

Ordinance No. NS-1200.327

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA AMENDING APPENDIX I, ZONING, OF THE COUNTY OF SANTA CLARA ORDINANCE CODE TO IMPLEMENT MISCELLANEOUS CORRECTIONS AND MINOR IMPROVEMENTS

SUMMARY

This ordinance implements various corrections and minor improvements to the County Zoning Ordinance.

THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA ORDAINS AS FOLLOWS:

SECTION 1: Section 1.20.030 of Chapter 1.20, Article 1 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 1.20.030 Precision of Numbers/Rounding

Unless a particular provision specifies otherwise, the following rules shall apply with respect to the precision of numbers used in this ordinance for measurement and calculation.

- A. **Lot Area Measurement.** Where lot area criteria are specified in numbers of acres, those numbers shall assume the precision of two (2) decimal places, whether or not they are expressly written out. This includes criteria applicable to subdivision and development density, as well as lot-area thresholds for specific uses or development standards. A 2.5-acre lot-area threshold shall therefore convey the same numerical precision as 2.50 acres. When a calculation results in a third (or more) significant digit to the right of a decimal, standard mathematical practices shall be employed for rounding (i.e., the decimal numbers 2.490 through 2.494 would round down to 2.49, and 2.495 through 2.499 round up to 2.50).

Where regulations specify area in numbers of square feet, measurement and calculation shall round to the nearest whole square foot. A 20,000 square-foot minimum lot size requirement would therefore not allow the creation of a 19,999 square foot lot. Lots smaller than one gross acre shall be measured in square feet.

- B. **Linear Measurement.** Linear measurement for setbacks, height, building separation, lot dimensions, and similar zoning standards shall normally be measured in feet. Fractions of feet shall be converted to inches and any necessary

rounding shall be done to the nearest whole inch using standard rounding practices (i.e., 1.4 inches would round down to (one) 1 inch and 1.5 inches would round up to 2 inches). Thus, where a 30-foot setback is required, 29 feet 11 inches does not satisfy that setback.

- C. **Time Measurement.** Terms used to measure time shall be applied as calendar-based time units. The term “day” shall refer to a calendar day, such that a stipulated 90-day period shall end at 11:59 pm on the 90th day following the action precipitating the deadline. A six-month period that begins April 20 of a given year ends at 11:59 pm on October 19 of the same year.

When referencing a filing deadline, a stipulated time limitation shall end at the close of business hours on the final day of the term. Should a filing deadline end on a day when the Planning Office is closed for business, the first business day that follows that day will be considered the final day to meet the filing deadline.

SECTION 2: Section 1.30.030 of Chapter 1.30, Article 1 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

Accessory structure: A structure or building that is auxiliary and subordinate to the main structure or building on a lot, except as otherwise provided herein. Any building that is incidental to the conduct of any agricultural use shall be considered to be an agricultural accessory building. No building designed, intended or used for dwelling purposes shall be considered to be an accessory structure.

Accessory use: A use related to, but auxiliary and subordinate to the primary use on a lot.

Agriculture-serving use: A use that supports the agricultural industry including but not limited to shipping and trucking operations, manufacturing and sales of farm and nursery equipment and supplies, large animal hospitals, and other service providers catering specifically to the agriculture industry.

Alley: Any public thoroughfare, not exceeding thirty (30) feet in width, for the use of pedestrians or vehicles, or both, that affords only a secondary means of access to abutting property.

Animal, large: Animals characterized by their relative size to other animals and including but not limited to horses, cattle, bison and donkeys. Variants of species (e.g. miniature horses) may be reclassified as medium or small animals at the discretion of the zoning administrator.

Animal, medium: Animals characterized by their relative size to other animals and including but not limited to sheep, goats, pigs, ostriches, emus, llamas and alpacas.

Animal, small: Animals characterized by their relative size to other animals and including but not limited to chickens, ducks, geese, turkeys, pheasants, mink and rabbits.

Architectural value: Representing one (1) or more periods or styles of architecture typical of one (1) or more eras in the history of the county.

Attic: The unconditioned part of a building immediately below the roof situated wholly within the roof framing (see “story, half” for conditioned “attic” space).

Bay window: A window or series of windows jutting out from the wall of a building and forming an alcove within.

Boarding house: Any residential building used for the renting of rooms or providing of table board, or both, for three (3) to six (6) persons over the age of 16 years who are not related by blood or marriage to the resident-operator thereof.

Breezeway: A covered passageway open on two (2) or more sides, joining two (2) or more detached buildings.

Building: Any structure having a roof supported by columns or walls, or both, and intended for the shelter, housing or enclosure of any person, animal or personal property. When any portion of a structure is completely separated from every other portion of the structure by a masonry division or firewall without any window, door or other opening and the masonry division or firewall extends from the ground to the upper surface of the roof at every point, such portion shall be deemed to be a separate building.

Building envelope: The three-dimensional space within which a building or structure may be built, as defined by setbacks and height regulations. Building envelopes may also be delineated for portions of lots on an approved subdivision map, cluster subdivision approval, or conditions of the subdivision or other land use approval. In such cases, the line segments delineating the building envelope shall function as setback lines for residences, and may confine the location of certain other buildings or structures if so stated on the approved map, or as a condition of subdivision approval that more specifically defines the purposes of the building envelope.

Building footprint: That portion of a property vertically below the maximum extensions of the enclosed structure(s) thereon, including covered decks, uncovered decks over thirty (30) inches above grade, and carports, but excluding roof projections of two and one-half (2.5) feet or less.

Building, main: A building or buildings in which the lot’s principal use is conducted.

Centerline: The centerline of a street as established by the County Surveyor of the County or by the city engineer of any city within the county or by the California Department of Transportation. If no such center line has been established, the center line of a street shall be a line midway between the side lines of the right-of-way thereof; provided, however, that if only a part-width right-of-way exists for any portion of any

street, the center line for such part-width portion shall be determined by prolonging the center lines on each side of such part-width portion parallel to the side lines of such part-width portion. If the foregoing method of establishing the centerline is not feasible, the zoning administrator shall designate the centerline.

Development area: That portion of a property within which buildings, accessory structures, and associated improvements are proposed and delineated on site plans or subdivision maps in accordance with applicable policies of the general plan or the zoning ordinance. Associated improvements include, but are not limited to driveways, parking areas, turnarounds, septic systems, patios, pools and recreational facilities.

Dwelling purposes: The use of a building for human habitation, which is designed, intended or used for sleeping, cooking, eating, and sanitation.

Dwelling unit: A building or portion thereof that is designed, intended or used for dwelling purposes for one family, as defined in this section.

Family: One or more persons occupying a premises and living as a single, nonprofit household, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary domestic help.

Fee access corridor: That portion of a flag lot used for access that is owned in fee simple.

Floor area, gross: The sum of the gross horizontal areas of the several floors of a building, as measured from the rough exterior faces of the exterior walls, or (if applicable) from the centerline of a common wall between two attached buildings.

