



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

May 4, 2005

AGENDA DATE: May 19, 2005
AGENDA ITEM # 9

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

SUBJECT: Continued Hearing on Large **Family** Child Care Homes

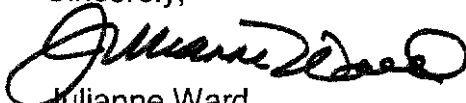
Dear Commissioners:

At your April meeting, you held a public hearing concerning locating Large Family Child Care Homes in agricultural zones. At that hearing, your Commission decided to continue the hearing to your May 2005 agenda to allow Commissioners time to consider the issue and return for further discussion.

As part of the action from the April meeting, your Commission requested that staff provide a list of allowed uses in both the residential zones and agricultural zones. The Uses Charts from the County Code for these zones is included as Exhibit A.

Additionally, the draft ordinance to allow Large Family Child Care Homes is attached to this letter in a more legible form as Exhibit B.

Sincerely,


Julianne Ward
Policy Analysis

Exhibits:

- A. Residential and Agricultural Uses Chart
- B. Draft Ordinance

cc: Child Care Planning Council
Susun Gallery
Jonathan Wittwer

- "RA": single-family residential and agricultural (rural)
 "RR": single-family residential (rural)
 "R-1": single-family residential (urban, rural)
 "RB": single-family residential (oceanfront, urban)
 "RM": multiple-family residential (urban) including appurtenant accessory uses and structures

(2) Principal permitted uses are all denoted uses requiring a Level IV or lower Approval or as otherwise denoted with the letter "P" in the footnotes to the Residential Uses Chart in subsection (b) of this section. In the Coastal Zone, actions to approve other than permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone Permits, and in some cases, as provided in Chapter 13.20, any development is appealable.

(b) Allowed Uses.

(1) The uses allowed in the residential districts shall be as provided in the following Residential Uses Chart

below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level," required for each use in each of the residential zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 Permit and Approval Procedures. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

(2) Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Residential zone districts.

RESIDENTIAL USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
 P = Principal permitted use (see Section 13.10.312(a)); no use approval necessary if "P" appears done
 1 = Approval Level I (administrative, no plans required)
 2 = Approval Level II (administrative, plans required)
 3 = Approval Level III (administrative, field visit required)
 4 = Approval Level IV (administrative, public notice required)
 5 = Approval Level V (public hearing by Zoning Administrator required)
 6 = Approval Level VI (public hearing by Planning Commission required)
 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required).
 - = Use not allowed in this zone district
 * = Level IV for projects of less than 2,000 square feet
 = Level V for projects of 2,000 to 20,000 square feet
 ** = Level VI for projects of 20,000 square feet and larger
 ** = Second Units located within the Coastal Zone and not excludable under Section 13.20.071 requires a Coastal Permit which is processed pursuant to Section 13.10.681.
 BP = Building Permit Only

USE

Rh RR R-1 RB RM

Accessory structures and uses, including:

One Accessory structure, habitable (subject to Sections 13.10.611 and .323 installation of certain plumbing fixtures may require Level 4 approval)

USE	RA	RR	R-1	RB	RM
Total area of 640 square feet or less and not to exceed 1-story and 17 feet in height	BP Only	BP Only	BP Only	BP Only	BP Only
Total area of more than 640 square feet or exceeding 1-story or 17 feet in height	5	5	5	5	5

Accessory structures, non-habitable, outside the Urban Services Line and Rural Services Line (subject to Section 13.10.611 and 13.10.323; installation of certain plumbing fixtures may require Level 4 approval) comprised of

Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of Sections 13.10.644 Family Animal Raising: .643 Animal Keeping in the RA Zone; .645 bird and small animal raising; .641 Stables and Paddocks; .646 Turkey Raising; these provisions require Level 5 in some cases).

When total area of the structure is:

1,000 square feet or less	BP Only	3	3	—	—
more than 1,000 square feet	3	5	5		

Carports, detached; garages, detached; garden structures; storage sheds (subject for Sections 13.10.611 and .323, installation of certain plumbing fixtures may require Level 4 approval) when total area of structure is:

1,000 square feet or less	BP Only	BP Only	BP Only	BP Only	BP Only
more than 1,000 square feet	3	5	5	5	5

Accessory structures, non-habitable; inside the Urban Services Line and Rural Services Line (subject to Section 13.10.611 and 13.10.323; installation of certain plumbing fixtures may require Level 4 approval) comprised of:

Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of Sections 13.10.644 Family Animal Raising: .643 Animal Keeping in the RA Zone; .645 bird and small animal raising; .641 Stables and Paddocks; .646 Turkey Raising; these provisions require Level 5 in some cases).

