



CHAPTER 13.10 ZONING REGULATIONS

PART VII. DEFINITIONS

The proposed amendments to SCCC 13.10.700 modernize and simplify definitions, and remove certain definitions that no longer apply in modern times. Additionally, definitions are added for new terms that have been added in the draft amendments to other sections of this code chapter. Explanation is provided for definitions where substantive changes have been made.

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Clarification has been added that the definitions in SCCC 13.10.700 apply only to Chapter 13.10 SCCC. Other parts of the Santa Cruz County Code, such as Title 12 (Building Regulations), Title 14 (Subdivision regulations) and Title 16 (Environmental and Resource Protection) have unique definitions sections applicable to chapters within those titles.

13.10.700 Definitions.

For the purposes of this chapter certain terms used herein are defined as follows:

- (A) All words in the present tense shall include the future tense. All words in the singular number shall include the plural number and all words in the plural number shall include the singular number, unless the natural construction of the wording indicates otherwise. The word “shall” is mandatory and not directory.
- (B) All terms used in this chapter shall be as defined in the General Plan, including the Local Coastal Program Land Use Plan glossaries, except as noted in this chapter.
- (C) The definitions in this section apply only to Chapter SCCC 13.10-SCCG, unless explicitly referenced in other chapters of the SCCC.

In the “A” definitions, several definitions have been added regarding agricultural employee housing; these definitions were already added to SCCC 13.10.631 through a previous amendment, and they are being added to 13.10.700 at this time.

“Agricultural custom work occupations” has been replaced by “agricultural service establishment,” and new definitions for “agri-tourism and education,” “agricultural processing,” “agricultural use – commercial,” “ancillary to agricultural use,” “animal – small,” “animal – large” and “arable land” have been provided to reflect modernization updates to agricultural and animal keeping regulations.



Clarification has been added to the definition of “attic” based on current planning practice and interpretation. “Approving body” has been updated per modern permit processing. “Automobile fueling station” and related definitions have been updated to reflect modern commercial uses described in SCCC 13.10.332.

Definitions for “affected property,” “agricultural caretakers’ mobile home,” and “AP” have been removed as these terms are no longer used in Chapter 13.10 SCCC. “Attached” has also been removed, to resolve confusion between this definition and “attached structure.”

13.10.700-A “A” definitions.

“A” means the Agricultural Zone District (SCCC 13.10.310).

“Abutting, adjoining, adjacent” means touching the subject parcel and not separated from the subject parcel by a road, street, or other property.

“Accessory”: See “Appurtenant use-Use, accessory.”

“Accessory Dwelling Unit” (or “ADU”) means, in compliance with California Government Code Section 65852.2, an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking (area meeting the definition of “Kitchen”), and sanitation. See also Junior Accessory Dwelling Unit, Conversion ADU and New Construction ADU.

“Administrative permit”: See SCCC 18.10.015.

“Administrative use permit”: See SCCC 18.10.015: “Use permit.”:-

“Administrative site development permit”: See SCCC 18.10.015: “Site development permit.”:-

“Affected property” means any property whose buildings, fences, other structures or vegetation interfere with, or is likely in the future to interfere with, the solar access of the existing or proposed solar energy system.

“Affordable housing” means housing capable of purchase or rental by a person with average or below average income, as determined periodically by the U.S. Department of Housing and Urban Development based on the median household income for Santa Cruz County.

“Affordable Rental Farmworker Housing Project,” (“ARFH Project,”) or “Affordable Project” means a subsidized, rent-restricted, multi-family rental housing development of more than 12 units developed by a non-profit housing provider for lower-income farmworker households, pursuant to the Development Reserve established in the General Plan, and subsection (G) of SCCC 13.10.631.



“Agricultural caretakers’ mobile home” means a travel trailer or mobile home maintained as temporary living quarters for persons employed principally for security needs and/or farming and related activities on the parcel on which the unit is located. This use is an accessory use to the main dwelling on the property or in place of the main dwelling.

“Agricultural custom work occupations” means an agricultural support service for hire which is conducted as a secondary or incidental use on a parcel where agriculture is the primary use such as fumigation services, land leveling, irrigation contracting and farm equipment repair.

“Agricultural Employee” means an employee engaged in agriculture, which includes farming in all its branches, including but not limited to the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market, as further defined in California Labor Code §Section 1140.4(b). “Agricultural Employee” also means farm worker, farmworker, or farm laborer. “Agricultural Employee” does not include persons engaged in household domestic service, or certain employees of religious or charitable entities listed in Section 17005(b) and (c) of the California Employee Housing Act. Agricultural Employees earn their primary income through permanent or seasonal agricultural labor.

“Agricultural employee housing”: see “Farmworker housing”.

“Agricultural Employer” means one engaged in an agriculture who employs employees, as further defined in Labor Code Section 1140.4(c).

“Agricultural lands, Types 1, 2, and 3” means agricultural land type designations applied pursuant to a County classified system as established in ~~Chapter 16.50 SCCC~~ (SCCC 16.50.030 and 16.50.040).

“Agricultural Policy Advisory Commission” means an advisory commission created pursuant to ~~Chapter SCCC 16.50 SCCC~~ to advise the Board of Supervisors and Planning Commission on policy matters related to agricultural uses.

“Agricultural preserve” means a contract between a landowner and Santa Cruz County establishing that certain land will be used only for agricultural purposes for a minimum of 10 years. The 10-year period is renewed every year. In recognition of this land use restriction, the landowner may receive preferential taxation on that land.

“Agricultural processing” means the handling, processing, canning, packing, packaging, storing, refrigeration, or shipping of agricultural commodities produced primarily in Santa Cruz County as provided by 13.10.632(B)(1). Does not include processing of animal products, lumber products or non-agricultural commodities. Does not include routine harvesting and related handling activities incidental to agriculture.



“Agricultural service establishment” means a business or service for hire engaged in activities to support agricultural production and marketing, such as application of agricultural chemicals, agricultural grading and land leveling, irrigation contracting, harvesting, -hauling of produce and other agricultural products, farm equipment-/appliance repair, and retail sales of agriculturally-related materiel such as pipes, fertilizer, pesticides and other pest control supplies, farm vehicles and appliances, feed and seed and large scale off-site cold storage facilities. This service d Does not include manufacturing, plant nurseries, or processing.

“Agricultural use” means agricultural activities including but not limited to the cultivation and tilling of soil, dairying, the production, cultivation, growing and harvesting of any agricultural commodity such as viticulture, horticulture, apiculture, the raising of livestock and poultry, agricultural processing, and other practices ancillary to a farming operation such as delivery to storage or market, and delivery to carriers for transport to market, all subject to the policies and regulations, standards and criteria in the General Plan and SCCC.

“Agricultural use, commercial” means agricultural uses conducted as a commercial venture for the purpose of achieving a return on investment.

“Agriculture” means the art or science of cultivating the ground, including the harvesting of crops and the rearing and management of livestock; tillage; husbandry; farming; horticulture.

“Agri-tourism and education” means visitor-oriented services, events, educational activities and attractions with an agricultural theme that are conducted in conjunction with on-site agricultural uses. Such uses include but are not limited to farm dinners, educational activities, classes, workshops, tours, mazes, and petting zoos, and do not include weddings.

“Air strip” means a landing strip for private planes of the property owner, employee, or guest; a noncommercial landing strip.

“Alley”: ~~see SCCC 13.16.020. means a passage or way open to public travel permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.~~

“Allowed Use”: See “Use, allowed.”

“Amusement park” means a site authorized for outdoor recreation consisting of rides, games of skill, and food concessions.

“Ancillary”: ~~See “Use, accessory”, -subsidiary or subordinate” means a use secondary to the main use of a property. It is a use in support of and connected with that main use.~~

“Ancillary to an agricultural use” means a use that is compatible with, secondary to and in support of the main agricultural use of the subject parcel, or where authorized in Zoning Ordinance for the use, to other parcels in the County owned or leased by the same entity for commercial agricultural use.



“Animal raising, family” means the noncommercial raising or maintaining of poultry or other fowl (not including guinea fowl, crowing roosters, turkey gobblers or peacocks) or rabbits, chinchillas, hamsters, guinea pigs or similar small animals. (See also SCCG 13.10.643 for animal keeping in the RA Zone.)

“Animal, large” means a domestic farm animal such as a horse, cow, pig, llama, sheep or goat.

“Animal, small” means fowl or a fur-bearing animal typically raised as outdoor pets or for products such as eggs or meat; includes animals such as poultry, rabbits, or chinchillas;. Does not include household pets such as cats or dogs, hamsters, canaries, and aquarium fish.

“AP” means the Agricultural Preserve Zone District (SCCC 13.10.310).

“Approving body”: See SCCC 18.10.015. means the officer or hearing body which makes the determination decision on applications at each processing level, as defined in SCCC 18.10.112, including the Planning Director, the Zoning Administrator, the Planning Commission and the Board of Supervisors. the Planning Director, Agricultural Policy Advisory Commission, Historic Resources Commission, Zoning Administrator, Planning Commission, Board of Supervisors, or other duly appointed person or group which has been charged with decision-making authority regarding the approval, approval with conditions, or denial of applications for discretionary development permits or approvals. The approving body for legislative matters shall be the Board of Supervisors.

“Appurtenant use”: see “Use, accessory.” means any use accessory to the main use and customarily a part thereof; an appurtenant use is clearly incidental and secondary to the main use and does not change the character of the main use.

“Aquaculture.” Section 30100.2 (California Coastal Act) defines “aquaculture” and states: “Aquaculture” means a form of agriculture as defined in Section 17 of the Fish and Game Code. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit issuing decisions governed by this division.”

“Arable land” means land which is suitable for the cultivation of crops. Such land usually contains soils with a Natural Resources Conservation Service agricultural capability rating of I through IV and slopes of less than 25 percent.

Assessor’s parcel map”: See SCCC 18.10.015.

Assisted Living Facility: See “Residential Care Facility for the Elderly” and “Continuing Care Retirement Community.”

Attached. For purposes of determining the requirement for minimum separation between structures, any two structures shall be considered attached and not required to maintain a minimum separation if they are connected by a continuous roofline which conforms to the architectural style of the structures.



“Attached structure” means a structure joined by a common wall or floor/ceiling assembly to another structure on the same property with a door or stairs providing interior access from one to the other.

“Attic”. For planning and zoning purposes, an attic is space between the underside of the roof framing (rafters or beams that directly support the roof sheathing) and the upperside of the ceiling framing. Attics are not considered a story” (see definition). If any part of an attic is 7 feet 6 inches or higher, then all areas greater than five feet zero inches in height shall count as area for FAR calculations. a non-habitable level between the top story of a building and the underside of the roof framing. An attic is not considered a “story” (see definition).

(1) Allowed features: windows; plywood flooring; unlimited headroom and floor area; one light fixture; water heater and HVAC system along with dedicated outlets as required under the California Building Code; and insulation. If insulation is installed beneath roof rafters, then it must also be installed between the attic and the story below.

(2) Prohibited features: conditioned space; sheetrock; permanent fixed stairs serving the attic area; decks accessed from the attic; electrical outlets other than those required for an HVAC system or water heater; and plumbing fixtures including sinks, toilets and showers.

“Automobile Fueling Station” means a facility limited to retail sales of fuel, motor oil, lubricants and propane and charging electric vehicles. Such establishments may also include the ancillary sale of travel aides, convenience items, minor automobile accessories, prepackaged food items and hot or fountain-type beverages.

“Automobile Repair Shop;” means a A structure or portion thereof where automobiles or parts thereof are overhauled, repaired, rebuilt; or reconditioned, including body and fender work, upholstery service or painting.

“Automobile Service Station;” means an automobile fueling/charging station that provides incidental vehicle repair or tire service. Does not include body repair, painting or upholstery installation. A place where gasoline or other motor fuel, lubricating oil or grease for the operation of automobiles or other vehicles are offered for sale to the public, including lubrication and incidental repairing, maintenance and washing, but excluding body and fender work and painting. No chain conveyor, blower or steam-cleaning device shall be used in connection therewith. (See also Gasoline Station)

“Automotive Specialty Establishment” means a business providing specified services not involving repair, tire services or body work. Examples of automotive specialty establishments include lube, oil change, smog check station, detailing, air conditioning service, batteries, glass installation, sound systems and accessories.