“Floor area, gross” also includes the total area of any attached garage, and includes any carport, porch or similar attached structure or feature that is both: (a) covered, and (b) greater than 50% enclosed by perimeter walls. It includes the horizontal area of an interior stairway at each of the two or more stories to which the stairway provides access. Any attic space that has a minimum clearance of seven (7) feet in each of three (3) dimensions for at least 70 contiguous square feet shall be included. Underfloor (basement) space that has a minimum clearance of seven (7) feet in each of three (3) dimensions for at least 70 contiguous square feet shall be included in floor area when determining: (a) required nonresidential parking spaces as stipulated in §4.30.040; (b) floor area limitations applicable to secondary dwellings; (c) cumulative floor area that may be subject to building site approval (Ordinance Code Division C12, Chapter II); and

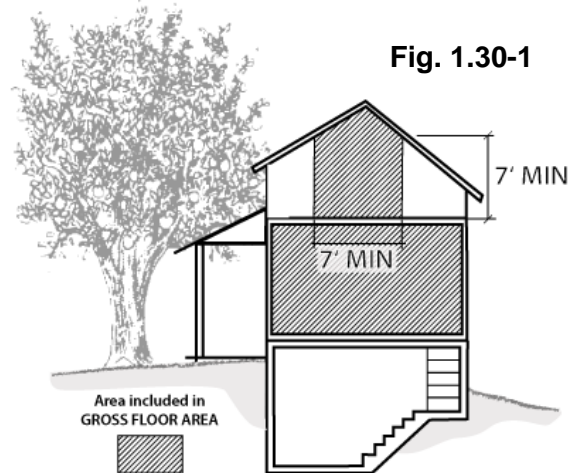


Fig. 1.30-1

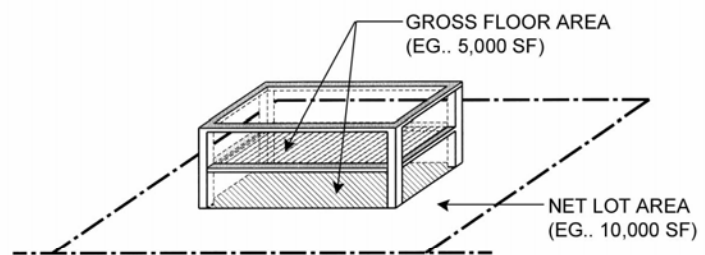
(d) floor area that may be subject to regulations of the Department of Environmental Health, County Fire Marshal, or other government department or agency.

Where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice.

Basement exemption: Any underfloor space that does not constitute a story, per the definition of “story” as provided in this chapter, shall be excluded when calculating residential floor area or floor area ratio where provisions are intended to either: (a) stipulate maximum building size, or; (b) categorize a project under the provisions of §3.20.030, 5.50.050 or 5.50.060 for procedural purposes.

Floor-area ratio (FAR):

Determined by dividing the gross floor area of a specified building(s) on a lot by the net lot area; provided, however, that on flag lots, all portions of fee access corridors which are less than 25 feet in width shall be excluded from floor area calculations.



$$\text{FAR} = \frac{\text{GROSS FLOOR AREA}}{\text{NET LOT AREA}}$$

$$(\text{EG: } \frac{5,000}{10,000} = \text{FAR } 0.5)$$

Fig. 1.30-2
Floor Area Ratio

Future width line:

A line representing the maximum planned width of a right-of-way, as shown on maps included in any officially adopted report or ordinance. This includes the 1971 Ruth and Going Future Width Line Study.

Guest room: A room within a dwelling which is intended, arranged or designed to be occupied or which is occupied by one or more guests, but in which there are no cooking facilities.

Height: The dimension measured by the vertical distance from the final grade to the top of a building or structure. On sloping lots or lots with irregular topography, height shall be measured vertically upward from a hypothetical surface representing the final grade as projected through the structure site (see Figure 1.30-3b for measurement details).

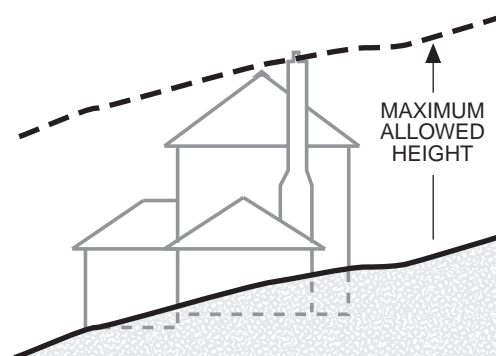
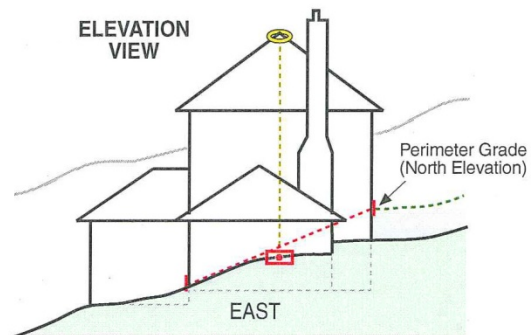
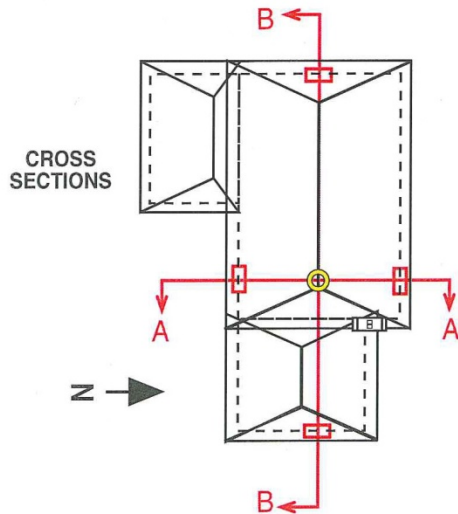
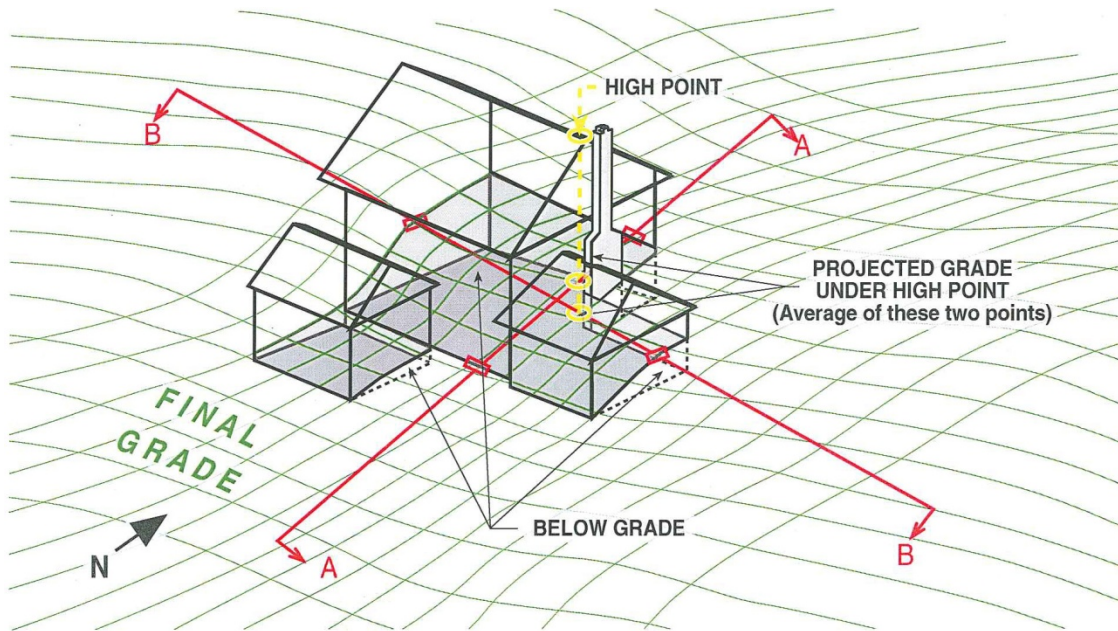


Fig. 1.30-3a
Building Height

Fig. 1.30-3b
HEIGHT MEASUREMENT
 (Irregular Topography)



Legal-nonconforming use, lot, or structure: A use, lot, building or structure that was lawful when brought into existence, but does not comply with the currently effective use provisions, permitting requirements or development standards of this zoning ordinance. See Chapter 4.50.