When total area of the structure is:

USE	RA	RR	R-1	RB	RM
1,000 square feet or less, limited to I-story or 17 feet in height, and not taller than the primary residence	BP	3	3	—	—
more than 1,000 square feet, or more than I-story or greater than 17 feet in height, or taller than the primary residence	BP Only 5	5	5	—	—
Carports, detached; garages, detached; garden structures; storage sheds (subject for Sections 13.10.611 and .323, installation of certain plumbing fixtures may require Level 4 approval) when total area of structure is:					
640 square feet or less, limited to I-story or 17 feet in height, and not taller than the primary residence	BP Only	BP Only	BP Only	BP Only	BP Only
more than 640 square feet, or more than I-story or greater than 17 feet in height, or taller than the primary residence	5	5	5	5	5
Air strips (see Section 13.10.700-A definition) including:	5	5	—	—	—
Parking, including:					
Parking, on-site, for principal permitted uses (subject to Sections 13.10.550 et seq.)	2	2	2	2	2
Parking, on-site, for non-principal permitted uses (subject to Sections 13.10.580 et seq.)	4	4	4	4	4
Recycling collection facilities in association with a permitted community or public facility, subject to Section 13.10.658, including:					
reverse vending machines					
small collection facilities					
Signs, including:					
Signs for non-principal permitted uses (subject to Sections 13.10.580, et seq.)	4	4	4	4	4
Signs for principal permitted uses (subject to Sections 13.10.580, et seq.)	P	P	P	P	P
Storage tanks, water or gas, for use of persons residing on site					
less than 5,000 gallons	2	2	2	—	—
more than 5,000 gallons	3	3	3	—	—
Swimming pools, private and accessory equipment	3	3	3	—	3
Agricultural uses, including:					

USE	R.4	RR	R-1	RB	RM
Agriculture, small-scale commercial, such as the raising of specialty crops (see also Animal-Keeping)	P	—	—	—	—
Agriculture, with on-site retail sales, such as Christmas tree farms	5	—	—	—	—
Bee-keeping, commercial (see Section 13.10.700-B definition)	5	—	—	—	—
Gardening, family (see Section 13.10.700-G definition)	P	P	P	P	P
Greenhouse, one private of 500 square feet or smaller	2	2	2	2	2
Greenhouses, private, larger than 500 square feet	5	5	5	—	—
Greenhouse replacement, reconstruction, or structural alteration (see Section 13.10.636(b) and (c))	2	2	2	—	—
Nurseries, commercial	5	—	—	—	—
Animal-related uses, including:					
Animal-keeping (subject to Section 13.10.643) (see also "Animal enclosures" above)	P	—	—	—	—
Animal-raising, family (subject to Section 13.10.644) (see also "Animal enclosures" above)	P	P	P	—	—
Cats and dogs	P: 4 cats or dogs or combo	P: 4 cats or dogs or combo	P: 2 cats and 2 dogs per unit	P: 2 cats and 1 dog per unit	P: 2 cats and 1 dog per unit
Kennels for five or more dogs or cats over the age of four months (subject to Section 13.10.642)	5	—	—	—	—
Stables, private, and paddocks (subject to Section 13.10.641) (see also "animal enclosures" above)	P	5	P: ABOVE R-1-32 5: up to R-1-32	—	—

Commercial uses, including:

USE	RA	RR	R-1	RB	RM
In conjunction with residential uses on a site containing ten acres or more, any use which is allowed in the C-1 District, which meets the regulations of Section 13.10.335(a) Paragraphs 2 and 3, and which is consistent with the General Plan	7	7	7	7	7
Electrical connection to existing non-habitable storage shed not larger than 600 sq. ft. and legally existing prior to 10/27/87 where non-accessory because land use regulations prohibited main structure or use upon the owner's recordation of declarant of restriction that the structure shall remain non-habitable and shall not be rented, let, or leased	3	3	3	3	3
Nursing homes: convalescent care hospitals (see Section 13.10.700-N definition)	5	5	5	—	—
Radio and TV transmission tower (subject to Section 13.10.655)	5	5	5	5	5
Tract offices	5	5	5	5	5
Wireless Communication Facilities, subject to Section 13.10.660 through 13.10.668 inclusive	5	5	5	5	5
Community facilities, including:					
Churches and other religious centers	5	5	5	—	5
Community centers	5	5	5	—	5
Day-care centers (see Section 13.10.700-D definition)	5	5	5	—	5
Schools: pre-schools and K-12 including church schools, and incidental art, craft, music or dancing schools but not including business, professional or trade schools or colleges	5	5	5	—	5
Energy systems, community (see Section 13.10.700-E definition and subject to Section 13.10.661)	5	5	5	5	5
Facilities, public structures and facilities	5	5	5	5	5
Open space and recreation uses, including:					
Clubs, private, such as garden clubs, fraternal lodges, community service organizations	5	5	5	—	5
Conference centers (subject to the provisions of the PR District Section 13.10.350 et seq.)	5	5	5	—	5

