



CHAPTER 13.10 ZONING REGULATIONS

PART VI. REGULATIONS FOR SPECIAL USES

ARTICLE VII. RESIDENTIAL SPECIAL USES

SCCC section 13.10.686 is proposed for removal because per SB 234 (in effect 1/1/2020), large family daycares in any zone district that allows residential uses must be approved ministerially, in the same way as small family daycares. SCCC sections 13.10.681-685 are not shown in this document for brevity, as there are no proposed changes to the content of those sections.

13.10.681 Accessory Dwelling units. [no change]

13.10.682 Permanent occupancy of manufactured homes. [no change]

13.10.683 Temporary occupancy of mobile homes and recreational vehicles. [no change]

13.10.684 Mobile home parks. [no change]

13.10.685 Conversion of transient occupancy recreational vehicle and travel trailer parks to permanent occupancy. [no change]

~~13.10.686 Large family child care homes in nonresidential zone districts.~~

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~~(A)-Purpose. The purpose of this section is to provide for and regulate large family child care homes in order to provide needed child care in a home setting, as well as minimize or prevent potential conflicts between child care and other on-site or adjacent uses.~~

~~(1)-Purpose in Commercial Districts. The purpose of this section in commercial districts is to provide opportunities for large family child care homes to be located in residences with proximity to places of employment.~~

~~(2)-Purpose in Parks, Recreation and Open Space District. The purpose of this section in the parks, recreation and open space districts is to provide opportunities for large family child care homes to be located in residences in proximity to outdoor activities, residential neighborhoods and commercial areas.~~

~~(3)-Purpose in Public and Community Facilities District. The purpose of this section in the public and community facilities district is to provide opportunities for large family child~~



~~care homes to be located in residences in proximity to public facilities, such as schools, and near residential areas.~~

~~(4) Purpose in Timber Production Districts. The purpose of this section in the timber production district is to provide opportunities for large family child care homes to be located in residences on land zoned for timber production consistent with the provisions of SCCC 13.10.375.~~

~~(B) Application Requirements. In those nonresidential zone districts where large family child care homes are allowed in conjunction with a residential use, a Level V use approval is required. Approval of these permits shall be processed in accordance with the provisions of SCCC 18.10.223. Large family child care homes proposed to be located within the Coastal Zone shall require a coastal permit which is also processed at Level V.~~

~~(1) Upon application submittal, the applicant must submit a statement of operation which includes the following information:~~

~~(a) Number of employees.~~

~~(b) Number of children.~~

~~(c) Hours and days of operation.~~

~~(d) Site plan which clearly illustrates the pick-up/drop-off area, on-site circulation and parking spaces.~~

~~(C) Required Findings. Before a development permit (Level V use approval) for a large family child care home can be granted, the general findings for development permits set forth in SCCC 18.10.230(A) and, where applicable, coastal permit findings set forth in SCCC 13.20.110 shall be made in addition to the following findings:~~

~~(1) In Timber Production Districts (TP), the following additional findings shall be made:~~

~~(a) The large family day-care home use does not conflict with the growing and harvesting of sustained yield tree crop and all timber harvesting activities.~~

~~(b) The large family day-care home operation is consistent with SCCC 13.10.375(A)(1).~~

~~(D) Requirements. Before a large family child care home, authorized by a development permit, or, if applicable, a coastal development permit, can commence operation, the following requirements shall be met:~~

~~(1) Location. The large family child care home must be operated in a residence or in the residential portion of a mixed use structure.~~

~~(a) In the commercial zones, the percentage of residential square footage of the structure must comply with SCCC 13.10.332(B).~~



- (b) ~~The large family child care home shall operate in the residential portion of the structure.~~
- (2) ~~Occupancy. The owner or occupant of the residence must be the operator of the large family child care home and must be listed on the State License as the operator. The operator must live at the premises full-time.~~
- (3) ~~Parking. Sufficient on-site parking must be provided for all employees of the large family child care home. Sufficient off-street parking equates to a minimum of one off-street parking space per full-time employee and a minimum of one off-street drop-off/pick-up parking space. Any alternative off-street parking standard must be deemed appropriate by the Zoning Administrator based on site constraints which would otherwise preclude the operation of a large family child care home on the property. Additionally, there shall be sufficient off-street and on-street parking such that the operation of this use will not impede local traffic nor cause traffic congestion during peak drop-off and pick-up periods.~~
- (4) ~~Traffic. Unless found to be unnecessary due to ample drop-off and pick-up areas, a plan for staggering drop-off and pick-up times to minimize traffic shall be submitted and reviewed as part of the application. An operational condition shall require implementation of this traffic control plan.~~
- (5) ~~Agricultural Buffers. Large family child care homes that are located adjacent to agriculturally zoned land (CA, A, AP) shall meet all the requirements of SCCG 16.50.095 pertaining to agricultural buffer setbacks.~~
- (6) ~~Other Conditions. Other conditions deemed appropriate by the approving body may be applied to the development permit of a large family child care home to further the purposes of this section.~~