Livestock: Domestic animals kept on a farm or ranch and raised for sale and profit.

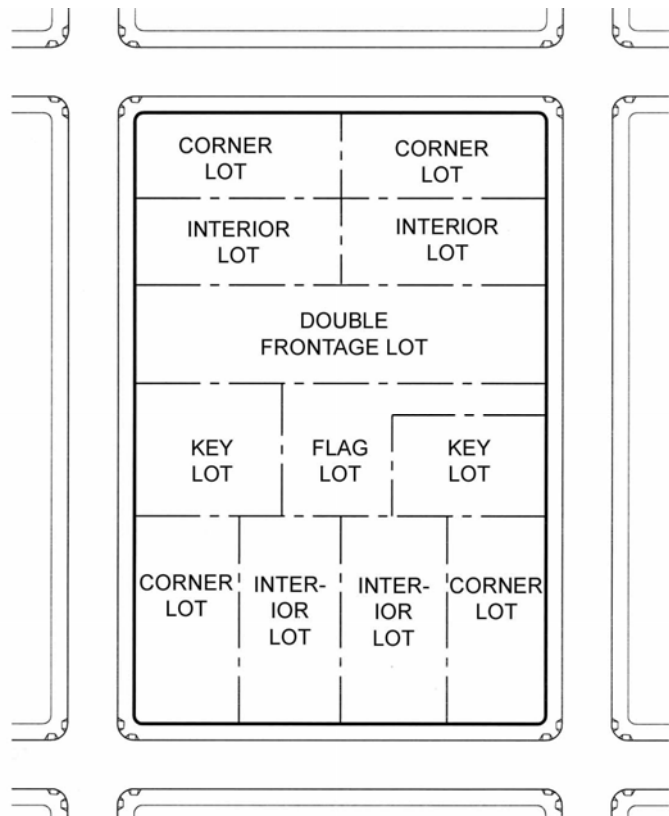
Lot: A fundamental unit of land that may be lawfully sold as a separate parcel in conformance with the applicable lot-legality provisions of Division C12 of the County Ordinance Code and the applicable subdivision and lot-legality provisions of state law.

Lot area, gross: The area specified as gross lot area on a recorded parcel map, tract map or record of survey. Also, the total area of any lot whose deed contains a legal description that includes land underlying public or private rights-of-way as fee-title portions of the lot.

Lot area, net: The net area of a lot specified as such on a recorded parcel map, tract map or record of survey, or the total land area of any lot exclusive of land underlying public or private rights-of-way.

Lot, corner: A lot situated at the intersection of two (2) or more streets, or bounded on two (2) or more adjacent sides by street lines. If the interior angle of the intersecting street lines is 135 degrees or wider, the lot shall not be deemed a corner lot.

Fig. 1.30-4
Classification of Lots



Lot coverage: The footprint of all buildings and structures over 30 inches in height. Covered patios, carports, arbors, and similar structures are counted in lot coverage. Eaves are excluded provided they do not project more than two and one-half feet.

Lot depth: The average distance from the front property line (or edge of right-of-way) to the rear line measured in the general direction of the side lines of the lot.

Lot frontage: The boundary of a dedicated public or private road right-of-way as it fronts along a lot. To determine the front lot line for setback purposes, see “lot lines.”

Lot, flag: A lot, generally located to the rear of another lot, whose frontage to a street is provided by a fee access corridor, or whose access is provided by an easement through the parcel with actual frontage along such street. [See Fig. 1.30-4]

Lot, interior: A lot with street frontage and whose side lot lines are the side lot lines of adjacent lots that front on the same street. [See Fig. 1.30-4]

Lot, key: The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street on which the corner lot fronts. [See Fig. 1.30-4]

Lot lines: The lines bounding a lot as defined herein, with the following specific classifications and criteria for determining setbacks. For purposes of this definition, "street" shall mean “right-of-way,” as defined herein.

1. The **front lot line** is normally the line that abuts a street.
2. The **front lot line of a corner lot** is normally the shorter line (representing the narrower lot dimension) of the two lines abutting a street. If a corner lot's overall depth-to-width dimensions are more strongly representative of the lot's orientation such that an alternate frontage determination would yield a larger building envelope, the right-of-way line that corresponds to the lot width (longer line in that case) shall be deemed the front lot line for setback purposes. In the case of a curved corner, a determination may be made by the zoning administrator that an appropriately situated point along that curve shall demarcate the front lot line from the exterior side lot line.
3. The **front lot line of a flag lot** shall be based on the lesser dimension (width/length) of the main portion of the lot (portion that excludes access corridor). The line abutting the interior terminus of the access corridor that corresponds to that lesser lot dimension shall be deemed the front lot line. When a fee access corridor exceeds 25 feet in width, the front lot line shall be the street frontage at the access corridor. For a variable-width access corridor the front lot line shall be considered the width line at the point at which the access corridor exceeds 25 feet.

4. The **side lot line** is the line that intersects the front lot line, the rear lot line, and any other side lot line.
5. The **side exterior lot line** of a corner lot is the (generally) longer of the two lines abutting a street (see Paragraph 2 above).
6. The **rear lot line** is generally the line that is most distant and opposite the front lot line. On a triangular lot or other lot where no logical rear lot line exists, the rear setback may be taken as a radius from the point of intersection of side lines most distant and opposite the front lot line. Multiple line segments that logically fit the intent of this definition may also be considered rear lot lines

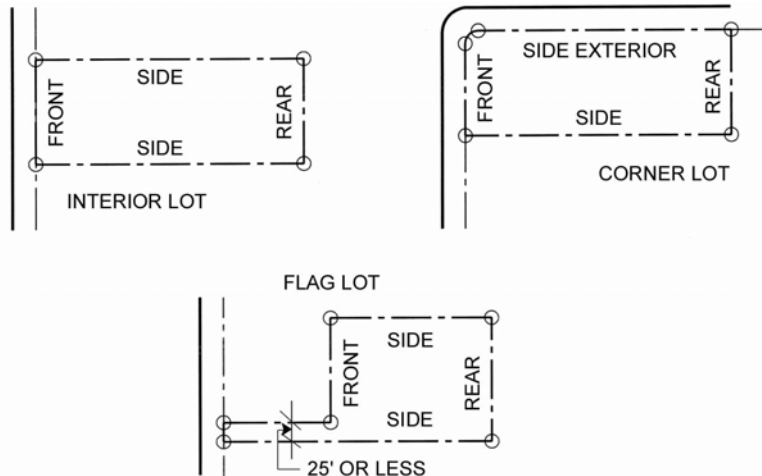
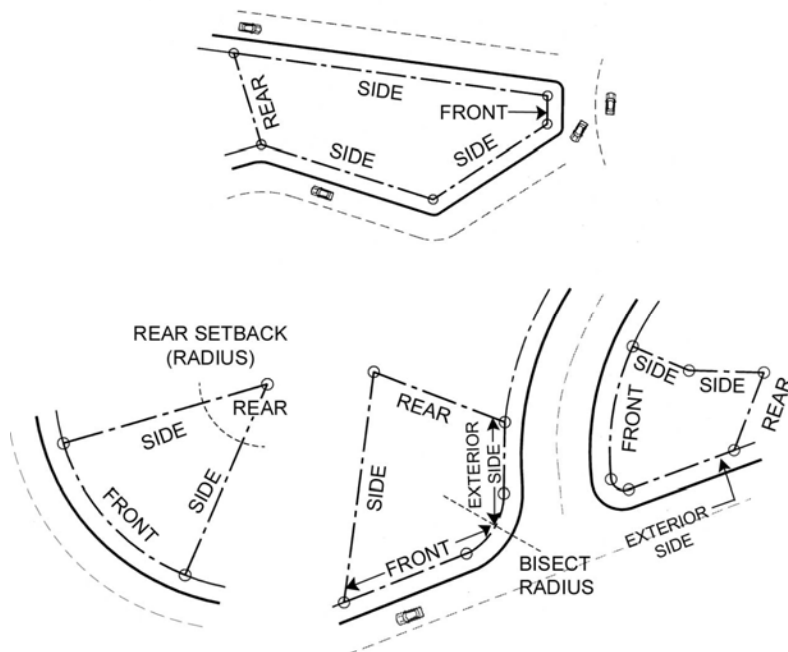