USE	RA	RR	R-1	RB	RM
Country clubs, private, associated with residential development; including such facilities as club houses, golf courses, tennis courts, swimming pools.	5	5	5	—	5
Fish hatcheries	5	5	5	—	—
Organized camps (subject to the provisions of the PR District Section 13.10.350 et seq.)	5	5	5	—	5
Open space uses, private, non-commercial, not involving structures, such as:	P	P	P	P	P
Beach uses					
Ecological preserves; wildlife and biotic habitat reserves					
Hiking and horseback riding trails					
Open space					
Picnicking facilities					
Playgrounds, non-paved					
Sports fields, non-paved					
Watershed management					
Parks, local, public, and associated facilities	5	5	5	5	5
Stables, boarding and public riding (subject to Section 13.10.641)	5	—	—	—	—
Residential uses:					
Congregate Senior Housing					
2—19 units	—	—	—	—	6
20+ units	—	—	—	—	7
Day-care homes, family (See Section 13.10.700-D definition)	P	P	P	P	P
Dwelling unit, one detached single-family per parcel, 7,000 square feet or larger, exclusive of accessory structures, but specifically excluding barns or similar accessory structures subject to the provisions of Section 13.10.325	5	5	5	5	—
Dwelling unit, one detached single-family per parcel	3	3	3	3	3
Dwelling unit, one semi-detached (in RB and RM in groups of 6 units or less; in R-1 only in R-1-4 or R-1-3.5 with maximum of 2 units per group)					
2—4 units	—	—	5	5P	5P
5—19 units	—	—	6	6P	6P
20+ units	—	—	7	7P	7P

USE	RA	RR	R-I	RB	RM
Dwelling units, dwelling groups (subject to Rural Residential Density Determinations Chapter 13.14; in R-I: detached units only)					
2—4 units	5	5	5	—	5P
5—19 units	6	6	6	—	6P
20+ units	7	7	7	—	7P
Duelling units, multi-family					
2—4 units	—	—	—	—	5P
5—9 units	—	—	—	—	6P
20+ units	—	—	—	—	7P
Foster homes for 6 or fewer children, not including those of the proprietary family (see Section 13.10.700-F definition)	P	P	P	P	P
Foster homes for 7 or more children, not including those of the proprietary family (see Section 13.10.700-F definition)	5	5	5	5	5
Home occupations (subject to Section 13.10.613: Level 5 Approval required in certain cases)	P	P	P	P	P
Lodging houses; boarding houses (see Section 13.10.700-L definition)	—	—	—	—	5
Manufactured home as a single-family dwelling on the property (subject to Section 13.10.682)	3	3	3		3
Mobile home parks (subject to section 13.10.684)					
2—4 units	—	—	—	—	5
5—19 units	—	—	—	—	6
20+ units	—	—	—	—	7
Residential care homes for 6 or Fewer persons (see Section 13.10.700-R definition)	P	P	P	P	P
Residential care homes for 7 or more persons (see Section 13.10.700-R definition)	5	5	5	5	5
Second unit, subject to Section 13.10.681**	3	3	3	3	3
Visitor Accommodations, such as:					
Bed and breakfast inns (subject to Section 13.10.691)	4	4	4	—	4
Visitor accommodations, small-scale, in Special Communities in the Coastal Zone (subject to Chapter 13.20 and VA District Regulations Section 13.10.330, et seq.)	—	—	5	—	5

USE

RA RR R-1 RB RM

Visitor accommodations small scale in the Coastal Zone, upon conversion of existing structure (subject to Chapter 13.20 and VA District Regulations Section 13.10.300, et seq.)

5 5 — — —

Wineries, under 1,000 gallons annual production as a home occupation, subject to the provisions of Section 13.10.613

P P P P P

Wineries, subject to the provisions of Section 13.10.637:

Under 1,000 gallons and not a home occupation

3 3 — — —

Over 1,000 gallons and under 20,000 gallons annual production:

On parcels under 2.5 acres in size

5 5 — — —

On parcels 2.5 acres or larger

3 5 — — —

Over 20,000 gallons and under 50,000 gallons annual production on any size parcel