“Automobile Wrecking Yards;”: See “Motor vehicle wrecking yard.”



In the “B” definitions, “basement” was updated to retain the concept of a buried level but remove challenging and confusing calculations associated with the existing definition. “Bed and breakfast inns” was updated to include up to 20 rooms, consistent with SCCC 13.10.692. “Bedroom” was updated to remove pantry and closet exceptions, as these spaces can easily function as bedrooms when over 70 square feet. Definitions related to beer brewing were updated per updates to SCCC 13.10.637. “Building” was updated to align with the CA Health and Safety Code section 18001. “Building site” was updated to include both buildings and mobile or manufactured homes on permanent foundations, which

are not included in the “building” definition. accordingly. “Benefitted property” was removed as this term is no longer used in Chapter 13.11 SCCC.

13.10.700-B “B” definitions.

“Basement”. For planning and zoning purposes, a basement is the space below the bottom of the floor framing (joists or girders that directly support the floor sheathing) and the basement floor. To qualify as a basement no more than 50 percent of the basement exterior perimeter wall area must be below grade and no more than 20 percent of the perimeter exterior wall may exceed five feet six inches above the exterior grade. If any part of a basement is seven feet six inches or higher, then all areas greater than five feet zero inches in height shall count as area for FAR calculations. Basements are not considered as a story. a level below the first story of a structure, with at least 50 percent of the basement exterior perimeter wall area below grade, as measured from both existing and finished grade. No more than one wall of a basement may be completely exposed. Basements can include habitable and/or non-habitable space. Basement ceiling height is measured to the underside of the first story floor framing (joists or girders that directly support the floor sheathing). A basement is not considered a story.

“Bath or massage establishment” means any establishment having a fixed place of business where baths or massages are provided, conducted, carried on, or permitted as a main or primary use.

“Bed and breakfast inn” means a dwelling type of commercial visitor accommodation in which not more than five 20 bedrooms are available for short-term rental not to exceed 30 days, but not including nursing homes or hosted rentals operating with a valid permit.

“Bedroom” means any space in the conditioned (heated) area of a dwelling unit which is 70 square feet and greater in size and which is an exterior room shall be counted as a bedroom, regardless of whether it is entered through a door, unless it is exempted as one of the following:

- (1) Hall;
- (2) Bathroom;
- (3) Kitchen;





- (4) Living room (maximum of one per dwelling unit);
- (5) Dining room (opening off of the kitchen or living room, maximum one per dwelling unit);
- (6) Family room (opening off of the kitchen or living room, maximum one per dwelling unit);
- (7) Breakfast nook (opening off of the kitchen, maximum of one per dwelling unit); or
- ~~(8) —Pantry (maximum of one per dwelling unit);~~
- ~~(9) —Laundry room;~~
- ~~(10) —Closet/dressing room opening off of a bedroom.~~

~~Sewing rooms, dens, offices, studios, lofts, game rooms and any other exterior room 70 square feet and greater in size shall be counted as bedrooms regardless of whether they are entered through a door, unless the room is otherwise exempted.~~

The Planning Director may grant exceptions, if, in ~~his/her~~their discretion, a room cannot, by its design, function as a bedroom.

~~“Benefitted property” means any property whose solar access may be adversely affected by construction or vegetation on the parcel for which a development permit is being requested.~~

“Beer Manufacturing Facility”: See “Brewery.”

~~“Block” means the properties abutting on one side of a street between two intersecting or intercepting streets, or between an intersecting or intercepting street and a railroad right-of-way, unsubdivided land or watercourse.~~

~~“Board” (“BOS”) means the Board of Supervisors of the County of Santa Cruz.~~

“Brewery” means a commercial beer manufacturing facility that produces beer over and above the amount for home consumption, and that is subject to a Type 23 license (Small Beer Manufacturing) or a Type 01 license (Large Beer manufacturing) by the California Department of Alcoholic Beverage Control. A brewery that includes a restaurant is considered a brewpub, subject to the requirements of the applicable zone district. ~~commercial brewing establishment, over and above the amount for home consumption.~~

~~“Brewpub” means a very small brewery beer manufacturing facility producing less than 15,000 barrels a year, which is sold exclusively at a with a restaurant or pub on the premises where beer produced by the manufacturer is served. Additionally, other suppliers’ bottled beer as well as wine is typically may be sold to patrons for consumption on the premises. Beer produced by the manufacturer may also be distributed locally or regionally. Brewpubs are subject to Type 01 or Type 23 licenses by the California Department of Alcoholic Beverage Control.~~

~~“Buffer” means a strip of land separating two distinct land uses, such as residential and commercial or residential and agricultural and which acts to soften or reduce the effect of one land use on~~



another. Buffers may include such measures as landscaping, and/or physical barriers, and distance to produce the softening effect.

“Building” means any wood-frame permanent structure or more-lasting type of construction, having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of any person, or animal, or property, but not including mobile homes (see 13.10.700-M), manufactured homes (see 13.10.700-M), commercial modular as defined in the California Health and Safety Code, or any tent, recreational vehicle, or other non-permanent structure, and not including preconstructed buildings (see definition). A building is a type of “structure” (see definition).

“Building Official” means the person appointed by the Planning Director to head the Permit and Inspection Services Section of the Planning Department.

“Building permit”: See SCCC 18.10.015.

“Building site” means an area of land occupied by or proposed as a location for a building or for a manufactured or mobile home on a permanent foundation.

In the “C” definitions, “child care home, small family” and “child care home, large family” definitions were removed and replaced with “day care home, family” based on updates to state law and associated repeal of SCCC 13.10.686. A definition for “cogeneration” was added as a more specific term that is replacing the “community energy system” line item as an allowed use in various zone districts. “Continuing care retirement community” was added along with other care facility definitions, in alignment with state definitions, to help provide clarity on which types of care facilities are appropriate in various zone districts. The definition of cottage industry was updated as distinct from “hand-made product fabrication and sale”. “Commercial feed lot”, “commission”, “conversion”, “covered area” and “covered porch” are removed as these terms are not used in Chapter 13.10 SCCC. “Community event or fundraiser” was added consistent with updates to SCCC 13.10.614.

13.10.700-C “C” definitions.

“C-1” means the Neighborhood Commercial Zone District (SCCC 13.10.330).

“C-2” means the Community Commercial Zone District (SCCC 13.10.330).

“C-3” means the Workplace Flex Commercial Zone District (SCCC 13.10.330).

“C-4” means the Commercial Services Zone District (SCCC 13.10.330).

“CA” means the Commercial Agricultural Zone District (SCCC 13.10.310).

“Campgrounds” means land or premises which are used or intended to be used, let or rented for temporary occupancy by campers travelling by automobile or otherwise, or for occupancy by tents or similar quarters; tent or recreational vehicles camping parks.



“Camp, organized” means a site having day and/or overnight use facilities for the purpose of conducting a supervised program which provides educational, spiritual, social, or recreational elements, subject to SCCC 13.10.689 and 13.10.692. ~~Group camp.~~

“Cannabis cultivation” means the planting, growing, developing, propagating, harvesting, drying, processing, curing, grading, trimming, packaging, or storage of one or more cannabis plants or any part thereof in any location, indoor or outdoor, including within a fully enclosed and secure building. This definition should be read consistently with the definition for cannabis cultivation set forth in ~~Chapter SCCC 7.128-SCCC~~, to the extent there may be minor differences. Cannabis cultivation is considered by the County of Santa Cruz to be an agricultural activity.

“Cannabis cultivation area” means the sum of the canopy, immature plant growth area and the nursery square footage, as applicable.

“Cannabis distribution” means the activity of transporting cannabis or cannabis products between State licensed cannabis businesses, and any ancillary activity, such as cannabis flower packaging, pre-roll packaging or labeling products, or storage between transport, that is conducted in association with the distribution activity.

“Cannabis manufacture (commercial)” means the production, preparation, propagation, or compounding of manufactured cannabis products either directly or indirectly, or by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, at a fixed location including any storage, packaging, or repackaging of cannabis products in conjunction with manufacture.

“Cannabis nursery” means an operation with a Class N license engaged in activity or activities associated with producing clones, immature plants, and seeds. A cannabis nursery is a type of cultivation activity.

“Cannabis processing” means all activities associated with the drying, curing, grading, trimming, rolling, storing packaging, and labeling of non-manufactured cannabis products. Cannabis processing is a type of cultivation activity.

“Canopy” means the designated area(s) at a licensed premises, except nurseries and processors, that will contain mature cannabis plants at any point in time, as follows:

- (1) Canopy shall be calculated in square feet and measured using clearly identifiable boundaries of all area(s) that will contain mature cannabis plants at any point in time, including all of the space(s) within the boundaries;
- (2) Canopy may be noncontiguous but each unique area included in the total canopy calculation shall be separated by an identifiable boundary that includes, but is not limited to, interior walls, shelves, greenhouse walls, hoop house walls, garden benches, hedgerows, fencing, garden beds, or garden plots; and



(3) If mature cannabis plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.

“Cat” means a domestic cat (*Felis catus*) of either sex, altered or unaltered, that has reached the age of four months.

~~“Child care home, large family” means a dwelling whose occupant provides care, protection, and supervision of between seven and 14 children, at any time, for periods of less than 24 hours a day in accordance with a State license.~~

~~“Child care home, small family” means a dwelling whose occupant provides care, protection, and supervision of up to eight children, at any time, for periods of less than 24 hours a day in accordance with a State license.~~

“Club” means any association or club activity except one whose chief activity is a service customarily carried on as a business.

“Coastal Zone” means that portion of the Coastal Zone, as established by the California Coastal Act of 1976 and as it may subsequently be amended, which lies within the unincorporated area of Santa Cruz County.

“Coastal zone principally permitted use”: See “Use, coastal zone principally permitted”.

“Cogeneration” means an energy system that simultaneously produces electricity and useful thermal energy for use in more than one building; including all storage and transmission facilities associated with the energy system.

~~“Commercial feed lot” means premises on which animals are held or maintained for the purpose of feeding and fattening for market as distinguished from feed yards accessory to the raising of animals in connection with agricultural pursuits.~~

“Commercial visitor accommodations”: see “Visitor accommodations, commercial”.

~~“Commission” means the Planning Commission as appointed by the County Board of Supervisors. See Chapter 2.74 SCCG.~~

“Community Event or Fundraiser” means a not-for-profit event with 100 or more guests of a civic, political, public, or educational nature such as a community dinner, festival or other public gathering, on private residential or agricultural property. Such events may include the collection of fees, donations, or the sale of food or other goods, where the proceeds from the event are provided to a school or nonprofit organization.

“Compatibility analysis” means an analysis, prepared by a certified forester, of the effect of a proposed use on the long-term management of timber resources on the parcel or parcels for which the use is proposed or which could be affected by the proposed use.

“Conditional use permit”: See “Use permit”.



“Conditional site development permit”: See “Site development permit”.

“Congregate care senior housing”: see “Senior rental housing”. means elderly housing with individual living units which provides residents with central management, a minimum of two meals per day in a central dining facility, and transportation services. Congregate care also provides recreational and social activities and facilities. Maid and linen service, sundries, beautician, banking and other similar services may also be made available where they are appurtenant to the congregate care use on the site. Another term used for congregate care housing is life care facility, which is a congregate care development as described above in conjunction with a nursing and medical facility.

“Continuing care retirement community (CCRC)” means a type of Residential Care for the Elderly (RCFE) facility that offers a long-term continuing care contract that provides for housing, residential services, and nursing care, usually in one location, and usually for a resident's lifetime. CCRCs are considered a non-residential land use, as they are care facilities licensed by the CA Dept. of Social Services (DSS), not housing developments, which do not require a license from DSS.

“Conversion” means a change from full-service or the reduction or elimination of any service listed under the definition of “Gas stations, full-service.”