Fig. 1.30-5
Lot Lines and
Lot Frontage

Where the above provisions are inadequate to address an unusually configured lot, the zoning administrator shall classify the lot lines on that lot. The determination shall consider in the following order of importance: (a) the general depth-to-width orientation of the lot and the establishment of a practical and reasonable building envelope, (b) the orientation of the lot and orientation of the determined building envelope as it would most harmoniously concur with development and/or building envelopes on the adjacent lots, (c) the existing development on the subject lot and the degree to which it may conform to more than one possible determination, and (d) other factors specific to the lot that would affect the practicality and reasonableness of a determined building envelope. See § 4.20.020 for additional lot-line and setback criteria for accessory buildings on lots with unusual configurations.



Manufactured home: A factory-built single-family structure as defined in Section 19971 of the California Health and Safety Code or a manufactured home as defined in Section 18007 of the California Health and Safety Code. Mobilehomes, which are structures transportable in one or more sections, designed to be used as a residential dwelling unit and not having wheels or axles permanently attached to their body or frame, are considered manufactured homes if they are built in conformance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401) and located on a foundation system pursuant to Section 18551 of the California Health and Safety Code. Manufactured homes or mobilehomes do not include recreational vehicles, or commercial coaches, as defined in Section 19971 of the California Health and Safety Code.

Marginal agricultural lands: Lands that may be considered unsuitable for agricultural use because of proximity to incompatible non-agricultural uses, inadequate water availability; or marginal soil type such as Class III or poorer.

Mine, idle: A mining operation that is curtailed for one (1) or more year(s) by more than 90 percent of the operation's previous maximum annual mineral production, with the intent to resume those surface mining operations at a future date.

Mobilehome: See "manufactured home."

Nonconforming use, lot, or structure: The term "nonconforming" shall mean legal-nonconforming. See "legal-nonconforming use, lot or structure."

Official plan line: A line representing the maximum planned width of a right-of-way, including future right-of-way, as defined in Section C12-700 of the County Ordinance Code.

Open land historic: The unimproved or undeveloped portion of the land on which the historic buildings or structures exist and which is essential to the integrity of the historical site or place.

Open space land: Any parcel(s) or portion of a parcel that is essentially unimproved and devoted to an open space use. This term includes land(s) designated for permanent open space preservation as shown on a recorded subdivision map, approved site plan, or other development plan, and which may be the subject of an easement or other permanent conveyance of development rights restricting the use and development potential of the open space in accordance with applicable general plan policies, zoning regulations, mitigations, or conditions of approval.

Person: Any individual, firm, association, corporation, organization or partnership, or any city, county, district or state, or any public entity or department or agency thereof.

Public water supply: Water service furnished by a public utility, a county water company or district, a municipal water company or district, a community service district or other public water district.

Reclamation: The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining uses so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and pose no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, re-soiling, re-vegetation, soil compaction, stabilization, or other measures.

Reclamation plan: A plan providing for reclamation of lands upon which surface mining operations either have been or will be conducted.

Registered historic cultural resource: A registered historic cultural resource is any building, site, structure, object, or district which is registered in the National Register of Historic Places, California Historical Landmarks Program, California Register of Historical Resources, California Points of Historical Interest Program, or formally designated as such by a resolution of the Santa Clara County Board of Supervisors.

Right-of-way: The total (improved and unimproved) area of land within the bounds of a dedicated public or private road. Also includes any ingress-egress easement that provides the right to pass over one property to access another.

Riparian: That area within and adjacent to waterways, water bodies and areas with special underground wetness characteristics which support a special type or lush condition of vegetation not found in the general area.

Sanitary sewers: Sanitary sewers shall mean those sewer systems operated and maintained by a county, a municipality, or a sanitary sewer district.

Setback: The horizontal separation required between lot lines (and/or rights-of-way, see below), and the nearest point of a building or structure, including below-grade walls. The setback line shall be deemed to mean a line parallel to the lot line separated by the required setback distance.

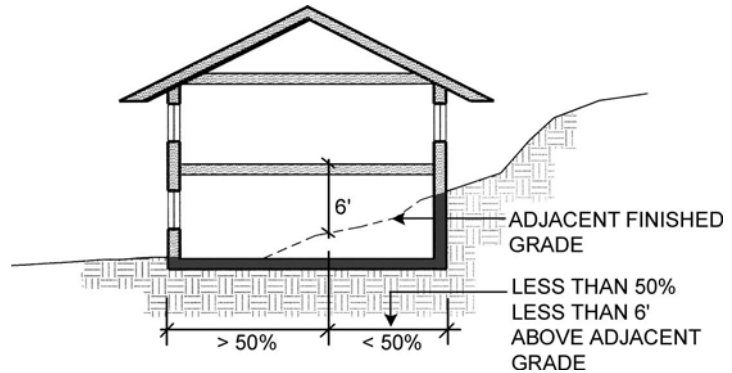
The measurement shall be taken from the rough exterior building walls (structural wall components; excluding trim, exterior siding, stucco or other such finishing materials), or other vertical structural components, to the nearest lot line, exclusive of those architectural features listed in Section 4.20.110 as exempt. Setbacks shall also be taken from the edge of any right-of-way that abuts or passes through the subject lot. In situations where the property line lies within the right-of-way, the setback shall be taken from the edge of such right-of-way. However, if an official plan line or future width line has been established for the abutting right-of-way, setback measurement shall be taken from such official plan line or future width line.

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

An attic, regardless of its interior dimensions, shall not be considered a story provided it remains unconditioned space, is accessible by nothing more substantial than a pull-down stairway or ladder, and contains no dormers with the exception of minimal vent features.

Under-floor “basement” space, qualifying as *floor area* with minimum clearance of seven (7) feet in each of three dimensions for at least 70 contiguous square feet in floor area, shall not be considered a story unless either of the following applies:

1. The finished floor level directly above such basement space is more than six (6) feet above grade for more than 50 percent of the total basement floor area, or
2. The finished floor level directly above such basement space is more than 12 feet above grade at any point.



“Grade” shall be final grade at the building’s perimeter, and shall be projected through the subject basement space when appropriate.

Fig. 1.30-6
Story; Basement

Determination of a building’s number of stories shall be based on qualifying floor area being situated directly above other qualifying floor area.

Story, half: A portion of a building within a hip, gable or similar sloping roof containing space that meets the dimensional criteria for habitable space (70 square feet or larger with a minimum seven (7) feet clearance in each of three (3) dimensions), but is limited such that the wall plates on at least two (2) opposite exterior (vertical) walls, which constitute at least 50 percent of the perimeter wall area at that floor level, are not more than two (2) feet above rough floor level.