3 5 — — —

Over 50,000 gallons annual production on any size parcel

6 6 — — —

(Ord. 653, 10/17/60; 839, 11/28/62; 931, 6/3/63; 1092, 6/8/65; 1156, 2/15/66; 1217, 12/6/66; 1418, 3/25/69; 1578, 2/23/71; 1608, 6/8/71; 1682, 2/15/72; 1891, 6/19/73; 2051, 9/3/74; 2259, 5/11/76; 2769, 9/11/79; 2822, 12/4/79; 2868, 3/4/80; 3015, 12/2/80; 3051, 3/10/81; 3115, 6/9/81; 3173, 11/17/81; 3182, 12/15/83; 12/4/79; 3186, 1/12/82; 3015, 12/2/80; 3344, 11/23/82; 3432, 8/23/83; 3593, 11/6/84; 3632, 3/26/85; 3756, 4/22/86; 3843, 3895, 3/15/88; 3925, 6/28/88; 4094, 12/11/90; 4346, 12/13/94; 4457-A, 11/4/97; 4460, 6/3/97; 4495, 3/24/98; 4496-C, 8/4/98; Ord. 4577 §§ 2.3, 12/14/99; Ord. 4646 § 2, 12/11/01; Ord. 4715 § 2, 4/29/03; Ord. 4727 § 4, 6/24/03; Ord. 4744 § 2, 11/18/03; Ord. 4751 § 5, 11/25/03)

13.10.323 Development standards for residential districts.

(a) Site Area.

(1) In "RA" and "RR" Residential Districts, the minimum land areas in net developable acres required for each dwelling unit on each site shall be as established by the Rural Residential Density Determination matrix (Chapter 13.14) outside the USL and Rural Services Line or shall be one acre inside the Rural Services Line and shall be consistent with the General Plan, Local Coastal Program Land Use Plan, the Geological Hazards Ordinance (Chapter 16.10), and the Minimum Parcel Size Standards in Section 13.10.510(g).

(2) The "R-1" and "RM" Residential Districts shall be combined with a number which shall indicate the minimum land area in thousands of net developable square feet required for each dwelling unit on each site in the district. For example: "R-1-6" means a minimum land area of six thousand (6,000) net developable square feet per dwelling unit; "R-1-3" means a minimum land area of three thousand (3,000) net developable square feet per dwelling unit. Definition of "developable land

and net developable area" are to be found in Section 13.10.700. District designations shall be consistent with the adopted General Plan, Local Coastal Program Land Use Plan, and the Geologic Hazards Ordinance (Chapter 16.10), and the Minimum Parcel Size Standards in Section 13.10.510(g).

The "R-1 Single Family Residential" District located outside the Urban Services Line recognizes as conforming parcels those parcels which are generally less than one acre in size, and that, prior to the effective date of the 1994 General Plan/Local Coastal Program Land Use Plan, were legal lots of record and developed with or intended for development of a single family residence.

(3) The Ocean Beach "RB" Residential District shall have a minimum site area of four thousand (4,000) net developable square feet. Definitions of "developable land" and "net developable area" are to be found in Section 13.10.700.

(b) Site and Structural Dimensions. The following single family and multi-family charts show site area per dwelling unit, setbacks, maximum allowable lot coverages, building height limits, allowable floor area to lot

productive natural resource: to provide for agricultural uses of a higher intensity in rural areas than those allowed in the "RA" Residential Agricultural Zone District where such use is compatible with the surrounding land uses and the environmental constraints of the land; to maintain options for a diversity of farm operations; to implement the agricultural preservation policy of Chapter 16.50 of the County Code; and to maintain productive open space and rural character in the county. (Ord. 1639, 9/21/71; 2450, 6/21/77; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

(c) "AP" Agricultural Preserve. The purposes of the "CA" Zone District shall apply to the "AP" Agricultural Preserve Zone District. The "AP" regulations are designated to apply only to lands located within an agricultural preserve established in accordance with the provisions of the California Land Conservation Act of 1965 as now enacted or as hereafter amended, and which are within the "AP" Zone District as of July 27, 1982. (Ord. 1283, 1/2/68; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

(d) Interpretation of Provisions. The provisions of this Chapter shall be liberally interpreted insofar as they apply to agricultural pursuits and services and shall not be deemed or construed to interfere with any normal accessory use conducted in conjunction therewith. It is the intention of the county to retain for commercial agricultural production, and to encourage the commercial agricultural use of; lands designated by the Board of Supervisors as Type 1, Type 2, or Type 3 Agricultural Lands on the map entitled "Agricultural Resources" on file with the Planning Department; to provide maximum protection to existing and future agricultural enterprises from restrictions which may be instituted later at the request of future residents; to restrict incompatible development on or adjacent to agricultural land; and to maintain the existing parcel sizes for parcels zoned "CA" and "AP," except where it is clearly demonstrated that any division of such parcels shall not diminish the productivity or in any way hamper or discourage long-term commercial agricultural operations on said parcels or adjoining nearby parcels. (Ord. 1283, 1/2/68; 1639, 9/21/71; 2450, 6/21/77; 2622, 1/23/79; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

13.10.312 Uses in agricultural districts.

(a) Principal Permitted Uses.

