, or to parcels owned or leased by the operator where so indicated in SCCC 13.10.312(D), Agricultural Uses Chart, or (b) that no other agricultural use is feasible for the parcel, or (c) that the use consists of an interim public use which that does not impair long-term agricultural viability, or (d) consists of a permanent public use that will result in the production of recycled wastewater facility solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of SCCC 13.10.635 13.10.643; or consists of a permanent discretionary community or public facility use as allowed in the Agricultural Uses Chart that the County has determined to be of significant benefit to the public health, safety and welfare, subject to the following additional findings*:
- (i) Loss of commercial agricultural land is mitigated, which may include a permanent agricultural conservation easement on land of at least equal quality and size as partial compensation for the direct loss of agricultural land, mitigations consistent with 13.10.643(D), or other feasible mitigations; and
 - (ii) For public facility uses with a development area greater than 12,000 square feet, an analysis is provided of two alternate sites located off agricultural resource land, identifying why development on these sites is not feasible; and
 - (iii) The public facility use does not significantly degrade air and water quality; and
 - (iv) If located in the Coastal Zone, the public facility use is consistent with the California Coastal Act; and
 - (v) If located on Type 3 agricultural land in the Coastal Zone, the public facility use does not impair agricultural viability through increased assessment costs to other agricultural parcels in the area.*

* The Pajaro River Flood Risk Management Project and other flood control projects for which environmental document compliant with CEQA has been prepared are exempt from findings (i) and (v).

- (3) That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on-site, where applicable, or in the area.



~~(4) That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.~~

(B) Discretionary Residential Uses in the Commercial Agriculture (CA) and Agricultural Preserve (-P) Combining Zone Districts in the Coastal Zone. In the CA or -P zone districts, to establish a residential use requiring a Use Permit or Site Development Permit pursuant to SCCC 13.10.312(D) and 13.11.037, including a single family dwelling. For parcels within the Agricultural (CA) and AP Agricultural Preserve Zone Districts in the Coastal Zone, the following special findings shall be made in addition to those required by Chapter SCCC 18.10 SCCC and subsection (A) of this section in order to approve any discretionary residential use including a single family residence, an accessory dwelling unit, a permanent caretaker's residence, or habitable accessory structure. These findings shall be based upon a review and determination by the decision-maker Agricultural Policy Advisory Commission. These special findings do not apply to the establishment of agricultural employee housing or a caretaker's unit, which are considered agricultural uses (see SCCC 13.10.631 for applicable standards).

(1) That the use will be sited to minimize conflicts with commercial agricultural activities on-site, where applicable, or in the area.

(2) That the use is sited on the property to avoid removing land from production and to preserve agricultural resource soils. If avoidance and preservation is not possible, remove as little land as possible from agricultural production and future production.

(a) Conditions of approval related to the above finding may include one or more of the following: siting the proposed use on the perimeter of good agricultural soils, locating on the least agriculturally viable area of the parcel clustering near existing buildings and/or other site development, utilizing existing site access or locating the development on the site to minimize the total area required for new site access, and minimizing the use of paving materials or other impervious surfacing to that necessary to accommodate the proposed use.

~~(2) That the residential use will meet all the requirements of SCCC 16.50.095 pertaining to agricultural buffer setbacks;~~

(3) That the owners of the parcel have executed binding hold harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to issuance of the use permit.

(4) (1) For the establishment of a single-family dwelling or ADU on a CA parcel in the Coastal Zone, the following additional finding applies: That the parcel is less than one acre in size; or that the parcel has physical constraints (such as adverse topographic, geologic, hydrologic or vegetative conditions) other than size which that preclude commercial agricultural use; or



that the residential use will be ancillary to commercial agricultural use of the parcel based on the fact that either:

- (a) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography and climate of the area; or
- (b) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

(C) ~~Recreational Playfields Outside the Coastal Zone.~~

~~(1) For parcels within the CA Commercial Agricultural and AP Agricultural Preserve Zone Districts, the following special findings must be made in addition to the findings required by Chapter SCCC 18.10 SCCC in order to approve recreational playfields outside the Coastal Zone:~~