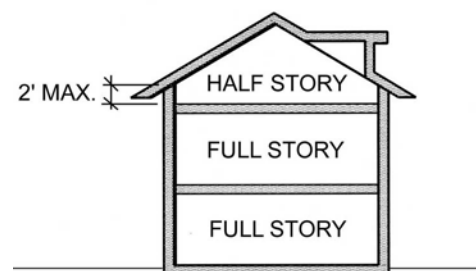


Fig. 1.30-7
Half Story

Structural alterations: Any change in the supporting members of a building, such as bearing walls, foundation, roof, columns, beams or girders.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. The term “structure” includes “building.”

Urban service area: Land within the sphere of influence of a particular city, which is served by urban facilities, utilities and services, or which is proposed to be served by urban facilities, utilities and services through a city-adopted capital improvement program. In addition to being regulated by the County zoning ordinance, unincorporated land within a city’s urban service area is subject to the land use policies of that city’s general plan. The urban service area boundary shall be established by the Santa Clara County Local Agency Formation Commission in accordance with the applicable provisions of Sections 56300, 56301 and 56425 of the California Government Code.

Use: The purpose for which land or premises or a building thereon is designed, arranged or intended or for which it is or may be occupied or maintained. When used as a verb, standard dictionary definitions of “use” shall apply.

Watercourse: A running stream fed from permanent or natural sources, including rivers, creeks, runs and rivulets. There must be a stream, usually flowing in a particular direction (though it need not flow continuously) in a definite channel, having a bed or banks and usually discharging into some stream or body of water.

Yard: An open space, adjacent to a dwelling or other main building, that is generally unoccupied and unobstructed from the ground upward, except as otherwise provided in Chapter 4.20. The following are types of yards:

1. The front yard extends across the full width of the lot lying between the front lot line and the nearest line of the dwelling.
2. The side yard lies between the side lot line and the side wall(s) of the dwelling and extends from the front yard to the rear yard.
3. The rear yard extends across the full width of the lot lying between the rear lot line and the nearest line of the primary dwelling.

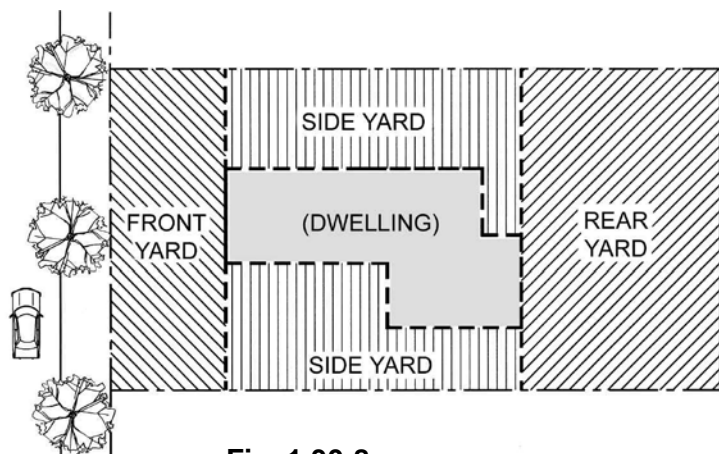


Fig. 1.30-8

SECTION 3: Section 2.10.020 of Chapter 2.10, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.10.020 Classification of Uses

A. **Interpretations of Permitted Uses.** The zoning administrator shall be authorized to determine whether a particular use is within the scope of an existing use classification.

1. **Uses not listed.** The zoning administrator may deem a use to be a permitted use that is not listed on the table of uses if such use is substantially similar in nature and intensity to at least one listed permitted use, and the use is clearly compatible with both the intent of the applicable district and the applicable land use designation of the general plan. The zoning administrator shall also determine the nature of the permitting process, based on the nature and intensity of the use and that use to which it is substantially most similar. Where such a use technically meets the criteria for a use that is allowed by matter of right, but the intensity or impacts of the use substantially exceed that reasonably expected to be associated with the use classification, the zoning administrator may interpret the zoning ordinance to require a permit for the use.

2. **Requirement for interpretation application.** Use interpretations shall only be made in response to a formal application for interpretation.

Procedures for interpretation of the zoning ordinance are located in Chapter 1.20, Application.

B. **Incidental Activities.** An incidental activity carried out as part of a primary use, which is not expressly identified by the zoning ordinance as part of the primary use classification, may be conducted if determined by the applicable decision-making authority to be appropriately ancillary to the primary use, and generally compatible in nature with the uses permitted by the applicable zoning designation.

C. **Zoning Ordinance Amendments.** When appropriate, a use that is not within an existing use classification, or not deemed an allowed use through the interpretation provision of subsection A, above, may be incorporated into the zoning ordinance through an ordinance text amendment, if determined to be consistent with the general plan (see Chapter 5.70). The amendment may either take the form of a new use classification or an alteration to the description of an existing classification, and it must be processed as an amendment to the zoning ordinance as set forth in Article 5.

D. **Prohibited Uses.** Uses not described within the use classifications, use tables, or otherwise defined as permitted uses by means of a formal interpretation as described in subsection A are prohibited. Nothing in this zoning ordinance shall

be construed to allow activities or uses prohibited by or pursuant to other local, state, and federal laws, ordinance, and regulations, including but not limited to laws for preserving agricultural or open space lands.

SECTION 4: Section 2.10.030 of Chapter 2.10, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.10.030 Residential Use Classifications

Residences. This classification includes primary residences and excludes other types of residences separately defined within this section. This classification also includes the renting of rooms and provision of meals within a dwelling by the resident family or household to not more than two other individuals (for rooming houses, see *Rooming Houses, Fraternities & Sororities*). All uses within this classification shall fit within one of the following subcategories:

1. **Single-Family.** One dwelling unit on a single lot, completely detached from any other dwelling unit. This classification includes a manufactured home.
2. **Two-Family.** Two dwelling units within the same structure, each having its own kitchen and bathroom facilities.
3. **Multi-Family.** Three or more dwelling units within the same structure, each having its own kitchen and bathroom facilities.

Residential Accessory Structures and Uses. This classification includes detached buildings and structures whose use is entirely incidental to the primary residential use, and which do not contain living space or sleeping quarters. Residential accessory uses consist of activities customarily associated with (or otherwise reasonably associated with) the primary residential use, and include such activities when they occur on private communal open space within a residential development.

On lots with no legally established residential use, certain limited structures ancillary to maintenance and security of the land (e.g. fences, gates, well or irrigation hardware) shall be considered permitted accessory structures under this classification.

On lots with no legally established residential use, one limited storage building per lot is permitted under this classification in rural base zoning districts. The floor area of such storage buildings is restricted to 120 square feet maximum. Height shall not exceed 10 feet in height at any point, and such buildings shall comply with all other applicable provisions of Section 4.20.020. Such storage buildings may not include plumbing or electricity in their construction. Any such building in an –sr combining district shall be subject to the scenic roads provisions of Section 3.30.030.

Accessory buildings shall be limited to two (2) internal plumbing fixtures except as provided by § 4.20.020: Accessory Structures.

Agricultural Employee Housing. Dwellings occupied by employees engaged primarily in direct agricultural operations on land owned or rented by the agricultural operator. Family members of such agricultural employees may also live in the same unit. All uses within this classification shall fit within one of the following subcategories:

1. **Short Term.** One or more mobile homes or manufactured homes located on land in agricultural use. A time limit for use of short-term agricultural worker housing will be specified on a case-by-case basis at the time of permit issuance. [Criteria/Findings § 4.10.040]
2. **Long Term.** Permanent structures located on land owned by an agricultural operator used by agricultural workers employed by such operator and the families of the workers. [Criteria/Findings § 4.10.040]

Caretaker's Residences. Dwelling units incidental and subordinate to a significant nonresidential use established by issuance of a use permit. Such units must be necessary for the practical operation of the primary use, and the occupancy of such units shall be limited to owners or employees of the primary use and their families.