1. In the Coastal Zone, the principal permitted uses in the agricultural districts shall be as follows:

"CA" and "AP": agricultural pursuits for the commercial cultivation of plant crops, including food, fiber,

flower or other ornamental crops and the commercial raising of animals, including grazing and livestock production, and apiculture and accessory uses and structures, excepting those agricultural activities listed as discretionary uses requiring a Level V or higher approval.

"A": agricultural pursuits, including the noncommercial or commercial cultivation of plant crops or raising of animals, including apiculture, single-family residential and accessory uses and structures, excepting those agricultural activities listed as discretionary uses requiring a Level V or higher approval.

2. Principal permitted uses are all denoted as uses requiring a Level IV or lower approval or as otherwise denoted with the letter "P" in the Agricultural Use Chart contained in paragraph (b) below in the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 15.20 of the County Code relating to Coastal Zone approvals, and in some cases, as specified in Chapter 13.20, any development is appealable.

(b) Allowed Uses. The uses allowed in the agricultural districts shall be as provided in the Agricultural Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level," required for each use in each of the agricultural zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 Permit and Approval Procedures. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123. All Level V or higher Approvals in the "CA" and "AP" zone districts are subject to the special findings required by Section 13.10.314(a) in addition to those required in Section 18.10.230.

AGRICULTURAL USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see Section 13.10.312(a)); no use approval necessary if "P" appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet
 Level V for projects of 2,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger
- ** = For purposes of this section, "on-site" shall mean on the parcel on which the use is located, plus any other parcel(s) owned, leased and/or rented by the farm operator in this County or adjoining counties.
- *** = Processed as a level 5 Coastal Zone Permit project when within the geographic area defined by Section 13.20.073.
- **** = Soils dependent agricultural uses are those uses which use the in situ soils as the growing medium for all crops
- BP = Building permit only

AGRICULTURAL USES CHART

USE	CA	A	AP
tion 13.10.638	P/4	P/4	P/4
Agricultural support facilities for processing, packing, drying, storage and refrigeration of produce above a total aggregate size of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater) subject to the provisions of Section 13.10.632. Maximum aggregate size of such facilities shall be 50,020 square feet. Inside the coastal zone agricultural support facilities greater than 2,000 square feet shall be processed at Level 5 and shall not be considered a principal permitted use.			
Up to and including a maximum aggregate of 2,000 sq. ft. or 100 sq. ft. per acre on-site** (whichever is greater)	3	3	3
Greater than an aggregate of 2,000 sq. ft. or 100 sq. ft. per acre on-site** (whichever is greater)	4	4	4
Agricultural Service Establishments subject to the provisions of section 13.10.633 (see Section 13.10.700-A definition)	—	5	—
Apiculture (beekeeping)	P	P	P
Biomedical Livestock Operations (subject to Section 13.10.647)	5	5	—
Berry and other vine crops	P	P	P
Commercial dairying, subject to the provisions of Section 16.22.060	3	5	3
Field crops, including hay, grain, seed, and turf crops	P	P	P
Livestock raising for food, fiber or animal production, including rabbits and other small animals under 100 per acre	P	P	P

USE	CA	A	AP
Livestock raising involving hog farming or small animals over 100 per acre, subject to the provisions of Section 16.22.060	3	5	3
Nursery crops limited to open field grown ornamental plants, flowers and Christmas trees	P	P	P
Nursery crops, outdoor container grown, covering an area larger than 1 acre	5	5	5
Orchards, including fruit tree and nut crops	P	P	P
Poultry and other fowl raising, including egg production, under 100 birds per acre (see also "Barn" below)	P	P	P
Poultry and other fowl raisins involving more than 100 birds per acre	P	5	P
Row crops, including fruit and vegetable raising	P	P	P
Aquaculture and Aquacultural Facilities	5	5	5
		3	3
13.10.631		5	5
13.10.641(b)		P/5	P/5
Consumer harvesting, on site**	P		
Dwelling unit, one detached single-family per parcel, subject to the provisions of Section 13.10.314			
inside the Coastal Zone	5		
Outside the Coastal Zone	3		
employee of the owner or lessee of the land, not to exceed one dwelling unit for each forty acres of total site area, subject to the provisions of Section 13.10.314			
Inside the Coastal Zone	—	—	5
Outside the Coastal Zone	—	—	3
Dwelling unit, one detached single-family per parcel, 7,000 square feet or larger, inclusive of accessory structure(s) associated with the residential use, but specifically excluding barn or similar accessory structures subject to the provisions of Sections 13.10.314 and 13.10.325	5	5	5
Dwelling units, accessory to the main dwelling used as agricultural caretakers' quarters subject to Section 13.10.631			
1-4 Units	5	5	5
5-19 Units	6	6	6
20+ Units	7	7	7
Dwelling units, dwelling groups subject to the provisions of Sections 13.10.313(f) and 13.10.314			
2-4 Units	5	5	5
5-19 Units	6	6	6
20+ Units	7	7	7
Energy facilities, community, subject to the provisions of Section 13.10.661 and 700-E (definition)	5	5	5
Facilities for fish and wildlife enhancement and preservation	P	P	P