- ~~(a) That the use is temporary and will not impair the long-term use of the parcel for commercial agricultural purposes.~~
- ~~(b) That the use does not involve permanent structures or paving; and does not require the extension of urban infrastructure such as water or sewer lines or conflict with LAFCO or Coastal Commission policies. Surfacing of a pedestrian access to meet the requirements of the Americans with Disabilities Act shall not be prohibited by this provision.~~
- ~~(c) That the use will not conflict with commercial agricultural activities on-site, where applicable, or in the area.~~
- ~~(d) That the use will be sited to ~~remove no land from production (or potential production) if any nonfarmable site is available, or if this is not possible, to remove as little land as possible from production.~~~~

~~(2) For parcels within the AP Agricultural Preserve Zone District, the requirements set forth in Government Code Section 51238.1(a) must also be met to approve recreational playfields outside of the Coastal Zone.~~

13.10.315 CA and AP land division criteria.

(A) All Parcels in the CA and AP-Zone District.

~~(1) All parcel land divisions of fewer than 20 lots in the CA or AP-Zone Districts shall ~~be subject to require a public hearing before the Planning Commission, and land divisions of 20 or more lots require a public hearing before the Board of Supervisors, and approval at approval Level VII pursuant to Chapter SCCC 18.10.110 and SCCC 14.01, Subdivision Regulations.~~~~



(2) All proposed ~~parcel~~ land divisions within the CA ~~or~~ AP Zone Districts shall be reviewed by the Agricultural Policy Advisory Commission for a recommendation for approval or denial of the proposed division, and for a determination of the ability to make the special findings required by this section, the potential for conflicts from the proposed division, and where appropriate, the minimum parcel size necessary to allow for economic farming of the parcels.

(3) No ~~parcel~~ land divisions shall be permitted in the CA ~~or~~ AP Zone Districts for the purpose of using the new parcel(s) for nonagricultural uses. Dividing off land which is not usable for agriculture from viable commercial agricultural land is permitted only where the division is for a public purpose, and will not adversely impact commercial agriculture in the area.

(4) Divisions of land not zoned CA ~~or~~ AP from land zoned CA ~~or~~ AP are governed by SCCC 16.50.085.

(B) Type 1 Parcels. (4) The following findings shall be made prior to the approval of any ~~parcel~~ land division in the CA ~~or~~ AP Zone Districts for land designated as Type 1 land pursuant to Chapter SCCC 16.50 SCCC:

(1) That the resulting parcels are not less than 10 arable acres in size, except for the following:

(a) The creation of a new parcel no less than one acre in size for an Affordable Rental Farmworker Housing (ARFH) project pursuant to SCCC 13.10.681 may be allowed on Type 1 or 2 agricultural land when necessary to obtain financing for construction of the project. Such a parcel is not required to be of sufficient size to allow for economic farming, and shall not include a condominium map.

(2) ~~(a)~~ That the ~~use~~ division is for exclusive agricultural ~~use~~ purposes, which includes the creation of a new parcel for an Affordable Rental Farmworker Housing (ARFH) project.

(3) ~~(b)~~ That the proposed parcel sizes will not be detrimental to the economic viability of commercial agricultural operations on said parcels, or on adjoining or nearby parcels.

(4) ~~(c)~~ That the division is necessary for continued commercial agricultural use of the subject parcels. In the event a recorded agricultural preserve (Williamson Act contract), or conservation easement existed prior to January 23, 1979, ~~for a~~ exists on a parcel proposed to be divided under this section, said contract or easement shall constitute evidence of a long-term commitment to continued agricultural use and shall satisfy the requirement for this finding.

(5) ~~(d)~~ That all parcels shall be of sufficient size to allow for economic farming of the parcels for crop types suited to the particular soils in question, except for parcels created solely for the purpose of an Affordable Rental Farmworker Housing (ARFH) project, pursuant to SCCC 13.10.681, which are not subject to this requirement. Technical reports may be required to confirm the crop types that are suited to a particular soil. With respect to parcels



restricted by an Agricultural Preserve Williamson Act contract recorded prior to January 23, 1979, the finding shall be made either that (a) all parcels created shall be of sufficient size to allow for economic farming of the parcels for crop types suited to the particular soils in question, or that (b) the owners of all parcels created have recorded an agreement with the County which that guarantees the original owner the right to continue to use the newly created parcel for exclusive commercial agricultural uses. In no case shall the parcel size be less than 10 arable acres. Land subject to an Agricultural Preserve Williamson Act contract which that is approved for division shall continue to be restricted in the aggregate to the permitted and discretionary uses which would have been available to the original parcel under the agricultural preserve Williamson Act contract had the original parcel remained undivided.