Domestic Animals. The keeping of domesticated animals for use or enjoyment within the home or premises by the resident occupants, including non-commercial equestrian activities. All uses within this classification shall fit within one of the following subcategories:

1. **Dogs & Cats.** The keeping of dogs and cats.
2. **Small Animals–Limited.** Includes the following small animals: rabbits, guinea pigs, chicken and fowl (but excluding roosters, peafowl, guinea fowl, geese or quacking ducks), and similar species as approved by the zoning administrator.
3. **Horses.** The keeping of horses.

Home Occupations. Businesses conducted incidental to the residential use of a property, generally within a dwelling by resident occupants. All uses within this classification shall fit within one of the following subcategories:

1. **General.** Uses conducted exclusively within the dwelling by the resident, with no nonresident employees. [Criteria/Findings § 4.10.180]
2. **Expanded.** Uses conducted in the dwelling or accessory building by the resident, with allowance for up to one full-time additional nonresident employee, limited outdoor storage of materials, and not more than two vehicles. [Criteria/Findings § 4.10.180]

Residential–Communal Institutional. A facility containing rooms or apartments (or both) but having communal dining facilities and lounges, and communal services, such as housekeeping, organized social and recreational activities, and support services appropriate for the residents. Includes college dormitories, monasteries and other such communal living facilities related to permitted institutional use classifications. Excludes

nursing homes and similar uses (see *Community Care Facilities*). Also excludes rooming houses (see *Rooming Houses, Fraternities & Sororities*). [Criteria/Findings § 4.10.300]

Rooming Houses, Fraternities & Sororities. Includes fraternity and sorority housing for students, boarding houses, and similar group residential uses. Also includes single-room occupancy residential facilities where secure rooms are individually rented to a one- or two-person household. Excludes those uses classified as *Residential–Communal Institutional*.

Secondary Dwellings. Dwelling units providing complete living facilities, including kitchen and bathroom facilities, that are ancillary to the primary dwelling unit on the same lot. A secondary dwelling may not be offered for sale as a dwelling unit separate from the primary dwelling. All uses within this classification shall fit within one of the following subcategories: [Criteria/Findings § 4.10.340]

1. **Attached.** A secondary dwelling that shares a roof, a foundation, and a common wall of at least eight (8) horizontal feet with the primary residence.
2. **Detached.** A secondary dwelling in a separate structure separated from the primary residence by no less than six (6) horizontal feet.

Temporary Residences during House Construction. Mobile homes, recreational vehicles, or existing homes occupied during the construction, repair, or remodel of a permanent dwelling on the same property. The temporary residence may remain on the property for no longer than 90 days from the date of occupancy of the permanent dwelling, or for two years from the date of either initial building permit issuance or the date of any casualty that rendered the primary residence uninhabitable, whichever occurs first. The provisions of subsection 4.20.090(B) shall apply to emergency housing following casualty. [Criteria/Findings § 4.10.380]

SECTION 5: Section 2.10.040 of Chapter 2.10, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.10.040 Non-Residential Use Classifications

The notation in parentheses following the title of each primary classification indicates the type of use for purposes of ensuring general plan consistency and correlation with types of allowable uses defined within the general plan.

Adult Uses. (Commercial) A building, premises or portion thereof consisting of, including, or having the characteristics of any or all of the following three subcategories. For regulatory purposes, this classification shall supersede any other classification under which a qualifying adult use may also fall (e.g. retail sales, theaters, restaurants and bars). [Criteria/Findings § 4.10.020].

1. **Adult Book/Video Store.** An establishment having as a substantial or significant portion of its stock-in-trade for sale to the public (or certain members thereof) videos, magazines, erotic devices and accessories, books, and/or other such items which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas (see definitions, below).
2. **Adult Movie Theater.** An establishment regularly used for the presentation of motion pictures distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons or customers.
3. **Adult Entertainment Establishment.** An establishment regularly used for the presentation or exhibition or featuring of topless or bottomless dancers, strippers, or any entertainers regularly displaying specified anatomical areas for observation by patrons or customers.

The following definitions apply to uses within this classification:

Specified sexual activities: (a) Human genitals in a state of sexual stimulation or arousal; (b) acts of human masturbation, sexual intercourse, sodomy or bestiality; or, (c) fondling or other erotic handling of human genitals, pubic region, buttock, or female breast.

Specified anatomical areas: (a) Less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; or, (b) human male genitals in a discernibly turgid state.

Agriculture. (Agricultural) Raising of animals, crops, or crop trees, including horticulture, crops grown within greenhouses, vineyards, crop harvesting, livestock farming, apiaries, aviaries, worm farms, fish farms, fur farms, 4-H projects, Future Farmers of America projects, or those of similar groups, grazing, and ranching. This classification excludes uses that have the potential to result in significant off-site impacts (see *Dairies, Feed Lots, Livestock Auction Yards, Mushroom Farms, Poultry & Egg Farms—Commercial*). All uses within this classification shall fit within one of the following subcategories:

1. **General.** The raising of agricultural commodities other than livestock.
2. **Livestock.** The raising of livestock.

Agricultural Accessory Structures & Uses. (Agricultural) Structures and uses ancillary to and supporting onsite agricultural operations including but not limited to barns and sheds, corrals, wells, compost storage, machinery storage, and small offices.

Agricultural Equipment Sales & Services. (Commercial) Establishments for the sale, rental, and repair of machinery, equipment and supplies for use in agricultural operations.

Agricultural Processing. (Agricultural) Processing facilities for the handling, processing, packing, packaging, storing and shipping of agricultural commodities grown primarily in Santa Clara County or neighboring counties. Does not include processing of meat, poultry, or animal products (see *Butcheries*), nor timber or wood processing (see *Manufacturing/ Industry*). Does not include routine harvesting and handling activities incidental to agriculture (see *Agriculture*). All uses within this classification shall fit within one of the following subcategories [Criteria/Findings § 4.10.030]:

1. **Small Scale.** 2,400 square feet or less of covered space devoted to processing activities.
2. **Medium Scale.** Between 2,400 and 10,000 square feet of covered space devoted to processing activities.
3. **Large Scale.** More than 10,000 square feet of covered space devoted to processing activities.

Agricultural Research. (Agricultural) Establishments for experimental greenhouse and field growing of agricultural commodities, landscaping and seeds, including experimental use of herbicides, pesticides, and other agricultural practices.

Agricultural Sales. (Commercial) Facilities for the retail sale of agricultural commodities, operated by a single seller on a seasonal or year-round basis. All uses within this classification shall fit within one of the following subcategories:

1. **Limited.** Seasonal sales of agricultural products grown predominantly on-site or on other property within Santa Clara County and operated by a single proprietor. May include a stand or similar sales structure not exceeding 400 square feet in area. Includes operations where customers have access to the growing areas and pick the product themselves, such as Christmas tree farms, pumpkin patches, and apple or fruit picking.
2. **General.** Sales of agricultural products predominantly grown or produced within Santa Clara County and operated by a single proprietor. May include a stand or similar sales structure between 401 and 1,200 square feet.
3. **Farmers' Markets.** Facilities used by multiple sellers for sales of agricultural commodities directly to the public.

Agriculturally Related Entertainment & Commercial Uses. (Commercial) Visitor-oriented services, sales and attractions with an agricultural theme that are conducted in conjunction with on-site agricultural uses. Such uses include but are not limited to food and retail sales, tasting rooms, reception facilities, outdoor entertainment areas. [Criteria/Findings § 4.10.050]

Aircraft Landing Strips–Private. (Residential) Facilities for takeoff, landing and storage of small, noncommercial airplanes. This classification does not include helipads (see *Helipads*).