“Conversion ADU” shall mean the conversion of any portion of a legal accessory structure, or any portion of a single-family dwelling, or any garage, for the purpose of creating an accessory dwelling unit (ADU). Conversion ADUs can include demolition and rebuilding of a structure with the same footprint and building envelope. Conversion ADUs can also include additions of up to 150 square feet. Any conversion that exceeds this limit shall be considered a New Construction ADU.

“Corner sight clearance triangle”: See “sight distance triangle”. means a triangular area formed by two lot lines abutting upon a street, alley, or driveway and a line connecting them at points equally distant from their intersection within which, for vehicular and pedestrian visibility and safety purposes, no fence, hedge, landscaping, wall, structure, or material that exceeds three feet in height may be placed.

“Corridor access lot”: see “Lot, corridor access”. means a parcel with access to a street by means of a corridor having frontage and width less than that required by the applicable zone district for the site.

“Cottage industry” means a type of home occupation involving construction and sales of primarily production of food and other hand-crafted products, such as glass blowing and jewelry making. See also: “Hand-made product fabrication and sale”.

“Country club” means a private club having recreation facilities often including a golf course.

“County Design Criteria”: See 13.16.020.

“Countywide Design Guidelines”: See 13.11.030.



"Covered area" means the area below a roof overhang or uncovered deck, where the height to the overhang or projection above is seven feet six inches or more. The first three feet zero inches of a covered area, measured from the exterior wall or the line of support (columns, etc.), is not counted towards gross area determination. Threereafter, covered areas shall be counted at 1.2:1 for gross area calculations.

"Covered porch" is the covered, unenclosed portion over porches, balconies, decks, terraces and patios. A trellis or arbor does not count as a covered porch. The first 140 square feet of covered porch area is not counted. The porch area beyond the 140 square foot allowance shall be counted at a ½:1 ratio for floor area calculations.

"Crop production" means planting, cultivating, growing, harvesting and drying of crops such as vegetables, orchard crops, berries, flowers, field crops (hay, grain, hops, seed, turf), vineyards, and dry land farming. Does not include container crops, hoop houses, hydroponics, mushrooms or other crops grown in structures or nurseries.

"CT" means the Coastal/Tourist Commercial Zone District.



“Day care” definitions were updated to align with state law. “Dining establishment” was added and “drive through uses” was amended to clarify what types of dining is allowed in various zone districts. “Distillery” was added consistent with updates to SCCC 13.10.637.

The definition of “density” was revised to reflect the fact that “gross site area” rather than “net developable site area” would now be used to calculate density on urban properties. The definition was also simplified to remove reference to resources and constraints maps (this is addressed with SCCC chapter 13.14). Overriding minimums were referenced to clarify that overriding minimums apply to both urban and rural parcels. The related definition of “density credit” would be removed; in the urban area, since density would be calculated based on gross site area, there is no longer a need for density credits. In the rural area, removing the density credit would result in a minimal decrease or no change in development potential because slopes, landslide areas, fire areas, sensitive habitats are already accounted for in density calculations in Chapter 13.14 SCCC and elsewhere in the code.

“Developable land” was updated because the list of types of non-developable land was out of date. The updated definition now references Title 16 which is where applicants and staff should look for current information about hazards and natural resource constraints information for development projects. Commercial agricultural land and mineral resource areas were removed from the list because these resources are addressed with overriding minimums and technically development is allowed so it was counterintuitive to include them on “nondevelopable” list. ROW was moved to this definition from the “net developable area” definition in order to keep the full list in one place.

“Dwelling unit” and related definitions were modernized to reflect current residential unit configuration options in alignment with Housing Element update requirements (single-family detached, single-family attached, single-family dwelling groups, duplex, multifamily dwellings).

13.10.700-D “D” definitions.

“Day care center” means a State-licensed commercial facility which provides nonmedical care for children or adults in need of personal services, supervision, or assistance, for periods of less than 24 hours per day.

“Day care home, family” means a dwelling whose in which an occupant provides care, protection, and supervision of ~~not more than 12 disabled or ill children or adults~~ up to 14 children, at any time, for periods of less than 24 hours a day, in accordance with a State license, and which meets the definition and land use regulations for large or small family daycare homes as provided in the California Health and Safety Code.



“Day care home, family” means a dwelling whose occupancy provides care, protection, and supervision of not more than 12 disabled or ill children or adults, at any time, for periods of less than 24 hours a day.

“Density” means the number of permanent residential dwelling units (or their equivalent) or people per acre of land. All densities specified in the General Plan and LCP Land Use Plan with the exception of overriding minimum standards are expressed in net developable acres or net developable square footage per unit. Dwelling units include all residential units having kitchen facilities, including single family homes, mobile homes, and individual townhouse, condominium, and apartment units. When a property is designated on the land use map and on the resources and constraints map for different density standards, consistency with the applicable standards can be met only by satisfying the most restrictive of the requirements for the affected portions of the property. Where a parcel has two different designations on the land use map, consistency with the General Plan and LCP Land Use Plan is met by conforming to the different standards for the different portions of the property. the number of primary dwelling units or the number of people per acre of land or other given land area. Appropriate density ranges are provided for each land use designation in the General Plan and each zone district in the SCCC. Maximum allowed density is calculated as follows:

- (1) Within the USL/RSL, maximum density is based on gross site area, minus any coastal bluffs, beaches, and all land seaward of the mean high tide line of Monterey Bay.
- (2) Outside the USL/RSL, maximum density is based on net developable site area and the rural density matrix, per SCCC Chapter 13.14.
- (3) Maximum density on both urban and rural parcels may be restricted by an overriding minimum lot size based on the presence of resources, as provided in the General Plan and SCCC Title 16.
- (4) Where a parcel has multiple designations on the land use map or multiple zone districts on the zoning map, consistency with the General Plan and LCP is met by conforming to the different density limits for the different portions of the property.
- (5) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count toward density calculations.

“Density bonus” means the allocation of development rights that allow a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable unit(s) pursuant to Chapter SCCC 17.12-SCCG.

“Density credit” means the number of dwelling units allowed to be built on a particular property determined by applying the designated General Plan and LCP Land Use designation density and implementing zone district to the developable portions of the property and to those nondevelopable portions of the property for which credit may be granted (see definition of “Developable land”).



Where credit is allowed for a nondevelopable portion of the property, the dwelling units must be located in the developable portion of the property. The following areas which are not developable land shall be granted density credit for development density:

Outside the USL and RSL:

- (1) Land with slopes between 30 and 50 percent.

Inside the USL and RSL:

- (1) Land with slopes less than 30 percent in the required buffer setback from the top of the arroyo or riparian corridor, up to a maximum of 50 percent of the total area of the property which is outside the riparian corridor.

Countywide Credits. The following areas are subject to special site and/or development criteria and shall be granted full density credit:

- (1) Rare and endangered plant and animal habitats.
- (2) Archaeological sites.
- (3) Critical fire hazard areas.
- (4) Buffer areas established between nonagricultural land uses and commercial agricultural land.
- (5) Landslide areas determined by a geological study to be stable and suitable for development.
- (6) Historic sites.

“Department” means the County Planning Department.

“Depth, front yard” or “depth, parcel” or “depth, site” means the horizontal distance between the front property line or the edge of the road right-of-way and the rear property line of a site measured along a line midway between the side property lines. The depth of a corridor lot shall be measured from the rear line of the corridor.

“Detached structure” means a structure that is freestanding or attached to another structure by a breezeway.

“Developable land” means land which is suitable as a location for structures and which can be improved through normal and conventional means, free of development hazards as defined in SCCC Title 16, and without disruption or significant impact on natural resource areas. The following areas shall not be considered as developable land:

- (1) Land with slope greater than 30 percent and coastal bluffs.
- (2) Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and areas within a 50-foot setback from the top of riparian corridor.



~~(3) Lakes, marshes, sloughs, wetlands, water areas, beaches and areas within the 100-year floodplain.~~

~~(4) Areas of recent or active landslides.~~

~~(5) Land within 50 feet of an active or potentially active fault trace.~~

~~(6) Commercial agricultural land and mineral resource areas.~~

~~(7) Areas subject to inundation as defined by a geologic hazards assessment or full geologic report.~~

(1) Public or private rights-of-way designated for vehicle access.

(2) Lands with slopes greater than 30 percent and geologic hazard areas as described in SCCC 16.10.080.

(3) Riparian corridors and riparian buffer zones as described in SCCC 16.30.040.

(4) Lakes, marshes, sloughs, wetlands, and other sensitive habitats and buffers as described in SCCC Chapter 16.32.

(5) Any other areas unsuitable for development as described in SCCC Title 16.

See also definition of "site area, net developable". The definition of "net developable area" is found in SCCC 13.10.700-N. See definition of "density credit" in this section.

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

"Dining establishment" means a business located in a building that sells food or beverages for immediate consumption. Includes restaurants, coffee shops/cafes, food kiosks, fast food establishments, and specialty food establishments such as bakeries, delicatessens and ice cream shops. Dining establishments may be located within other land uses such as grocery stores and bars.



“Director” means the County Planning Director, or ~~his or her~~their authorized representative, appointed pursuant to law.

“Discretionary permit”: See SCCC 18.10.015.

“Distillery” means a commercial manufacturing facility for the production, packaging, bottling, rectifying, and flavoring of distilled spirits. A distillery is subject to a Type 04 license (Distilled Spirits Manufacturer) or other appropriate license by the California Department of Alcoholic Beverage Control. The distillery may also include administrative offices, marketing, tours, public tasting, wholesale and retail sales of distilled spirits.

“Dog” means a domestic dog (Canis familiaris) of either sex, altered or unaltered, that has reached the age of four months.

“Drive-in uses” means all those facilities where:

- (1) Food, goods or services are dispensed to occupants of automobiles parked in designated spaces without the need to wait in line, including car-service restaurants.
- (2) Nonmechanical maintenance is performed on a vehicle parked in a designated space, usually while a customer remains on the premises, including conveyor type car washes and holding-tank dumping stations.

“Drive-through uses” means any use which provides ~~food, goods, or services~~ to occupants of automobiles at a pick-up station. Drive-through uses at dining establishments are not permitted, including Drive-through fast-food restaurants, drive-through dairy products stores, drive-through banks, and drive-through cleaners.

“Duplex” means a dwelling including two attached dwelling units on one parcel. Duplexes are considered multifamily dwellings in terms of zoning regulations and single family structures under the building code.

“Dwelling” means a one-family dwelling, multiple-family dwelling, or lodging house. For purposes of this definition, automobile trailers, mobile homes, hotels, motels, labor camps, tents, railroad cars, and temporary structures shall not be deemed dwellings, except that a mobile home may be deemed to be a dwelling when it has been authorized to be used for single-family residential purposes by a permit issued pursuant to the provisions of SCCC 13.10.682.

“Dwelling group” means a group of two or more detached ~~or semi-detached one-family or multiple-family dwellings~~ single family dwelling units occupying a parcel of land in one ownership and having any yard or court in common.

“Dwelling, single-family” means a detached building, or a semi detached building sharing one common wall with an adjacent dwelling unit, which contains one dwelling unit.

“Dwelling, single-family - detached” means one dwelling unit with open space on all sides.



“Dwelling, single-family – attached” means one dwelling unit on one parcel of land that is attached to another single-family dwelling unit on another parcel of land by a common wall extending from the foundation to the roof at the property line. Common names for attached single-family dwellings include for-sale townhomes and semi-detached units. A single dwelling unit that is attached to a non-residential structure is considered a single-family dwelling.

“Dwelling, multifamily” means a structure containing more than one attached dwelling unit on the same parcel. Multifamily dwelling types include apartments, rental townhomes, and condominiums.

“Dwelling unit” means a structure for human habitation providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, with the following restrictions: one Kitchen is allowed in each dwelling unit; interior connection shall be maintained throughout the home the structure; and an interior stairway shall be provided between all stories. Automobile trailers, hotels, motels, labor camps, tents, railroad cars, and temporary structures shall not be deemed dwelling units. Primary dwelling units may be associated with “accessory dwelling units (ADUs)” or “junior accessory dwelling units (JADUs)” (see definitions). A primary dwelling units may include one “kitchen” and up to one additional “Efficiency kitchen” (see definitions) in addition to one kitchen. If a primary dwelling unit includes a Junior Accessory Dwelling Unit (JADU), then an additional Efficiency Kitchen outside the JADU is not allowed. A tiny home on wheels, as defined in SCCC 13.10.700-T, may be used as a dwelling unit.