~~(6)(e)~~ That no conflicts with adjacent agricultural operations shall result from the division.

~~(f)~~ That the division is for exclusive agricultural purposes, which includes the creation of a new parcel for an Affordable Rental Farmworker Housing (ARFH) project. A recorded agricultural preserve (Williamson Act) contract existing prior to January 23, 1979, for a parcel proposed to be divided under this section shall constitute evidence of an exclusive agricultural purpose.

~~(2)~~ Agricultural preserve (Williamson Act) contracts shall be recorded, prior to filing final maps, for all parcels created by a division of Type 1A agricultural land.

(C) Type 2 Parcels. The following findings shall be made prior to the approval of any parcel land division in the CA Zone District for land designated as Type 2 land pursuant to Chapter SCCC 16.50-SCCC:

(1) That the resulting parcels are not less than 20 arable acres in size, except for the following:

(a) The creation of a new parcel no less than one acre in size for an ARFH project pursuant to 13.10.681 may be allowed on Type 1 or 2 agricultural land when necessary to obtain financing for construction of the project. Such a parcel is not required to be of sufficient size to allow for economic farming, and shall not include a condominium map.

(2) ~~(1)~~ That the division is for exclusive agricultural purposes, which includes including the creation of a new parcel for an Affordable Rental Farmworker Housing (ARFH) project.

(3) ~~(2)~~ That the division will result in agriculturally viable parcels; in no case shall the parcel size be less than 20 arable acres, except that parcels created solely for the purpose of an Affordable Rental Farmworker Housing (ARFH) project pursuant to SCCC 13.10.681 are subject to a minimum parcel size of one acre.

(4) ~~(3)~~ That no conflicts with adjacent or nearby commercial agricultural uses will result from the division.



(D) Type 3 Parcels. ~~(4)~~ The following findings shall be made prior to the approval of any parcel division in the CA or AP Zone Districts for land designated as Type 3 land pursuant to Chapter SCCC 16.50-SCCG.

(1) ~~(1)~~ That the resulting parcel sizes are not less than 20 arable acres.

(2) ~~(a)~~ That the division is necessary for continued commercial agricultural use of the subject parcels.

(3) ~~(b)~~ That the proposed parcel sizes will not be detrimental to the economic viability of commercial agricultural operations on said parcels, adjoining or nearby parcels.

(4) ~~(c)~~ That the division is exclusively for exclusive agricultural purposes.

(5) ~~(d)~~ That all parcels are of sufficient size to constitute a minimum economic farm unit for three crop types, other than greenhouse agriculture, suited to the soils, topography and climate of the area; ~~in no case shall the parcel size be less than 20 arable acres.~~

(6) ~~(e)~~ That no conflicts with adjacent agricultural operations shall result from the division.

(7) ~~(f)~~ That such division will not create the potential for residential use other than that determined to be ancillary to commercial agriculture pursuant to SCCC 13.10.314(A) and (B).

(8) ~~(g)~~ That such division will not hamper or discourage long-term commercial agricultural operations.

~~(2) An agricultural preserve (Williamson Act) contract and a covenant enforceable by the County to prohibit use of the parcel for nonagricultural purposes shall be recorded on the property title, prior to filing final maps, for each parcel created by said land division.~~

13.10.316 Land division criteria in the Agriculture (A) Zone District.

The minimum average parcel size in net developable acres for new parcels created in the A Zone District outside the urban services line (USL) shall be within the range of 2 ½ to 20 or 10 to 40 acres per dwelling unit and shall be consistent with the requirements of the General Plan/ Local Coastal Program Land Use Plan, SCCC 16.50 pertaining to protection of noncommercial agricultural land, and SCCC 13.14 pertaining to rural residential density determinations.

13.10.317 Minimum parcel sizes for lot line adjustments.

The required minimum parcel sizes for lot line adjustments in the CA and A zoning districts, shall be as follows, based on net site area except as noted:

(A) A District. For parcels with a General Plan designation of Agriculture (AG), parcels shall not be reduced in size below the minimum size in net developable acres provided by SCCC 13.14, Rural Residential Density Determinations. For parcels with a General Plan designation of R-M,



the minimum parcel size shall be 10 acres. For parcels with a General Plan designation of R-R, the minimum parcel size shall be 2.5 acres.