Antennas – Commercial. (Infrastructure). Towers and similar structures mounted with equipment for the transmitting and/or receiving of television, radio or electromagnetic waves between terrestrially and/or orbitally based structures. This classification does not include private, non-commercial antennas, nor does it include cellular or other wireless telecommunications facilities (see *Wireless Telecommunication Facilities*).

1. **Minor.** Structures 55 feet or less in height.
2. **Major.** Structures over 55 feet in height.

Auction Houses. (Commercial) Establishments for the display and sale of goods through a bidding process. This classification does not include animal auction facilities (see *Livestock Auction Yards*).

Automotive Sales & Services. (Commercial) Establishments for the sale, rental, maintenance, and repair of automobiles and other passenger vehicles, such as light-duty trucks, boats and motorcycles. Does not include heavy-duty or commercial truck sales and services (see *Truck Sales & Services*). All uses within this classification shall fit within one of the following subcategories:

1. **Limited Repair.** Minor automobile and vehicle repair and accessory installation, including but not limited to oil changes, tune-ups, wheel alignment, and muffler and shock absorber replacement and repair.
2. **General Repair.** Major repair services for automobiles and other light-duty vehicles, including electric and battery service, glass replacement, reupholstering, bodywork, painting, motor and transmission rebuilding, and tire recapping.
3. **Sales & Rentals.** Establishments for the sale, leasing and/or rental of operable automobiles, boats, motorcycles, or other vehicles, including onsite storage of vehicles for sale or rent.
4. **Service Stations.** Gas stations, including ancillary convenience retail and auto services. Service stations that contain more than two repair bays are considered “limited repair.”
5. **Storage.** Storage of new vehicles or operable used vehicles intended for future use or for resale as whole vehicles. This classification does not include junkyards.
6. **Washing.** Establishments providing hand-operated, self-service, or mechanical automobile washing services.

Banks. (Commercial) Financial institutions, including check-cashing services, providing retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Bed & Breakfast Inns. (Commercial) Establishments providing short term overnight accommodations with a maximum of six guestrooms, including kitchen and dining room facilities for guests. [Criteria/Findings § 4.10.060]

Billboards. (Commercial) Signs advertising activities conducted offsite. This classification does not include temporary real estate signs, seasonal agricultural sales signs, or temporary agricultural stand signs (see Chapter 4.40: Signs).

Broadcasting. (Infrastructure) Facilities for broadcasting, recording, and other electronic communication services, including radio, television or recording studios, telephone switching centers, and telegraph or cable television transmitting offices. This classification does not include commercial antennas or antennas that are an accessory use to a principal use on the same parcel (see § 4.20.020 Accessory Structures).

Business Services. (Commercial) Establishments providing services oriented to businesses, including but not limited to accounting, tax preparation, document-preparation and photocopying services, messengers, printing, janitorial services, wholesaling without significant on-site inventories of stock, and other similar services. This classification excludes professional offices and automobile and equipment maintenance and repair.

Butcheries. (Industrial) Establishments for slaughter and basic processing and packaging of animals for meat products. This classification does not include manufacture of non-food items from animal products such as tanning and soap manufacturing (see *Manufacturing: General*).

Camps & Retreats. (Recreational) Outdoor-oriented recreational, meeting, lodging, and associated facilities which have a low population density, are a low intensity use, and which minimally alter the natural environment. Includes hostels, guest ranches, lodges, and educational and group retreats, but does not include tourist-oriented resorts, or hotels or motels (see *Hotels and Motels*). [Criteria/Findings § 4.10.070]

Cemeteries. (Institutional) Grounds or facilities for the burial or other interment of deceased humans or animals. Uses include cemeteries, columbaries, and mausoleums, and limited associated facilities such as offices and chapels. [Criteria/Findings § 4.10.080]

Clubs—Private & Nonprofit. (Institutional) Indoor meeting, recreational, or social facilities of a private fraternal or benevolent organization primarily for use by members or guests. This classification does not include clubs with outdoor recreation facilities such as swim and racket clubs or country clubs.

Colleges & Vocational Schools. (Institutional) Institutions of higher education, typically granting recognized degrees. This use classification includes vocational and technical schools.

Community Care. (Institutional) Facilities providing care and supervision to children or adults (or both), including but not limited to day care facilities and facilities for the developmentally disabled, physically and mentally handicapped, or incompetent persons. This classification includes nursing homes and assisted living facilities. Services may be provided on either a 24-hour (residential) or less than 24-hour (day) basis. All uses within this classification shall fit within one of the following subcategories:
[Criteria/Findings § 4.10.090]

1. **Limited.** Facilities serving six or fewer persons, excluding members of the provider's family and staff. Facilities serving between seven (7) and 14 children or minors (age 18 and younger) that are licensed as large-family day-care homes according to the requirements of Division B24 of the County Ordinance Code are also included.
2. **Expanded.** Facilities serving more than six persons that are not otherwise licensed and operated as large-family day-care homes under Division B24 of the County Ordinance Code.

Contractors' Facilities. (Industrial) Facilities for construction contractors' businesses. Includes office, heavy equipment and material storage, and limited facilities for maintenance of equipment owned and operated by the business owner.

Dairies. (Agricultural) Establishments where cows or goats are maintained for the production of milk or other dairy products for commercial distribution or sale.
[Criteria/Findings § 4.10.110]

Entertainment – Seasonal Outdoor. (Commercial) Facilities for spectator entertainment including but not limited to outdoor movie and live performance theaters or stages.
[Criteria/Findings § 4.10.120]

Feed Lots. (Agriculture.) Establishments primarily engaged in the fattening of livestock in a confined area. [Criteria/Findings § 4.10.130]

Field Research. (Institutional). Research activities, field studies and educational activities (e.g. student field research) that are dependent on a natural, open setting. Examples include biological, geological or atmospheric studies.

Food & Beverage Sales. (Commercial) Retail sales of food and beverages, primarily for off-site preparation and consumption. Uses include supermarkets, grocery stores, liquor stores, or delicatessens. Does not include establishments at which 25 percent or more of transactions are sales of food prepared on-site for on-site or off-site consumption, which are classified as either "*Restaurants*" or "*Food Preparation and Catering Services.*"

Food Preparation & Catering Services. (Commercial) Preparation of food and beverages primarily for off-site consumption. This classification includes catering businesses and limited-scale food processing facilities such as bakeries. Establishments

at which 25 percent or more of transactions are sales of prepared food for on-site consumption are classified as “*Restaurants and Bars*.”

Funeral & Cremation Services. (Institutional/ Commercial) Services involving the preparation of human dead, visitation and other pre-interment services. Excludes cemeteries and columbaries (see *Cemeteries*).

Golf Courses & Country Clubs. (Recreational) Golf courses and related uses such as driving ranges, refreshment services, locker rooms, facilities for limited sales of golf supplies and accessories, social areas, and eating and drinking facilities for members, users, and their guests. May also include overnight accommodations for temporary occupancy of members, users, and guests, that are of an appropriate and ancillary scale to the golf course development. [Criteria/Findings § 4.10.140]

Golf Driving Ranges. (Recreational) Golf driving ranges not ancillary to golf courses. [Criteria/Findings § 4.10.150]

Health & Fitness Clubs. (Recreational) Commercial facilities used for physical activity for health and recreational purposes. Such facilities usually include exercise equipment and locker rooms, and may include swimming pool, gymnasium, sauna, steam and whirlpool bath facilities and incidental sales of refreshments, toiletries, and health or exercise equipment.