“Dwelling unit, accessory”: See “accessory dwelling unit (ADU)” and “junior accessory dwelling unit (JADU)”.

In the “E” definitions, “energy system, community” was modernized with the “cogeneration” definition. “Electric vehicle charging station” was added to reflect this new land use that is provided in the zone district use charts.

13.10.700-E “E” definitions.

“Efficiency kitchen”: see “Kitchen, efficiency”. means limited kitchen facilities including a sink, a refrigerator, small electric kitchen appliances that do not require electrical service greater than 120 volt, an appropriately sized food preparation counter, and storage cabinets. Full-sized electric, gas, or propane cooking appliances are not allowed in an Efficiency Kitchen.

“Emergency shelter” shall means housing with minimal supportive services for homeless persons that is limited to nighttime occupancy by clients.

Energy Facilities, Renewable. (Reserved).

“Energy facility” means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal or other energy resource; excluding solar energy systems (refer to SCCC 13.10.700-S), wind energy conversion



systems (refer to SCCC 13.10.700-W), and ~~community energy systems~~ cogeneration (refer to 13.10.700-C this section).

~~“Energy system, community” means an energy producing facility which simultaneously produces electricity and useful thermal energy for use in more than one building; including all storage and transmission facilities associated with the community energy system.~~

“Environmental clearance”: See SCCC 18.10.015.

“Electric vehicle charging station” means equipment that connects an electric vehicle to a source of electricity for the purpose of recharging. Electric vehicle charging stations may be stand-alone or co-located with automobile fueling stations.

In the “F” definitions, “family” was removed because this definition is no longer legal due to fair housing law, and the term is no longer used in Chapter 13.10 SCCC. “Farmstay” was added consistent with updates to SCCC 13.10.641.

Floor area and related definitions were updated to simplify and clarify the calculation of gross and net floor area, as well as the calculation of floor area ratio (FAR). There is now one gross floor area calculation, with two calculations (net floor area and habitable floor area) that tier from this definition. FAR is calculated based on gross floor area. The detail provided in these various floor area definitions will allow staff to remove the existing lengthy and complicated administrative interpretation on this topic (FAR-SQFT-DET-DEV). Since the FAR calculation will be based on gross rather than net site area, this will result in slightly higher development potential on urban properties where FAR is a measure of building intensity. Note that net site area as defined in the zoning code is not the same as floor area as defined in the building code, which excludes “unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.” These spaces are included in the zoning code definition because they contribute to bulk and mass of the building and therefore are appropriate to include in the FAR calculation.

Note that the building code excludes “bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas” from habitable space. In the SCCC, habitable floor area is used for calculating farmworker housing dwelling unit and ADU size. For these two

applications we would want to include bedrooms and hallways in the calculation of floor area, so we are keeping the zoning definition different from the building definition.

13.10.700-F “F” definitions.

~~“Family” means one person living alone, or two or more persons related by blood or marriage or a group of not exceeding five persons (excluding servants) who need not be related by blood or~~



marriage, living together as a single housekeeping unit, in a dwelling unit as distinguished from a group occupying a hotel, club, fraternity or sorority house.

"Farmstay-/homestay" means a food and lodging facility operated in the principal residence, second unit, habitable accessory structure or dwelling group of a farm. The host farm meets the definition of a farm in the California Food and Agriculture Code §-Section 52262, and generates its primary farm income through agricultural production. Food service is incidental to the farmstay.

"Farm-worker housing" means Employee Housing for agricultural employees, or any other type of farmworker housing project authorized by SCCC 13.10.631, as further defined therein.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental and technological factors.

"Fence" means any construction of wood, metal, plastic, earth or other materials obstructing the clear view, but not including a structure as defined herein or a hedge.

~~"Floor Area". is that area within the surrounding exterior walls of a building, including the wall thickness and is the total of each story, mezzanine, and basement. Uncovered courtyards, or atriums which are open to the sky above do not count as floor area~~

"Floor area, gross" (or "floor area") means the total horizontal area in square feet on each floor of a structure, but not including the area of inner courts, or shaft enclosures. all covered and enclosed habitable and non-habitable floor area with a floor-to-ceiling height equal to or greater than 7 feet 0 inches, measured from exterior faces of exterior walls. Gross floor area calculations shall consider the following:

- (1) "Covered and enclosed" for the purposes of this calculation means having a roof and four walls.
- (2) In spaces with exposed structural beams, floor-to-ceiling height is measured from the floor to the underside of rafters or beams (not including collar ties).
- (3) In spaces with varying floor-to-ceiling height (such as attics), only portions of the space where floor-to-ceiling height is at least 7 feet 0 inches are counted.
- (4) Residential spaces with ceiling heights greater than 18 feet are counted twice, and greater than 27 feet are counted three times.
- (5) Staircases and elevator shafts are counted in the gross floor area calculation on each story where they occur.
- (6) Gross floor area calculations do not include:
 - (a) Small detached non-habitable accessory structures that do not require a building permit per SCCC 12.10.315(A).



(b) "Underfloor" areas (see definition).

(c) Structural protections above ground level such as eaves, fireplace chases, cantilevered decks, and bay windows.

(d) Exterior staircases (unless covered and enclosed).

"Floor Area, habitable", for the purposes of planning and zoning, means the portion of the gross floor area used for living, sleeping, eating or cooking, and meeting minimum building code requirements for these activities. Habitable floor area shall exclude garages, carports, attics, utility rooms and any other area that is not used for human habitation.

"Floor area, net" means the gross floor area minus storage, hallways, and stairways. the following areas:

(1) "Attics" (see definition);

(2) "Basements" (see definition);

(3) "Mezzanine" levels (see definition);

(4) Non-residential parking structures;

(5) Up to 225 square feet of garage space per single- or multifamily dwelling unit; and

(6) Up to 140 square feet of covered and enclosed front porches.

"Floor area ratio (FAR)" means is the net gross floor area divided by the net gross site area.

"Foster home" means a private home including "foster" family homes and "group homes" licensed by the County Human Services Department of Social Services or the State Division of Social Services in which one or more children under 19 years of age, not related to the proprietary family, are resident on a more or less permanent basis and in which said children participate in normal family relationships with said proprietary family.

"Frontage" means the property line of a site abutting on a street or on the edge of a right-of-way, not including the side line of a corner lot.

In the "G" definitions, "garage" has been updated with clarifications to avoid situations where the garage 225 square footage exception is applied to spaces that are not actually used as garages. "Garage, storage", "full- and self-service gas stations", "GP" and "gross building area" are removed because these terms are not used updated Chapter 13.11 SCCC. "Greenhouse" was added in alignment with agricultural code text in SCCC 13.10.636. "Group quarters" has been added to clarify what is involved with this type of institutional housing as indicated in the zone district use charts.

13.10.700-G "G" definitions.



“Games eEstablishment” means a commercial establishment containing six or more pinball machines, electronic video-screen games, football games, hockey games, skeebowls, or any other similar games or machines for the use of which fees are paid directly into the machines or to an operator.

“Garage” or “carport” means an non-habitable accessory structure or a portion of a main structure, having a permanent roof, and designed for the storage of motor vehicles and large enough to accommodate at least one compact car parking space.

“Garage, storage” means a structure or part thereof used for the storage, parking or servicing of motor vehicles, but not the repair thereof.

“Gardening, family” means the noncommercial raising for family use of vegetables, berries, trees, fruits, vines, grapes, flowers, ornamental trees or shrubs.

“Gasoline station”: means a place where gasoline or other motor fuel, lubricating oil or grease for the operation of automobiles or other vehicles are offered for sale to the public. (See also Automobile Service Station) See Automobile Fueling/Charging Station.

Gas Stations, Full-Service means a gas station which offers all of the following services or products: the provision of gas, air, water, oil, and window washing performed by the station attendant; public restrooms; and the sale and installation of minor auto-related parts such as fan belts, water hoses, windshield wiper blades, tires, transmission oil, brake fluid, and maps.

Gas Stations, Self-Service means a gas station which provides gas, oil, water and air installed by the consumer.

“GH” means the Geologic Hazards Combining District (SCCC 13.10.420).

“GP” means the County General Plan.

“Greenhouse” means a permanent, sunlight-based structure used for production of agricultural crops, either container grown or in-situ (soil based). Does not include temporary shade structures usually comprised of plastic film stretched over a flexible frame, often referred to as hoop houses.

“Group quarters” means, per the US Census, a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers’ dormitories. Group quarters are considered a non-residential land use type, not housing.

“Gross building area” is the sum of all areas (attic, basement, mezzanine, under floor, covered area, covered porch, and floor area) minus their allowed deductions.



“Gross site area”: see “site area, gross”.

In the “H” definitions, “habitable room” and “hatchery, poultry” are removed as these terms are not used in the updated Chapter 13.10 SCCC. “Hand-made fabrication and sale” is added as a definition distinct from “cottage industry.” “Health facility” is defined in order to provide context for skilled nursing facilities and other types of care facilities. “Height” is updated with more detail to reflect nuance of how height is actually calculated in practice, as documented in an existing administrative practice guideline. The “hotel” definition is updated to remove the requirement Removing the requirement for 6 or more rooms, since we are no longer limiting bed and breakfasts to 5 rooms.

13.10.700-H “H” definitions.

“H” means the Affordable Housing Combining Zone District (SCCC 13.10.430).

“Habitable accessory structure” means a detached, subordinate structure, the use of which is appropriate, subordinate and customarily incidental to that of the main structure or the main use of the land and which is located on the same site with the main structure or use and contains ~~some or~~ all of the required amenities and ~~some or all~~ any of the allowed amenities for habitable structures shown in Table 13.10.611-1.

“Habitable floor area” ~~: See “floor area, habitable”.~~ means the square footage of floor area of all stories of a dwelling excluding garage, carport, and accessory structures.

“Habitable room” ~~means a visitor accommodation consisting of any room which can be used for sleeping accommodations, including living rooms, but not including bathrooms and kitchens. A unit over 400 square feet in total square footage, including bathrooms and kitchens, creates a presumption of more than one habitable room.~~

“Hand-made product fabrication and sale” means a commercial business or cooperative “maker” space that is not conducted from a dwelling unit and involves the fabrication and sale of hand-made products. See also “cottage industry”.

“Hatchery, poultry” ~~means any business involving the artificial incubation of fowl but where live poultry over two days of age are not kept on the premises.~~

“Health facility” means any facility, place or building which is organized, maintained and operated for the diagnosis, care and treatment of human illness, physical or mental, including convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which such persons are admitted for a 24-hour stay or longer, per the CA Code of Regulations. Health Facilities, which include clinics, hospitals, skilled nursing facilities (nursing homes), intermediate care facilities, and other types of health facilities, are licensed by the California CA-Department of Public Health and are a non-residential land use.



“Hedge” means a row of closely planted shrubs or low growing trees forming a barrier or boundary.

“Height of structure” is the vertical distance ~~between the existing and finished grade, whichever is lower, from the ground~~ to the uppermost point of the structure. Height at exterior walls is measured from existing or finished grade, whichever is lower. Height within the footprint of a new structure is measured from existing grade. Height within the footprint of an existing structure is measured from a projected line through the building from the grade at the exterior walls. Height limits are specified for each zone district, with special height requirements applying to certain land uses. Certain architectural features may exceed height requirements per SCCC 13.10.510.

“Historic theme park” means a park or commercial amusement establishment, the design and contents of which have a basis in the history of a place or area and which therefore have an educational focus.

“Home occupation” means an accessory use, which is secondary to the primary residential use, for gainful employment involving the manufacture, provision or sale of goods or services performed by a full-time inhabitant of the unit that does not affect the residential character of the property or neighborhood, subject to SCCC 13.10.613. Secondary commercial weddings and similar celebrations, and community events and fundraisers, are not eligible to be permitted as home occupations.

“Hoop house” means an agricultural shade structure as described in SCCC 12.10.315.

“Hosted rental” means a dwelling unit, where a property owner or long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days, subject to SCCC 13.10.690.