USE	CA	A	AP
Farm worker housing subject to Section 13.10.631 (see Caretakers housing, mobile homes and travel trailers, farm worker quarters and camps:	3-7	3-7	3-7
Farm outbuildings and other agricultural accessory structures for storage of equipment with or without a single room containing lavatory facilities	3	3	3
Fences, subject to the provisions of Section 13.10.525	P/3/5	P/3/5	P/3/5
Fire protection facilities	—	5	—
Flood control works, including channel rectification and alteration; dams, canals and aqueducts of any public water project	5	5	5
Foster homes for seven or more children, not including those of the	5		
Greenhouse structures, as accessory structures, under 500 square feet	2	2	2
Greenhouse structures, outside the coastal zone, subject to the provisions of Section 13.10.636(a).			
500—20,000 square feet	3	4	3
over 20,000 square feet	4	4	4
Greenhouse structures soil dependent****, include the zone, subject to the provisions of Section 13.10.636(a) and 13.20.073.			
500 — 20,000 square feet	3	3	3
over 20,000 square feet	Pi4	Pi4	P/4
Greenhouses, improvements and expansions up to 10,000 square feet in area, inside the coastal zone, subject to the provisions of Sections 13.10.636(a) and 13.20.073	3	4	3
Greenhouses, all others in the coastal zone.			
up to 20,000 sq. ft.	Pi5	P/5	P/5
Greenhouse replacement, reconstruction or structural alteration, pursuant to Section 13.10.636(b) and (c)	3	3	3
Habitable accessory structure, 640 square feet or less subject to the provisions of Section 13.10.611	3	3	3
Habitable accessory structures greater than 640 feet, subject to the provisions of Section 13.10.611 (see farm outbuildings)	5	5	5
Non-habitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of Section 13.10.611 and 13.10.313(a)).			
Total area of 1,000 square feet or less	BP Only	BP Only	BP Only
Total area of more than 1,000 square feet	3	3	3
Home occupations subject to the provisions of Section 13.10.613	P	P	P
Kennels, commercial or private, for five or more dogs or cats over the age of four months subject to the provision of 13.10.323	5	5	5
Farm Worker camps subject to the provisions of Section 13.10.631			
1—4 Units	5	5	5
5—49 Units	6	6	6
20+ Units	7	7	7

USE	CA	A	AP
Lumber Mills	—	5	—
Manufactured homes, as farm labor housing, subject to the provisions of Section 13.10.631			
1—4 Units	5	5	5
5—19 Units	6	6	6
20+ Units	7	7	7
Manufactured home, as a single-family dwelling unit, subject to the provisions of Section 13.10.682			
Inside the Coastal Zone	5	5	5
Outside the Coastal Zone	3	3	3
Manufactured homes, for temporary occupancy as a caretaker's or watchman's quarters subject to the provisions of Section 13.10.631	3	3	3
Mushroom farms and other agriculture within structures, subject to the provisions of Section 13.10.634			
Additions, 500-20,000 square feet	3	5	3
New development and additions over 20,000 square feet	5	5	5
Offices within existing structures operated in conjunction with an allowed use	2	2	2
Public utility facilities; energy facilities (see Section 13.10.700-E definition)	—	5	—
Publicly owned and operated sanitary landfill either by contract or by public forces, subject to the provisions of Section 13.10.639	7	7	7
Recreational activities: playfields not involving permanent structures or paving. Within the coastal zone allow this use only in the A (Non-commercial Agriculture) zone district.	5	5	5
Reservoirs or ponds	3	3	3
Second Units, outside the Coastal Zone, subject to the provisions of Section 13.10.681	4	4	—
Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter 7.42 and that are located outside the Coastal Zone	—	4	—
Signs in conjunction with principal permitted uses as described in Section 13.10.580(a) and (b)	P	P	P
Signs in conjunction with non-principal permitted uses as described in Section 13.10.580(c) and (d)	2	2	2
Stands for the display and sale of agricultural commodities produced on site**	2	2	2
Veterinary offices and animal hospitals subject to the provisions of Section 13.10.642	5	5	5
Visitor Accommodations, such as: Bed and breakfast inns (subject to Section 13.10.691)	—	5	—
Water pollution control facilities for agricultural purposes constructed to comply with waste discharge requirements or other orders of the Regional Water Quality Control Board, or erosion control facilities constructed to comply with County ordinances	3	3	3
Water wells, storage tanks and distribution lines, well covers and small pump houses utilized strictly for on-site agriculturally related activities	***	***	***