(B) CA District

(1) No parcel designated as Type 1-3 agricultural resource land shall be reduced in size by a lot line adjustment, unless it can be demonstrated that the proposed adjustment will not adversely affect the agricultural viability of agricultural land which is located on the subject parcels or on adjacent parcels. The Planning Director may refer the determination of agricultural viability to the Agricultural Policy Advisory Commission.

(2) Except as provided in subsections (C) and (D) below, in no case shall parcels with both a General Plan designation as Agriculture, and designated, all or in part, as Type 1 Agricultural Resource, be reduced to a net site area of less than 10 arable acres; parcels designated, all or in part, as Type 2 or Type 3 Agricultural Resource, shall not be reduced to a net site area of less than 20 arable acres.

(C) In the A or CA zoning districts, a parcel no less than one acre in size for an Affordable Rental Farmworker Housing (ARFH) project pursuant to SCCC 13.10.631 may be allowed when necessary to obtain financing for construction of the project. Such a parcel shall not include a condominium map.

(D) Exceptions. Minimum parcel sizes for lot line adjustments in the A and CA zoning districts shall not apply, where:

(1) The sole purpose and effect of the lot line adjustment is to remedy a driveway encroachment, or a structural encroachment otherwise lawfully developed where the resulting property line meets the required minimum setback or any approved variance therefrom, in which case APAC review is not required; or,

(2) The lot line adjustment results in an equal exchange of land and each resulting parcel and arable land area are the same size after the lot line adjustment as before; APAC review is still required if the area of arable land is reduced on a parcel, in which case APAC review is not required.

13.10.318 Agricultural Policy Advisory Commission review

Agricultural Policy Advisory Commission (APAC) review, and approval where indicated, shall be required for all of the following development projects having the potential to affect agricultural lands, as designated on the County's Agricultural Resources Map:

(A) Approval of Agricultural Buffer Setback Reduction Permits pursuant to SCCC 16.50.095.

(B) Lot line adjustments to reduce the size or arable area of a CA zoned parcel, as provided by SCCC 13.10.317.



- (C) Applications for residential uses requiring a Use or Site Development Permit on parcels zoned CA in the Coastal Zone pursuant to SCCC 13.10.314(B).
- (D) Land Divisions on lands designated as Agricultural Resources in the County General Plan.
- (E) Amendments to Agricultural Resource Designations.
- (F) Actions to establish, amend, or cancel Williamson Act Contracts.
- (G) Determinations of agricultural viability associated with the conversion of Commercial Agricultural lands (Agricultural Resource Lands) to non-commercial lands, such as a proposal to rezone lands out of the Commercial Agricultural Zone District, or findings of non-viability.
- (H) Any use on Commercial Agricultural Land which requires review by the Planning Commission or Board of Supervisors per SCCC 13.10.312(D).
- (I) Any other project for which APAC review is required pursuant to the Santa Cruz County Code, General Plan, or other applicable regulations.
- (J) Matters referred to the APAC by the Board of Supervisors.

13.10.319 Other standards and conditions for agricultural districts

(G-) Applicability of Other Regulations. Other use and development standards applicable to agricultural zone districts include but are not limited to the following provisions of the are contained in the following sections of Chapter 13.10-SCCC:

Table 13.10.319-1: Other Development Standards Applicable in Agricultural Zone Districts

Development Standards	SCCC
<u>Nonconforming uses and structures</u>	<u>13.10.260, et seq.</u>
General site standards	13.10.510, et seq. <u>13.10.500-600</u>
Minimum parcel sizes	13.10.510(G)
Signs	13.10.580, et seq.
Fences	13.10.525
Trip reduction requirements (development projects for 50 or more employees)	13.10.591
<u>Accessory structures, home occupations, weddings and community events, and temporary uses</u>	<u>13.10.611- 13.10.616</u>
Use of nondevelopable land	13.10.671
Second Accessory dwelling units	13.10.681
<u>Site Development and Design rReview and Site Development</u>	<u>13.11 .040, et seq.</u>



Table 13.10.319-1: Other Development Standards Applicable in Agricultural Zone Districts

Development Standards	SCCC
Parking	13.10.550, et seq-13.16
Coastal Zone Regulations	13.20
<u>Roadway and roadside improvements</u>	<u>15.10</u>
<u>Environmental and resource protection restrictions</u>	<u>Title 16</u>
Agricultural buffers/setbacks	16.50.095