“Hostel” means a dormitory style facility for temporary occupancy visitor accommodations.

“Hotel” means a structure or portion thereof with in which there are six or more completely furnished individual guest rooms or suites, which maintains an interior lobby through which tenants must pass to gain access to guest rooms or suites, ~~usually occupied on a transient basis, where lodging providing overnight accommodation with or without meals is provided for compensation and in which more than 60 percent of the guest rooms or suites are without kitchens.~~ Hotels are Type A visitor accommodations subject to SCCC 13.10.689.

In the “I” definitions, “intensification of use, non-residential” has been updated to align with the updated definition provided in new Chapter 13.16 SCCC: Parking and Circulation.

13.10.700-I “I” definitions.

“I” means the Statement of Intention Combining Zone District (SCCC 13.10.440).

“Immature plant” or “immature” means a cannabis plant which has a first true leaf measuring greater than one-half inch long from base to tip (if started from seed) or a mass of roots measuring



greater than one half inch wide at its widest point (if vegetatively propagated), but which is not flowering.

“Immature plant cultivation area” means the specific area on a site where activities associated with producing clones, immature plants, and seeds take place.

“Incidental”: See “Use, accessory”. means any use which is secondary or subordinate to the principal or main use of a property and which clearly does not change the character of the main use. For example, a restaurant or gift shop in a resort (which caters primarily to patrons of the resort).

“Industry, Light”; “Industry, Heavy.” See SCCC 13.10.340, et seq.

“Intensification of Use, Nonresidential:” means aAny change or expansion of a nonresidential use which will result in both a greater than 10 percent increase in vehicle trips and more than 110 new daily vehicle trips. parking need and more than two spaces, or which is determined by the Planning Director likely to result in a significant new or increased impact due to potential traffic generation, noise, smoke, glare, odors, hazardous materials, water use and/or sewage generation, shall be an “intensification of use” for purposes of this chapter.

“Intensification of Use, Residential:” means aAny change to a residential use which results in an increase of its number of bedrooms, as defined in SCCC 13.10.700-B, shall be an “intensification of use” for the purposes of this chapter.

13.10.700-J “J” definitions.

“Junior Accessory Dwelling Unit” (~~or “JADU”~~) means, in compliance with California Government Code Section 65852.22, a residential living area contained within a proposed or existing single-family residence that is no more than 500 square feet in size. JADUs can include additions to an existing structure of no more than 150 square feet. JADUs shall include independent provisions for living, sleeping, eating, and cooking (area meeting the definition of Efficiency Kitchen but not a standard Kitchen), and shared or separate sanitation facilities with the main dwelling unit. See also Accessory Dwelling Unit.

“Junk yard” means a site or portion of a site on which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including used furniture and household equipment yards, used lumber yards and the like, excepting a site on which uses are conducted within a completely enclosed structure and excepting motor vehicle wrecking yards as defined in this chapter. An establishment for the sale, purchase, or storage of used cars or salvaged machinery in operable condition or for the processing of used or salvaged materials as part of a manufacturing operation shall not be deemed a junk yard.



In the “K” definitions, “kitchen, catering” was added to clarify what is allowed in zone districts where this is an allowed use. “Kitchen, efficiency” was moved from “efficiency kitchen” to keep all of the kitchen definitions together; no substantive changes were made.

13.10.700-K “K” definitions.

“Kennel” means any lot, building, structure, enclosure or premises whereupon or wherein are kept five or more dogs, cats or similar small animals over the age of four months in any combination for more than five days, whether such keeping is for pleasure, profit, breeding, or exhibiting and including places where dogs or cats or similar small animals in any combination are boarded, kept for sale or kept for hire.

“Kitchen” means any room or portion of a room used or intended or designed to be used for cooking and/or the preparation of food and containing all of the following: a sink having a drain outlet larger than one and one-half inches in diameter, a refrigerator larger than two and one-half cubic feet, a built-in permanent cooking appliance typically including a full-size gas or 220-volt electric range/oven with a range/hood ventilation system, and space for food preparation and storage. See also Efficiency Kitchen.

“Kitchen, catering” means an area where final food preparations are made and where food is warmed prior to serving. A catering kitchen does not have commercial cooking equipment that would require a hood or fire extinguishing system.

“Kitchen, efficiency” means limited kitchen facilities including a sink, a refrigerator, small electric kitchen appliances that do not require electrical service greater than 120 volt, an appropriately sized food preparation counter, and storage cabinets. Full-sized electric, gas, or propane cooking appliances are not allowed in an Efficiency Kitchen.

In the “L” definitions, definitions for “wet” and “dry” laboratories were added to reflect these modern laboratory applications. “LCP LUP” and “lighting, indirect” were removed as these terms are not used in Chapter 13.10 SCC. “Lighting, interior” were also removed as there is only one use of this term, in reference to emergency shelters, and in that case interior lighting simply means inside a building. “Lodging house” was removed because this term is outdated and is not included in the County’s current visitor accommodation regulations.



“Lot coverage” was updated to be based on gross rather than net site area, with similar exclusions as FAR.

“Lot” definitions were simplified and updated to provide clarification. “Lot line” was simplified, and “lot, corner” and “lot, double frontage” were updated to clarify how the front yard is identified on these lots. “lot, key” and “lot, reverse corner” definitions are no longer needed, as these terms were only previously referenced in SCCC 13.10.611, and that code section has been updated to remove these terms.

13.10.700-L “L” definitions.

“L” means the Historic Landmark Combining Zone District (SCCC 13.10.450).

“Laboratory, biomedical” means any facility that is especially equipped for medical or pharmaceutical experimentation, testing, procedures, research, development, or production, excluding any equipment that is used exclusively for the injection of biological agents, the drawing of blood from animals, or the separation of animal blood into serum and plasma.

“Laboratory, dry” means a facility for making computer simulations or for data analysis, especially by computers.

“Laboratory, wet” means a facility where drugs, chemicals, and other types of biological matter can be analyzed and tested by using various liquids.

“Land division”: See SCCC 18.10.015.

“Landscape area”: See SCCC 13.11.030.

“LCP” means the Local Coastal Program.

“LCP LUP” means the Local Coastal Program Land Use Plan.

“Legislative action”

: See SCCC 18.10.015.

“Lighting, indirect” means lighting shining on but not directly from a building or sign.

“Lighting, interior” means lighting encased in and shining through translucent covering.

“Livestock” means any grazing, browsing or similar equine, porcine, bovine, ovine, or other ruminant, including but not limited to any horse, pony, mule, donkey, pig, hog, cow, ox, sheep, goat, or llama, excepting those prohibited by SCCC Chapter 6.12-SCCC.

“Livestock operation, biomedical” means an agricultural livestock management operation that uses livestock for experimentation or for the production of any biomedical or pharmaceutical product or by-product. A biomedical research facility, as defined by ~~Federal~~ federal or State law, and when physically separated from any biomedical laboratory, may be considered a biomedical livestock operation under this definition.



~~“Lodging house” means a dwelling in which lodging or lodging and meals are provided for compensation for more than three but not more than 15 persons other than members of the resident family excepting a nursing home as defined herein.~~

~~“Lot” means a parcel of land designated on a subdivision final map or parcel map.~~

~~“Lot, corridor access. See “Corridor access lot.” means a parcel with access to a street by means of a corridor having frontage and width less than that required by the applicable zone district for the site. Also known as a “flag lot.”~~

~~“Lot, corner” means a lot bounded by two or more adjacent streets which intersect at an angle of not more than 135 degrees and not less than 45 between 45 and 135 degrees, or a lot bounded by one street that bends at an angle between 45 and 135 degrees. The property owner has one opportunity to choose which yard is front and which yard is side, depending on which configuration causes development on site to be more conforming with site standards.~~

~~“Lot coverage” means the percentage of the lot covered by structures, measured by dividing the horizontal area covered by structures, not including eaves or uncovered cantilevered decks, by the horizontal area of the lot. (See also definition of “Habitable floor area.”). gross site area covered by structures (see definition of “structure”). Lot coverage calculations shall exclude:~~

- ~~(1) Eaves, fireplace chases, cantilevered decks, bay windows, or other structural projections above ground level;~~
- ~~(2) Non-residential parking structures;~~
- ~~(3) Up to 225 square feet of garage space per single- or multifamily dwelling unit; and~~
- ~~(4) Up to 140 square feet of covered and enclosed front porches.~~

~~“Lot, double frontage” means an interior lot having its front and rear property lines abutting on streets, alleys or other rights-of-way to which it has legal access, or a corner lot bounded by two streets intersecting at an angle of less than 45 degrees. Both front and rear property lines on double frontage lots are subject to front yard setback requirements unless otherwise noted in the SCCC.~~

~~“Lot, interior” means a lot other than a corner lot.~~

~~“Lot, key” means the first interior lot to the rear of a reversed corner lot; or a lot between two corner lots.~~

~~“Lot, reversed corner” means a corner lot with three frontages, the side line of which is substantially a continuation of the front property line of the first lot to its rear. Property owner has only one opportunity to choose which yard is front and which yard is side.~~

~~“Lot line, front” means a line separating an interior a lot from another lot or from a street. Front lot lines always separate a lot from a street, or a line separating either the narrower or the wider street~~



frontage of a corner lot from a street, at the option of the owner. Property owner has only one opportunity to choose which yard is front.

In the “M” definitions, “major structural components” was updated to remove provisions specific to nonconforming regulations only; these provisions are incorporated into SCCC 13.10.260.

“Mezzanine” was simplified to remove the delineation between closed and open mezzanine spaces and the associated complex special calculation. The definition retains the provision limiting mezzanines to one third of the space below to align with other jurisdictions (and international building code).

“Microgrid” was added as a more modern and specific term that, along with “cogeneration” serves to replace “community energy system.” “MLD” was removed because this term is not used in Chapter 13.10. SCCC. “Mobile home”, “manufactured home” and related definitions were updated to align with state law. “Motel” was updated to align with the “hotel” definition.

13.10.700-M “M” definitions.

“MP” means mining permit (~~Chapter SCCC 16.54 SCCC~~).

“M-1” means the Light Industrial Zone District (SCCC 13.10.340).

“M-2” means the Heavy Industrial Zone District (SCCC 13.10.340).

“M-3” means the Mineral Extraction Zone District (SCCC 13.10.340).

“Major structural components” means the foundation, floor framing, exterior wall framing and roof framing of a structure. Exterior siding, doors, window glazing, roofing materials, decks, chimneys and interior elements including but not limited to interior walls and sheetrock, insulation, fixtures, and mechanical, electrical and plumbing elements are not considered major structural components. ~~The extent of alterations to major structural components will be calculated in accordance with administrative guidelines adopted by resolution of the Board of Supervisors.~~

“Manufactured home” means, per California Health and Safety Code 18007, a structure that was constructed on or after June 15, 1976, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Section 5401, et seq.). Manufactured homes on foundations are subject to SCCC 13.10.682.

“Massing”: See 13.11.030.

“Matrix system” means a set of specific criteria which determines rural residential densities within General Plan density ranges based on the degree of physical development hazards or constraints



present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of public services and facilities available, and the existing land use pattern in the area. (See Chapter SCCC 13.14 SGGG, Rural Residential Density Determinations.)

“Matrix unit” means a dwelling unit determined and allowed by the rural residential density determination matrix (Chapter SCCC 13.14 SGGG).

“~~Mezzanine or Mezzanine Floor~~”. For planning and zoning purposes, a “mezzanine” is an intermediate floor level (such as a loft) between stories ~~the floor and ceiling of a room, with a maximum floor area equal to that opens into another room so that the floor area of the mezzanine does not exceed one-third of the room area onto which it opens in which it is located.~~ (Adjacent rooms or area which are more than 50 percent open to a mezzanine are considered part of that space). ~~A mezzanine is not considered as to be a “story” (see definition). An intermediate level with a floor area greater~~ If the mezzanine is more than one-third of the room area that it opens onto, then ~~in which it is located it is a “story.”~~ Stairways and intermediate landings are not counted under the “floor area” category as part of mezzanine area. ~~Mezzanines are not considered as a story.~~

“Microbrewery”: See “brewpub”. means a small scale brewery producing less than 15,000 barrels a year primarily intended for local and/or regional consumption, and operated in conjunction with a restaurant or pub.