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

(Ord. 1283, 1/2/68; Ord. 1703, 5/18/72; Ord. 1806, 12/12/72; Ord. 2769, 9/11/79; Ord. 2622, 1/23/79; Ord. 2771, 9/11/79; Ord. 3015, 12/2/80; Ord. 3632, 3/26/85; Ord. 4346, 12/13/94; Ord. 4406, 2/27/96; Ord. 4416, 6/11/96; Ord. 4471, 9/9/97; Ord. 4715 § 1, 4/29/03; Ord. 4738 § 1, 9/23/03; Ord. 4744 § 1, 11/18/03; Ord. 4751 § 4, 11/25/03)

13.10.313 Development standards.

(a) Site and Structural Dimensions.

1. General. The following site area per dwelling unit, site width, frontage, yard dimensions, and building height limits shall apply to all agricultural zone districts except that maximum height limits and exceptions therefrom for residential structures in all agricultural districts shall be determined in accordance with the provisions of Section 13.10.323 applicable to parcels in the Residential Zone Districts. On legal lots of record less than 2.5 acres in size, all site and structural dimensions of the residential districts as indicated in Section 13.10.323, shall apply, based on the pre-existing parcel size. (Ord. 3755, 4/22/86; 4097, 12/11/90)

AGRICULTURAL SITE AND STRUCTURAL DIMENSIONS CHART

Designation	Parcel Size	Width	Frontage	Front Yard
A	Less than 5 acres	100'	60'	20'
A	5 acres or more	300'	100'	20'
CA	(All)	300'	100'	20'
AP	(All)	300'	100'	20'
Setbacks:				
Designation	Side	Rear	Max. Hgt. for Ag. Structures	Max. Ht. for Res. Structures
A	20'	20'	40'	28'
A	20'	20'	40'	28'
A	20'	20'	40'	28'
CA	20'	20'	40'	28'
AP	20'	20'	40'	28'

ORDINANCE No.ORDINANCE AMENDING SECTION 13.10.700-D
OF THE SANTA CRUZ COUNTY CODE

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)" under "Agricultural Support and Related Facilities" in the Agricultural Uses Chart in Section 13.10.312 (b) of the Santa Cruz County Code is hereby added below "Caretaker's quarters, permanent, subject to the provisions of Section 13.10.631" to read as follows:

Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)	5	5	5
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SECTION II

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)" under "Residential Uses" in the Commercial Uses Chart in Section 13.10.332 (b) of the Santa Cruz County Code is hereby added below "Repair, alteration, expansion or reconstruction of dwelling units and accessory structures which are inconsistent with the General Plan, subject to Sections 13.10.260 and .261 Nonconforming uses" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Large Family (must be in conjunction with residential use) (See Sections 13.10.686 and 13.10.700-C definition)	5	--	--	5	5	--
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SECTION III

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Section 13.10.700-C definition)" under "Residential Uses" in the Commercial Uses Chart in Section 13.10.332 (b) of the Santa Cruz County Code are hereby added under the category "Residential Uses, such as:" below "Repair, alteration, expansion or reconstruction of dwelling units and accessory structures which are inconsistent with the General Plan, subject to Sections 13.10.260 and .261 Nonconforming Uses" and above "Child Care Homes, Small Family" to read as follows:

USE	PA	VA	CT	C-1	C-2	C-4
Child Care Homes Large	5	--	--	5	5	--

Family (must be in conjunction
with residential use) (See
Sections 13.10.686 and
13.10.700-C definition)

SECTION IV

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Section 13.10.700-C definition)" under "Residential Uses" in the Parks, Recreation and Open Space Uses Chart in Section 13.10.352 (b) of the Santa Cruz County Code are hereby added under the category "Residential uses, permanent, such as:" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Large Family (must be in
conjunction with residential use) (See Sections
13.10.686 and 13.10.700-C definition)

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SECTION V

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Section 13.10.700-C definition)" under "Residential Uses" in the Public and Community Facilities Uses Chart in Section 13.10.362 (b) of the Santa Cruz County Code are hereby added under the category "Residential uses" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Large Family (must be in conjunction with
residential use) (See Sections 13.10.686 and 13.10.700-C
definition)

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SECTION VI

The category "Child Care Homes, Large Family (must be in conjunction with residential use) (See Section 13.10.700-C definition)" under "Residential Uses" in the Timber Production Uses Chart in Section 13.10.362 (b) of the Santa Cruz County Code are hereby added under the category "Residential" below "dwelling groups of single-family dwelling (Subject to the density and other requirements in Section 13.10.373, .374, and .375)" and above "Child Care Homes, Small Family" to read as follows:

Child Care Homes, Small Family (must be in conjunction with residential
use) (See Sections 13.10.686 13.10.700-C definition)