“Microgrid” means a self-sufficient energy system that serves a small geographic area, such as a college campus, hospital complex, business center, or neighborhood. Within microgrids are one or more kinds of distributed energy such as solar panels, wind turbines, and combined heat & power, that produce its power. The microgrid may be attached to a centralized grid but is also able to function independently.

“Ministerial permit”: See SCCC 18.10.015.

“Minor exception”: See SCCC 18.10.015.

“Minor use permit”: See SCCC 18.10.015: “Use permit.”;

“Minor variation”: See SCCC 18.10.015.

“Minor site development permit”: See SCCC 10.10.015: “Site development permit.”;

“MLD” means minor land division (Chapter 14.01 SCCC).

“Mobile home” means, per California Health and Safety Code Section 18008, a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile homes must meet all the California state standards for mobile homes in effect at the time of



~~construction. a large trailer-type vehicle designed and equipped for human habitation and for being drawn by a motor vehicle usually connected to utilities but not mounted on a permanent foundation.~~

“Mobile home park” means any area or tract of land where two or more mobile home lots are sold, rented, or leased or held out for sale, rent, or lease to accommodate mobile homes, manufactured homes or recreational vehicles used for human habitation. The rental paid for any such mobile home shall be deemed to include rental to the lot it occupies.

“Mobile home sales lot” means a site authorized for the parking and display of unoccupied mobile homes or manufactured homes which are available for sale, rent, or lease; ~~and~~ may include recreational vehicles or travel trailers but does not include commercial vehicles or commercial trailers.

“Motel” means a structure or portion thereof or a group of attached or detached structures containing completely furnished individual guest rooms or suites, usually with garage attached or parking space located in proximity to each unit, and without a lobby through which tenants must pass to gain access to guest rooms or suites. ~~where lodging~~ Overnight accommodation with or without meals is provided for compensation, ~~and in which more than 60 percent of the guest rooms or suites are without kitchens.~~ Motels are Type A visitor accommodations subject to SCCC 13.10.689.

“Motor vehicle wrecking yard” means a site or portion of a site on which the dismantling or wrecking of used vehicles, whether self-propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts, is conducted. The presence on a site of three or more motor vehicles which have not been capable of operating under their own power for 30 days or more, or in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sale, shall constitute prima facie evidence of a motor vehicle wrecking yard.

“Multifamily dwelling”: ~~See “Dwelling, multifamily”. means a structure containing more than one dwelling unit, designed for occupancy or occupied by more than one family, as distinguished from a motel or hotel.~~

In the “N” definitions, “north” was removed as this definition is not needed. Also, the footnote to the “new construction ADU” definition was removed as this footnote is no longer applicable.

13.10.700-N “N” definitions.

“Net developable area”: ~~See “Site area, net developable”. means the portion of a parcel which can be used for density calculations; public or private road rights-of-way and land not developable (see definition of “developable land”) are not included in the net developable area of a parcel.~~



“New construction ADU” shall mean any ADU that does not meet the definition of conversion ADU.* A tiny home on wheels may be used as a new construction ADU.

“Nonconforming structure” means a structure that was lawfully erected prior to adoption, revision or amendment of this chapter but that does not conform with standards for lot coverage, setbacks, height, number of stories, distance between structures, or floor area ratio currently prescribed in the regulations for the zoning district in which the structure is located.

“Nonconforming use” means a use of structure or land that was legally established and maintained prior to the adoption, revision or amendment of this chapter but does not conform to the current use standards, and density standards where applicable, of both the zone district and/or the General Plan/Local Coastal Program land use designation in which the use is located. A nonconforming structure is not a nonconforming use. A legally established use shall not be deemed nonconforming due to the lack of a use permit.

“Non-habitable accessory structure” means a detached, subordinate structure, the use of which is appropriate, subordinate and customarily incidental to that of the main structure or the main use of the land and which is located on the same site with the main structure or use and contains some or all of the required amenities and some or all of the allowed amenities for non-habitable structures shown in Table 13.10.611-1.

“North” means the direction of the terrestrial north pole.

“Nursing home”: See “Skilled nursing facility.” means a structure used for the rooming or boarding of any aged or convalescent person or persons whether ambulatory or nonambulatory, for which a license is required by a County, State or Federal agency. The term “convalescent” is construed to include the mentally ill and the addicted.

* Code reviser’s note: This definition, added by Ordinance 5239, is not currently in effect inside the Coastal Zone.

In the “O” definitions, the definitions for off-street loading and parking are not changing, but are moving to 13.16 with the other transportation/parking related definitions. “Over-height fence certification” was updated to reflect changes to permit procedures.

13.10.700-O “O” definitions.

“O” means the Open Space Easement Combining Zone District (SCCC 13.10.460).

“Offices, administrative or executive” means offices pertaining to the management of office operations or the direction of enterprises but not including merchandising or sales offices.

“Offices, professional” means offices pertaining to the practice of the professions and arts, including but not limited to architecture, dentistry, engineering, law and medicine, but not including the sale



of drugs or prescriptions except as incidental to the principal use and where there is no external evidence of such incidental use.

“Off-street loading berth”: See 13.16.020. means a portion of a site designated for the parking of a vehicle, truck, van, or semitrailer while it is being loaded or unloaded.

“Off-street parking facilities”: See 13.16.020. means a site or a portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas.

“Open space easement contract” means a contract between a landowner and Santa Cruz County to restrict the development of land in return for a property tax reduction or stabilization; the minimum term of the contract is 10 years. The 10-year period is renewed every year. Open space easement contracts required as a condition of a development approval shall be in perpetuity.

“Open space easement dedication” means an irrevocable offer of dedication to the County or other public or private agency acceptable to the County for open space, scenic, or public access or recreation purposes.

“Outdoor advertising structure” means a structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed.

“Over-height fence certification” means ~~an administrative a discretionary approval allowing fence height above the height specified in SCCC 13.10.525(C), subject to the requirements of SCCC 13.10.525(E), and subject to certifying that a fence that does not require approval of a coastal development permit pursuant to SCCC 13.20.060 or 13.20.070, and which is between the maximum height allowed without a development permit and the lowest height for which a Level IV development permit is required pursuant to SCCC 13.10.525(C)(3), meets the purposes of the fence and retaining wall regulations in SCCC 13.10.525(A) and (B).~~

In the “P” definitions, “permitted use” now refers to a land use that is allowed by right, as distinct from “coastal zone principal permitted use” which refers to uses for which a coastal development permit cannot be appealed. The term “principal permitted use” has been removed from the code. “PC”, “procedural amendment” and “public utility service yard” were removed as these terms are not used in Chapter 13.10 SCCC. “Preconstructed buildings” was removed as this definition is not needed distinct from “building”. “Projection area” was removed because this term is no longer needed due to the simplified floor area calculations.

13.10.700-P “P” definitions.

“P” means the Agricultural Preserve Combining Zone District (SCCC 13.10.470).

“PA” means the Professional and Administrative Offices Zone District (SCCC 13.10.330).



“PC” means Planning Commission.

“Permanent room housing unit” means an independent dwelling space intended for long-term (30 days or more) rental occupancy as separate living quarters, with direct access from outside the building or through a common hall, meeting the development standards in SCCC 13.10.427.

“Permit process”: See SCCC 18.10.015.

“Permitted Use”. See “Use, principal-permitted by right.”

“Person” means any individual, firm, association, corporation, partnership, business, trust company; a local public agency to the extent specified in Sections 53090 et seq. of the California Government Code; or the State or a State agency or city when not engaged in a sovereign activity.

“PF” means the Public and Community Facilities Zone District (SCCC 13.10.360).

“Planning Commission” means the Planning Commission as appointed by the Board of Supervisors. See Chapter SCCC 3.05-SCCC.

“Planning Director” (“PD”): See SCCC 18.10.015.

“Podium parking” means an above-ground parking structure enclosed by walls and supporting residential or commercial space overhead.

“Pool cabana” means an accessory structure less than 70 square feet in size used for bathing or changing purposes in conjunction with a swimming pool.

“PR” means the Parks, Recreation and Open Space Zone District (SCCC 13.10.350).

“Preconstructed buildings” means ~~buildings constructed off-site and assembled on-site, not including mobile homes.~~

Principal Permitted Use. See “Use, principal permitted.”

“Procedural amendment” means ~~any amendment to the zoning ordinance which: (1) does not change any property from one zone to another; or (2) does not impose any regulation listed in Section 65850 of the Government Code not theretofore imposed; or (3) does not remove any such regulation theretofore imposed.~~

“Produce market” means a structure and ancillary sales area cumulatively less than or equal to 3,61,800 square feet in total floor area, accessory to on-site agricultural production, used to sell unprocessed fruits, vegetables, nuts and other agricultural commodities produced on the site, along with limited processed foods and non-food items, pursuant to SCCC 13.10.640. A larger produce market may be considered with a CUP.

“Produce sales area, temporary” means structures and/or areas up to 1,600 square feet in size including any outside display area, open up to ninety (90) days per year (consecutive) or longer period of time with approval of an Administrative Use Permit, that is accessory to on-site agricultural



operations and is used to sell only raw, unprocessed fruits, vegetables, nuts, cut flowers and other unprocessed agricultural commodities grown on the site, pursuant to SCCC 13.10.640.

“Produce stand” means structures and/or areas up to 800 square feet in size, including any outside display area, that is accessory to on-site agricultural operations and is used to sell only raw, unprocessed fruits, vegetables, nuts, cut flowers and other agricultural produce grown on the site, pursuant to SCCC 13.10.640. A larger produce stand may be considered with an MUP.

“Project”: See SCCC 18.10.015.

“Projection Area” means the area below a projecting floor, covered deck or other projecting portion of a building, where the height below the projection is 7 feet 6 inches or more. Projection areas below projections which extend more than 3 feet 0 inches from the face of the exterior wall or which with other projections on that side of the building exceed 1/3 of the building length on that side are counted at a 1:1 ratio in their entirety for gross area calculations. Areas below projections that extend less than 3 feet 0 inches in depth or with other projections on that side of the building which do not exceed 1/3 of the length of that side of the building are not counted towards Gross Area calculations.

“Public/quasi-public community facility” means a publicly or privately operated facility that provides essential community services to benefit the public, such as medical services, governmental services, housing/supportive services, library services, educational services, or utilities.

“Public utility service yard” means a site or portion of a site on which a public utility company may store, house and/or service equipment such as service trucks and other trucks and trailers, pumps, spools of wire, pipe conduits, transformers, crossarms, utility poles, or any other material, tools, or supplies necessary for the routine maintenance of utility facilities.

13.10.700-Q “Q” definitions.

Reserved.



In the “R” definitions, “reconstruction” was updated to remove a portion of the definition that only applies to nonconforming structures; this provision is in SCCC 13.10.260. “Recreation rental” was removed because this is an outdated term; the modern term is “vacation rental.”

“Recreational travel trailer” was moved from the definition of “travel trailer” in the existing code and updated to reference state Health and Safety code rather than specific dimensions. Also the word “camper” was removed because a camper is a type of RV. “Recreational vehicle storage lot” was updated to clarify that boats and other similar vessels are also allowed in these lots.

“Registered solar energy system” was removed as this term is not used in the updated Chapter 13.10.SCCC.

The definition of “residential care home” was updated and a definition was added for “residential care facility for the elderly” was added to align with the state definition and provide clarification for the care facility land uses identified in the zone district use charts.

“Rural” has been updated to exclude RSL areas, since per 13.14, the rural density matrix is not applied inside the RSL. Also, the County’s RSL areas are all within census urbanized areas and therefore subject to state laws allowing increased development in those areas.

13.10.700-R “R” definitions.

“R-1” means the Single-Family Residential Zone District (SCCC 13.10.320).

“RA” means the Residential Agricultural Zone District (SCCC 13.10.320).

“RB” means the Ocean Beach Residential Zone District (SCCC 13.10.320).

“Rangeland” means land which is suitable for the grazing of livestock. Such land usually contains soil with a Natural Resources Conservation Service agricultural capability rating of V through VIII and contains vegetation dominated by grasses and herbaceous ground cover.

~~“Reconstruction” means modification or replacement of 65 percent or more of the major structural components (see SCCC 13.10.700-M) of an existing structure within any consecutive five-year period. The extent of alterations to major structural components will be calculated in accordance with administrative guidelines adopted by resolution of the Board of Supervisors.~~

~~“Recreational rental unit” means a dwelling unit used for temporary visitor accommodations pursuant to the County’s uniform transient occupancy tax ordinance (Chapter 4.24 SCCC).~~

“Recreational travel trailer” means a nonpowered portable dwelling designed for temporary occupancy meeting the definition of “travel trailer” in the California Health and Safety Code section 18010, which may be towed on public highways without a special permit; does not include recreational vehicles, motorhomes, or mobile homes.



“Recreational vehicle” means a self-powered portable dwelling, camper, or motor home designed for temporary occupancy, meeting the definition of ‘recreational vehicle’ in the California Health and Safety Code section Section 18010 and not larger than eight feet by 40 feet, which may be driven on public highways without a special permit.

“Recreational vehicle sales lot” means a site authorized for the parking and display of unoccupied recreational vehicles ~~motor homes, campers,~~ or travel trailers which are available for sale, rent, or lease, but not including mobile homes, manufactured homes, commercial vehicles, or commercial trailers.

“Recreational vehicle storage lot” means a site authorized for the storage of privately owned unoccupied travel trailers, campers, ~~and recreational vehicles,~~ boats, and other similar vehicles/vessels, but not mobile homes.

“Recycling facility” is means a facility for the drop-off, buyback, deposit, or return for redemption, of recyclable material. Recyclable material is reusable material including but not limited to aluminum, glass, plastic and paper which is intended for remanufacture or reconstitution for the purpose of using the altered form. A recycling facility consists of a reverse vending machine, collection facility, or processing facility, as defined below. A recycling collection facility may also consist of a facility for the collection of reusable household goods or clothes by a charitable organization such as Salvation Army or Goodwill.

- (1) “Reverse vending machine” is a mechanical device which accepts one or more types of empty beverage containers, including aluminum cans, glass, and plastic bottles, and cartons, and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value.
- (2) “Small collection facility” means a facility for the deposit, buyback, or drop-off of recyclable materials. A small collection facility occupies an area of not more than 650 square feet, is associated with a commercial use, community facility or public facility on the site, and includes:
 - (a) Bins, boxes, cans, kiosk-type units, and/or other containers or receptacles; and/or
 - (b) A properly licensed automobile, truck, trailer, or van.
- (3) “Large Collection/Processing Facility.” A large collection or processing facility occupies more than 650 square feet, may occupy a single site rather than being associated with a commercial use, community facility or public facility use, may utilize a building or other permanent structure, and may conduct processing operations utilizing power-driven sorting or consolidation equipment such as balers, crushers, separators, or bulk reverse vending machines.

“Registered solar energy system” means any solar energy system registered with the County as requesting solar access protection, and in compliance with the conditions for that registration.



“Remodel”: See 13.11.030.

“Residential care facility for the elderly” or (“RCFE)” means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. RCFEs are also referred to as assisted living facilities and board and care facilities. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in an RCFE, if certain conditions are met. RCFEs are considered a non-residential land use, as they are care facilities licensed by the California Department of Social ServicesDSS, not housing developments.

“Residential care home or small family home” means a family residence dwelling unit in which room, board, and nonmedical personal care services including supervision of and assistance with eating, dressing, personal hygiene, daily activity, health maintenance, transportation and protective safeguards for up to seven one or not more than six more adults, not including members of the licensee’s family, are provided, consistent with CaliforniaCA Health and Safety Code 1566.3. The owner or operator of an adult residential care home or small family home is not required to live on site. Any residential care facility for seven or more occupants that is licensed by the State which admits occupants through an admissions agreement or other institutional/health care admissions process, rather than a lease, is a facility, not housing, and is considered a non-residential land use.

“Riparian corridor” means those areas as defined in Chapter 16.30-SCCC 16.30.030, Riparian Corridor and Wetlands Protection, SCCC 16.30.030.

“RM” means the Multifamily Residential Zone District (SCCC 13.10.320).

“RR” means the Rural Residential Zone District (SCCC 13.10.320).

“Rural” means outside the urban or rural services lines.

“Rural services line” or (“RSL)” means a fixed boundary line defining those areas located outside the urban services line which have recognized urban densities which may or may not have full urban services.



In the “S” definitions, a definition of “site development permit” was provided, consistent with the establishment of this new permit type in Titles 13 and 18.

“Site” and related definitions were updated, with revised definitions for “gross,” “net,” and “net developable site area”. Gross site area will now be the basis for density and lot area calculations on urban parcels. This change is proposed for three reasons: (1) to simplify calculations of development potential on urban parcels, (2) to align with density bonus state law which is already based on gross site area, and (3) in order to allow for more development potential on urban lots, while still limiting development location and massing with standards such as setbacks, height, FAR and parking. On rural parcels, density will continue to be based on net developable area, and lot area calculations will continue to be based on net site area. Clarification was added within the net developable site area definition that density credit can be applied for certain geologic areas. This clarification was added to replace the remaining relevant portion of the “density credit” definition which was removed.

“Senior citizen housing development” and “senior rental housing” are modern terms replacing the existing “congregate care senior housing” term in Chapter 13.10 SCCC. A definition of “supportive housing” has also been added, based on wording used in recent legislation AB 2162. This term may be updated further with more legislation related to supportive housing. A definition of “skilled nursing facility” was provided to replace the existing “nursing home” definition, in alignment with state law.

“Sandwich shop” was removed because this business type is now included within the broader definition of “dining establishment.” The information about access roads associated with the existing “secondary” definition is not needed as this term is not used in this way in Chapter 13.10 or 13.16 SCCC. “Servants’ quarters” was removed as this term is outdated and not used in Chapter 13.10 SCCC. “Small animal hospital” and “south” were removed as these terms are not used in Chapter 13.10 SCCC. “Solar access” and “solar energy system” definitions were updated to remove reference to protection of solar access, since Chapter 12.28 SCCC is being removed from the code and these local protections will no longer exist. “Story, first” was removed since with the modified basement definition it would be very unlikely to have a basement without a story above it, so there is not a need for this complicated definition.

13.10.700-S “S” definitions.

“Sandwich shop” includes coffee shops, soda fountains, milk bars, snack bars, carry-out restaurants, and other similar fast-food outlets.

“Second unit”: ~~s~~See definition for “Accessory Dwelling Unit.”



“Secondary”: See “Use, accessory”. means, in reference to a use, not the primary or main use of a property. In reference to an access road, an alternate access road complying with fire hazard road standard specifications.

“Senior citizen housing development” means a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units, and meets the requirements of California Civil Code Section 51.3. A senior citizen housing development may be a multifamily rental housing development, or a for-sale development of condominiums, townhomes or single-family homes.

“Senior rental housing” or “SRH” means a multi-family rental housing development or mobile home park restricted to occupancy by seniors aged 62 and older, pursuant to the California Unruh Civil Rights Act and/or federal Housing for Older Persons Act (HOPA). SRH may have amenities and accessibility features designed for elderly tenants, and is a residential land use. Tenants of SRHs lease their apartments or mobile home spaces through a lease or rental agreement, not an admissions agreement, and have full tenancy rights through State landlord/tenant laws. Supportive services and/or convenience services may or may not be provided on site, but “care” (assistance with activities of daily living) is not provided by the property owner/manager. Individual tenants may obtain their own caregiver or assistance from an outside program if needed. Facilities that provide “care” are considered RCFEs (see definition) and must be licensed by the State. SRH properties may be market-rate, affordable, or mixed-income rental properties or mobile home parks.

“Servants’ quarters” means living accommodations attached to the main building, such quarters having no kitchen facilities and designed for and used by persons regularly employed on the property, and not rented or otherwise used as a separate dwelling.

“Sight distance triangle”: See SCCC 13.10.093.

“Sign” means anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved, or otherwise fastened, affixed or made visible for out-of-door advertising purposes in any manner whatsoever on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. For the purpose of this chapter, the advertising area of only one side of a double-faced sign shall be used in determining the advertising area.

“Sign, appurtenant” means a sign relating only to goods sold or services rendered upon the building site on which said sign is erected or maintained.

“Site” means a parcel or parcels of land, occupied, or to be occupied, by a use or structure(s).

“Site area, gross” means the total horizontal area included within the property lines of a site, except a corridor access portion of an access corridor or lot. Gross site area is used in calculations of floor area ratio and calculations related to density for urban parcels.



“Site area, net” means ~~(1) Outside the urban services line, the total site area less all public or private rights-of-way designated for vehicle access. Net site area is used in calculations related to certain development standards for rural parcels.~~

~~(2) Inside the urban services line, for all coastal bluff-top parcels, the total site area less:~~

~~(a) All public or private rights-of-way designated for vehicle access; and~~

~~(b) Coastal bluff, beaches, and all land seaward of the mean high tide line of Monterey Bay.~~

~~(3) Inside the urban services line, for all parcels located at the toe of a bluff or on the beachfront, the total site area less:~~

~~(a) All public or private rights-of-way designated for vehicle access; and~~

~~(b) All land seaward of the mean high tide line of Monterey Bay.~~

“Site area, net developable” means gross site area minus land not developable (see definition of “developable land”). Net developable site area is used in calculations related to density for rural parcels. Lands with slopes between 30 and 50 percent and landslide areas determined by a geological study to be stable and suitable for development can be credited in density calculations. See “Site area, net” and “Net developable area.”

“Site development permit”: See SCCC 18.10.015. means a discretionary permit authorizing the physical development or improvement of a site. A Conditional Site Development Permit (“CSP”) is considered after public notice and through a required public hearing, and if approval is granted it may be subject to identified conditions of approval. A “Minor Site Development Permit” (“MSP”) does not require public notice or public hearing. An “Administrative Site Development Permit” (“ASP”) requires public notice but does not require a public hearing. Any type of site development permit may granted subject to conditions of approval.

“Site width” means the horizontal distance between the side property lines of a site measured on an alignment parallel to the front property line along the rear line of the required front yard.

“Skilled nursing facility” (or “SNF”) means a health facility or a distinct part of a hospital which provides continuous skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis. It provides 24-hour inpatient care and, as a minimum, includes physician, skilled nursing, dietary, pharmaceutical services and an activity program, per the California CA-Health and Safety Code. SNFs are a type of health care facility (see definition) which require a license from the California CA-Dept. of Public Health (DPH), and are a considered a non-residential land use.

“Small animal hospital” means any premises on which three or more dogs or cats or small animals are maintained for observation or treatment for injury or disease.



“Solar access” means the ability of sunlight to strike a solar energy system. ~~For the purpose of this title, protection of solar access requires locating buildings and trees where their shadows will not obstruct more than 10 percent of the sunlight available to the solar energy system between the hours of 10:00 a.m. and 2:00 p.m., Pacific Standard Time, on December 21st.~~

“Solar energy system” means any solar collector or other solar energy device, or any structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating or for electricity, or as defined in Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time. Glazing facing within 45 degrees of south is protected, under the provisions of this title, as a solar energy system when at least 60 percent of the space heating load for the building is supplied by solar energy.

“South” means the direction of the terrestrial south pole.

“SP” means the Salamander Protection Combining Zone District (SCCC 13.10.480)

“Soil-dependent” means in-situ soils are used as the growing medium, exclusively.

“Story” means, for planning and zoning purposes, that portion of a building included between the upper surface of any floor and the lower surface of the floor or ceiling above. An attic, basement, mezzanine, and ~~or~~ under floor areas does not count as a story ~~stories~~.

“Story, first” means the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than floor feet below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than eight feet below grade, as defined herein, at any point.

“Street”: See SCCC 13.16.020, “Road or Street.” means an existing permanent public or private right-of-way, 40 feet or more in width, which is used as the principal means of access to abutting properties, or any such right-of-way less than 40 feet in width which was physically existing and in use as the principal means of access to abutting property prior to July 1962.