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SECTION VII

The Santa Cruz County Code is hereby amended by adding Section 13.10.686 Large Family Child Care Homes in Non-Residential Zone Districts to read:

13.10.686 Large Family Child Care Homes in Non-Residential Zone Districts.

- (a) Purpose. The purpose of this section is to provide for and regulate Large Family Child Care Homes in order to provide needed child care in a home setting, as well as minimize or prevent potential conflicts between child care and other on-site or adjacent uses.
 - 1. Purpose in Agricultural Districts. The purpose of this section in agricultural districts is to provide opportunities for Large Family Child Care Homes to be located in areas which are zoned agriculture but have a residential character, or in the location of farmworker housing where childcare is needed.
 - 2. Purpose in Commercial Districts. The purpose of this section in commercial districts is to provide opportunities for Large Family Child Care Homes to be located in residences with proximity to places of employment.
 - 3. Purpose in Parks, Recreation and Open Space District. The purpose of this section in the parks, recreation and open space districts is to provide opportunities for Large Family Child Care Homes to be located in residences in proximity to outdoor activities, residential neighborhoods and commercial areas.
 - 4. Purpose in Public and Community Facilities District. The purpose of this section in the public and community facilities district is to provide opportunities for Large Family Child Care Homes to be located in residences in proximity to public facilities, such as schools, and near residential areas.
 - 5. Purpose in Timber Production Districts. The purpose of this section in the timber production district is to provide opportunities for Large Family Child Care Homes to be located in residences on land zoned for timber production consistent with the provisions of Section 13.10.375.
- (b) Application Requirements. In those non-residential zone districts where Large Family Child Care Homes are allowed in conjunction with a residential use, a Level V use approval is required. Approval of these permits shall be processed in accordance with the provisions of Chapter 18.10.223. Large Family Child Care Homes proposed to be located within the Coastal Zone shall require a Coastal Permit which is also processed at Level V.
 - 1. Upon application submittal, the applicant must submit a statement of operation which includes the following information:
 - a. Number of employees
 - b. Number of children
 - c. Hours and days of operation
 - d. Site plan which clearly illustrates the pick up/drop off area, on site circulation and parking spaces
- (c) Required Findings. Before a Development Permit for a Large Family Child Care Home can be granted, the general findings for Development Permits set forth in Section 18.10.230 (a) and where applicable, Coastal Permit findings set forth in Section 13.20.110 must be made in addition to the following findings:
 - 1. In Agricultural Districts (A, CA and AP), the following additional findings shall be made:
 - A. The Large Family Child Care Home use on the parcel will not conflict with on-site or

- adjacent agricultural activities (including but not limited to herbicide and pesticide use); and
- B. The Large Family Child Care Home is consistent with the preservation of the agricultural resources on site.
- 2. In Timber Production Districts (TP), the following additional findings shall be made:
 - A. The Large Family Day Care Home use does not conflict with the growing and harvesting of sustained yield tree crop and all timber harvesting activities.
 - B. The Large Family Day Care Home operation is consistent with Section 13.10.375.
- (d) Requirements. Before a development permit for a Large Family Day Care Home can be granted, the following requirements shall be met:
 - 1. Location: The Large Family Child Care Home must be operated in a residence or in the residential portion of a mixed use structure.
 - A. In the commercial zones, the percentage of residential square footage of the structure must comply with Section 13.10.332.
 - B. The large family child care home shall operate in the residential portion of the structure.
 - 2. Occupancy: The owner or occupant of the residence must be the operator of the Large Family Child Care Home and must be listed on the State License as the operator. The operator must live at the premises full-time.
 - 3. Parking: Sufficient on-site parking must be provided for all employees of the Large Family Child Care Home. Sufficient off street parking equates to one off street parking space per full time employee and one off street drop off/pick up parking space. Any alternative off street parking standard must be deemed appropriate by the Zoning Administrator based on site constraints which would otherwise preclude the operation of a Large Family Child Care Home on the property. Additionally, there shall be sufficient off-street and on-street parking such that the operation of this use will not impede local traffic nor cause traffic congestion during peak drop-off and pick-up periods.
 - 4. Traffic: Unless found to be unnecessary due to ample drop off and pick up areas, a plan for staggering drop-off and pick-up times to minimize traffic shall be submitted and reviewed as part of the application. An operational condition shall require implementation of this traffic control plan.
 - 5. Other Conditions: Other conditions deemed appropriate by the decision-maker may be applied to the development permit of a Large Family Child Care Home to further the purpose of this section.

SECTION VIII

This Ordinance shall take effect on the 31st day after the date of final passage or upon certification by the California Coastal Commission, whichever date is later.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2005, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS _____

ATTEST:

Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to. Planning
County Counsel