“Street line” means the boundary between a street and abutting property.

“Structure” means anything constructed or erected which requires a location on the ground, including a building, but not including a swimming pool, a fence, or a wall used as a fence (including retaining walls), or a deck less than 18 inches in height.

“Structure, accessory” means a detached, subordinate structure, or a subordinate structure attached to a main structure by a breezeway, the use of which is appropriate, subordinate and customarily incidental to that of the main structure or the main use of the land and which is located on the same site with the main structure or use.



“Structure, main” means a structure housing the principal use of a site or functioning as the principal use.

“Structural walls” means any bearing wall of a building.

“SU” means the Special Use Zone District (SCCC 13.10.380).

“Subordinate Use.” See definition of “~~Appurtenant use~~ Use, accessory.”

“Supportive housing” means affordable rental housing with intensive services promoting housing stability.

In the “T” definitions, “TH” and “temporary occupancy, limited” and “unlimited” were removed as these terms are not used in the updated Chapter 13.10 SCCC. “Tourist service” definition was added to clarify what is meant by this land use in the zone district use charts.

13.10.700-T “T” definitions.

“TH” means timber harvesting permit (Chapter 16.52 SCCC).

“Temporary occupancy, limited (in an organized camp or conference center)” means sleeping facilities for participants (temporary occupants) which have time restrictions as to use.

“Temporary occupancy, unlimited (in an organized camp or conference center)” means sleeping facilities for participants (temporary occupants) which have no time restrictions as to use (i.e., they may be scheduled full time).

“Temporary relocation” means a temporary relocation of a use for a period not to exceed 18 months by reason of a natural disaster for which a local emergency has been declared by the Board of Supervisors.

“Temporary use or structure” means a use or structure that is allowed to occur on a site for a limited time, subject to applicable regulations for temporary uses and structures, required permits, and site-specific permit conditions.

“Timber” means trees of any species suitable for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, but not including nursery stock.

“Timberland” means privately owned land, or land acquired for State forest purposes, which is devoted to and used for growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

“Timber management plan” means a written plan for the development and utilization of timber resources and compatible uses which ~~assures~~ ensures the continued viability of the timberland, and which includes reasonable rotation and cutting cycle date.



“Time-share visitor accommodations” means visitor accommodations facilities in which the ownership interest in individual units is divided in time. Time-share visitor accommodations units commonly are sold by the week for up to a maximum of 51 weeks per year, subject to SCCC 13.10.693.

“Tiny home on wheels” (THOW) means; an independent dwelling unit, maximum 400 gross square feet, excluding loft area space if that loft area space meets the requirements of Government Code Section 18009.3(b) and Section 18033 and maximum 14 feet in width at the maximum horizontal projection. It provides complete independent living facilities for one or more persons and is built upon a single chassis and is towable by a hitch mechanism and cannot move under its own power. It may only be transported upon the public highway with permit issued pursuant to Vehicle Code Section 35780.

“Tourist service” means a business selling tickets and/or providing information to visitors.

“Town plan” means a plan adopted in conformance with the County General Plan which is applicable to a specific area that requires a detailed planning effort.

“Town plan area” means an area within the unincorporated area that has been subject to a more detailed, area-specific planning than is normally part of an overall General Plan update, and where a design framework, area plan, village plan, or specific plan has been adopted by the Board of Supervisors and incorporated into the County General Plan.

“TP” means the Timberland Preserve Zone District (SCCC 13.10.370).

“Trailer park” means a site authorized for the temporary parking of privately owned, occupied travel trailers, campers, and recreational vehicles, but not mobile homes.

“Travel trailer”: See “Recreational travel trailer.” means a nonpowered portable dwelling designed for temporary occupancy and not larger than eight feet by 40 feet, which may be towed on public highways without a special permit; does not include campers, recreational vehicles, motorhomes, or mobile homes.

In the “U” definitions, “U” is removed as use approvals have been replaced by use permits. A definition of “use permit” is provided consistent with the establishment of this new permit type in Titles 13 and 18. “Underfloor” was updated to clarify that the space must be non-habitable, and to add other specific attributes of the space. “User day” was removed as this is a term that is being removed from commercial visitor accommodation occupancy calculations. “Urban” has been updated to include both the USL and RSL, consistent with update to the “rural” definition. A definition of “urban services line” has been provided, since this is an important term used throughout Chapter 13.10 SCCC.

13.10.700-U “U” definitions.



“U” means use approval (SCCC 13.10.220)

“Under Floor.” For planning and zoning purposes, under floor an underfloor is the a non-habitable space between the underside of the first story floor framing (joists or girders that directly support the floor sheathing) and the grade below. An underfloor is not considered a “story” (see definition). To qualify as under floor-underfloor, the space may be used for storage but cannot have a finished floor, insulation, or conditioned space, and there must be no stairway access to the underfloor area. If any point of the under floor is 7 feet 6 inches or more in height, then all the area in the under floor that is 5 feet 0 inches or more in height shall count as area for the Floor Area calculations. Under floors are not considered as a story.

“Unobstructed sunlight” means energy from the sun which is not blocked by any visible matter or structure and which is devoid of shadows.

“Urban” means inside the urban or rural services lines.

“Urban agriculture” means the practice of cultivating food in or around urban areas, generally at a scale larger than a single residential parcel. Urban agriculture includes a range of food growing practices, such as community gardens; school gardens on school property; urban farms where food is grown for commercial sale; and animal keeping for eggs, milk, and meat.

“Urban services line (USL)” means a fixed boundary line defining those areas planned to accommodate urban densities of development with urban services.

“Usable open space” means an outdoor area which is required under SCCC 13.10.323(F) to be available for use by occupants of a multiple multifamily dwelling unit.

“Use” means the purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered or enlarged or for which either a site or a structure is or may be occupied or maintained.

“Use, accessory” means a use subordinate to any main use and customarily a part thereof, which use is clearly incidental and secondary to the main use and which does not change the character thereof.

“Use, allowed” means any use which may take place in a particular zone district.

“Use Permit”: See SCCC 18.10.015. means a discretionary permit which authorizes uses of land on a site that are not permitted by right within the zoning district and rules that apply to the site. A “Conditional Use Permit” (“CUP”) is considered after public notice and through a required public hearing, and if approval is granted it is usually subject to identified conditions of approval. A “Minor Use Permit” (“MUP”) does not require public notice or public hearing. An “Administrative Use Permit” (“AUP”) requires public notice but does not require a public hearing. Any type of use permit may be granted subject to conditions of approval.



“Use, permitted by right” means a use which may take place in a particular zone district without a use permit.

“Use, coastal zone principal permitted” means a use allowed in the basic zone district, the approval of which is not appealable to the Coastal Commission except in the geographic areas and certain cases specified in ~~Chapter~~ SCCC 13.20 SCCC.

~~“User day” means one participant for one day, including overnight, except in the case of specified day use only occupancy.~~

In the “V” definitions, “V” and “video game establishment” have been removed as these terms are not used in Chapter 13.10 SCCC. “Visitor accommodations” has been updated to “visitor accommodations, commercial” and the provisions of this definition have been updated consistent with new section SCCC 13.10.689.

13.10.700-V “V” definitions.

“V” means variance (SCCC 13.10.230).

“VA” means the Visitor Accommodations Zone District (SCCC 13.10.330).

“Vacation rental” means a single-family dwelling unit, duplex, or triplex (including condominium and townhouse units, but not including apartments or manufactured homes in a mobile home park), where the owner/operator/contact person/agent does not live in the dwelling unit while it is rented for use as a vacation rental and no one but the renter of the vacation rental dwelling and guests of the renter live in the dwelling unit while it is rented for use as a vacation rental and the entire dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days other than (1) ongoing month-to-month tenancy granted to the same renter for the same unit, (2) one less-than-30-day period per year, or (3) a house exchange for which there is no payment. Where there are multiple dwelling units on a site, the owner/operator/contact person/agent may live in one of the dwellings that is not being used as a vacation rental. Renting of individual rooms does not constitute use of a dwelling unit as a vacation rental. Habitable accessory structures, non-habitable accessory structures, second units constructed under the provisions of SCCC 13.10.681, 13.20.107, or 13.20.108, and legally restricted affordable housing units shall not be used as vacation rentals.

“Variance: See SCCC 18.10.015.

“Vegetation” means all plant life.

~~Video Game Establishment. Any commercial establishment having 6 or more video games.~~

“Village”: See SCCC 13.11.030.



“Visitor accommodations, commercial Types A and B” means commercial visitor serving facilities for overnight or extended stay use, such as hotels, motels, horizontal hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and appurtenant uses. short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include agricultural farmstays (see SCCC 13.10.641) or short-term residential rentals (see SCCC 13.10.690 for “hosted rentals” or 13.10.694 for “vacation rentals”).

Type A = lodging house/motel/hotel/inn/horizontal hotel.

Type B = camping, group quarters, hostel, RV parks, where designated.

- (1) “Type A visitor accommodations” means hotels, motels and bed and breakfast inns (subject to 13.10.691) with an individual room or cabin for each customer.
- (2) “Type B visitor accommodations” means camps, campgrounds, and group quarters/dormitory-style visitor accommodations, including RV or tent campgrounds, hostels, and visitor accommodations associated with organized camps and conference centers (subject to SCCC 13.10.692).

“Visitor accommodations (VA) unit” means a visitor serving unit not exceeding four rooms, one of which is a bathroom, and one of which may be a kitchen or an additional bathroom, and not exceeding 600 square feet overall. A studio with bath and kitchenette counts as three-quarters unit. commercial visitor accommodation room, cabin or suite. VA units can include kitchens and bathrooms.

In the “W” definitions, “winery” has been updated consistent with updated code section SCCC 13.10.637.

13.10.700-W “W” definitions.

“Winery” means structures, facilities, and equipment used for the production of more than 200 gallons of wine per year. “The production of wine” means the conversion of grapes, berries, or other fruit into wine, including fermentation and bottling. May include crushing of fruit, storage of bulk or bottled wine made on the premises, and related activities where permitted. a facility for the production and sale of wine from fruit or fruit juices through fermentation that is subject to a Type 02 license by the California Department of Alcoholic Beverage Control. Wineries shall be entitled to all uses and activities provided under the Type 02 licenses and may also include ancillary distilling of wine to produce brandy or a similar distilled spirit. Such facilities may include related storage, blending and bottling activities, administrative offices, wholesale and retail sales of wine, marketing-related activities including, public tastings, classes and tours, and outdoor areas for picnics, gatherings and other activities incidental to wine tasting. Incidental sale of marketing products and accessories related to the winery’s brand identity, wine drinking, food pairing, local agriculture and local history are also permitted.



“Wind energy conversion system” means a machine that converts the kinetic energy in the wind into a usable form (commonly known as a wind turbine or windmill). The WECS includes all parts of the system except the tower and the transmission equipment.

13.10.700-X “X” definitions.

Reserved.

13.10.700-Y “Y” definitions.

“Yard” means a required setback space adjacent to a front, side, or rear property line or right-of-way, within which no structure may be built.

“Yard, front” means a yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the front property line or the inside edge of a right-of-way and a line parallel thereto on the site.

“Yard, rear” means a yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site.

“Yard, side” means a yard extending from the rear line of the required front yard, or from the front property line of a site where no front yard is required, to the front line of the required rear yard, or the rear property line of the site where no rear yard is required, the depth of which is the minimum horizontal distance between the side property line and a line parallel thereto on the site.

In the “Z” definitions, a definition of “zoning clearance” has been added which is proposed to replace the current Level 1-2 review. More information about zoning clearances is provided in Chapter 18.10 SCCC.

13.10.700-Z “Z” definitions.

Reserved.

“Zoning Administrator” (or “ZA”): See SCCC 18.10.015.

“Zoning Clearance” (or “ZC”): See SCCC 18.10.015. ~~means an administrative, ministerial review conducted by Planning staff to confirm that an existing or proposed use or development on a property conforms with applicable requirements of the Santa Cruz County zoning ordinance, and that a discretionary permit is not required. Zoning clearances include review of terms and conditions of any previously approved discretionary approvals on a parcel. Zoning clearance reviews shall not include routing to other agencies for review.~~