Helipads. (Residential) Facilities for the takeoff, landing and storage of helicopters used for private non-commercial purposes. This classification does not include fixed-wing aircraft landing strips (see *Aircraft Landing Strips – Private*). [Criteria/Findings § 4.10.160]

Historic Structure–Use Conversion (Commercial/ Institutional) Structures which are registered cultural heritage resources as defined within the zoning ordinance may be allowed certain limited exceptions to allowed uses, setbacks, and height requirements, as determined by the approval authority. Uses to which such structures may be converted as a form of adaptive re-use include, but are not limited to, the following: [Criteria/Findings § 4.10.170]

1. Museums
2. Studios – Arts & Crafts
3. Clubs–Private & Non-Profit
4. Retail Sales–General
5. Restaurants & Bars
6. Hotels and Bed & Breakfast Inns
7. Other uses, deemed similar in nature to those described above, as determined by the zoning administrator.

Hospitals & Clinics (Institutional) State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment as well as training, research, and administrative services for patients and employees. Excludes those uses classified as “*Medical Offices*,” as well as public hospitals and clinics not subject to zoning regulations pursuant to state law. [Criteria/Findings § 4.10.190]

Hotels & Motels. (Commercial) Establishments providing more than six guest units, with no or minimal kitchen facilities in the units, intended for occupancy on a commercial basis. Guest units may be reached either from a common entrance or directly from the outside of the building. This classification includes incidental restaurants or reception/meeting facilities.

Hunting & Fishing Preserves. (Recreational) Natural or improved open space areas and related facilities specifically designated for hunting or fishing.

Informational Displays. (Commercial) Staffed or un-staffed kiosks or displays for the purposes of education or tourist information. All uses within this classification shall fit within one of the following subcategories:

1. **Small.** A kiosk of 400 square feet or less.
2. **Large.** A kiosk of more than 400 square feet.

Kennels – Commercial. (Commercial) Commercial facilities for the shelter, breeding, sale, or training of three (3) or more dogs or six (6) or more cats over four (4) months of age on a commercial basis. This classification allows for incidental activities such as exercising, grooming, and incidental medical care. Veterinary clinics and hospitals are not included (see “*Veterinary Clinics & Hospitals*”). [Criteria/Findings § 4.10.200]

Laboratories & Testing Services. (Commercial) Electronic, mechanical, biological or other scientific or analytical testing occupying 2,400 square feet of floor area or less (this limitation shall not include minimal ancillary office or other non-laboratory floor area). For larger laboratories see “*Manufacturing – Limited*.”

Laundries – Industrial. (Commercial/Industrial) Large-scale laundry and dry-cleaning operations primarily serving corporate or commercial customers for linen, clothing, or other textiles. Diaper services catering to residential customers are included. Industrial laundries do not include retail laundry or dry cleaning establishments (see *Retail Sales and Services*).

Livestock Auction Yards. (Agricultural) Establishments primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale. [Criteria/Findings § 4.10.210]

Machinery & Equipment Services. (Commercial) Rental, storage, and incidental sales of machinery and equipment. All uses within this classification shall fit within one of the following subcategories:

1. **Limited.** Rental and incidental sale of supplies and small equipment such as tools, appliances, business equipment, electronic equipment, furniture, and recreational equipment.
2. **General.** Rental and storage of heavy machinery, equipment, and incidental sale of supplies, including building, construction, nursery and farm equipment. See *Retail Sales* for sale of building supplies.

Maintenance & Repair Services. (Commercial) On-site repair and incidental sales of supplies for small household goods, machinery, tools, equipment, and appliances, conducted within an enclosed building. This classification includes furniture refinishing and repair and excludes maintenance and repair of vehicles or industrial equipment.

Manufactured-Home Sales & Rentals. (Commercial) Establishments for the sale or rental of prefabricated manufactured housing. This classification does not include establishments for the sale or rental of recreational vehicles (see *Automotive Sales & Services*).

Manufacturing/Industry. (Industrial) Production and processing of goods from raw materials or fabricated items. Also includes the dismantling, reduction or destruction of materials or items, and storage of salvage materials and items. All uses within this classification shall fit within one of the following subcategories:

1. **Small Scale Rural.** Small-scale manufacturing activities primarily serving operations in surrounding rural areas, involving limited manufacturing or assembly of finished products from previously prepared materials. Enclosed floor area for such uses shall not exceed 2,400 square feet (this limitation shall not include minimal ancillary office or other non-manufacturing floor area). This classification includes but is not limited to pallet and bin repair and manufacturing and nursery equipment manufacturing.
2. **Limited.** Operations involving limited product assembling, mixing, or packaging of such a nature that off-site impacts are minimal. Includes assembling or mixing where previously processed components or manufactured parts produced off-site are assembled into a finished product or blended together to form a non-combustible and non-explosive product. Includes product packaging; such as bottling, canning, packing, wrapping, and boxing of products assembled or manufactured off-site.

Examples include, but are not limited to, the production of the following: clothes, furniture (where wood is milled off-site), pharmaceuticals, hardware, toys, mechanical components, electric or electronic components, small vehicle assembly, and computer software.

3. **General.** Manufacturing of products from processed or unprocessed raw materials, where the finished product is non-combustible and non-explosive. Also includes storage, dismantling, reduction or destruction of items or materials. The nature of such manufacturing may produce noise, vibrations, illumination, odors or particulate that is perceptible to adjacent land users, but is not significantly offensive or obnoxious. The use may include product packaging or any ancillary activity compatible with this classification or the classification *Manufacturing/Industry: Limited*.

Examples include, but are not limited to, the production of the following: glass products made from manufactured glass; clay and pottery products; food and beverages; candy and other confectionery products; computer hardware; products made from rubber, plastic, or resin; converted paper and cardboard products; and fabricated metal products made from semi-finished metals.

4. **Intensive.** Manufacturing of products from raw or unprocessed materials, where the finished product may be combustible or explosive. This category also includes storage, dismantling, reduction or destruction of items or materials. This category shall also include any establishment or facility using large unscreened outdoor equipment or structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the building design, or engaging in large-scale outdoor storage. This category also includes any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage or use. This use shall include any packaging of the product being manufactured on-site.

Examples include, but are not limited to, the production of the following: large-scale food and beverage operations; lumber, milling, and planing facilities; aggregate, concrete, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production; and plastic processing and production; junkyards; scrap metal recycling and salvage; and vehicle dismantling, wrecking and crushing.

Massage Establishments. (Commercial) Fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. "*Massage Establishment*" does not include establishments where massage is administered incidentally with any of the following: (a) the practice of a medical doctor, chiropractor, dentist, osteopath, physical therapist or registered nurse; (b) a state-approved massage school; (c) an athletic club; or (d) a barber or beauty salon. For the above establishments listed in (a)-(d), the term 'incidental' is defined as not being more than fifteen percent (15%) of net floor space used for massage activity, and not more than 15% of gross revenue derived from massage activity. See also Division B22 of the County Ordinance Code.

Medicinal Marijuana Dispensaries. (Commercial) Establishments providing marijuana on the recommendation of a physician to seriously ill persons to the extent allowed by

law. Allowable activities include on-site cultivation or sale of medicinal marijuana and medicinal marijuana foodstuffs. No on-site marijuana use or sale of marijuana-related paraphernalia is permitted. See also Division B26 of the County Ordinance Code.

Museums. (Institutional) Facilities displaying or preserving objects of interest in history, arts, humanities or sciences, including related educational programs, that are open to the public.

Mushroom Farms. (Agricultural) Establishments primarily used for the cultivation and subsequent distribution and sale of mushrooms. [Criteria/Findings § 4.10.220]

Nonprofit Institutions. (Institutional) Facilities providing direct programs or services to the community on a not-for-profit basis. This classification includes but is not limited to quasi-public facilities such as food banks, blood banks, private libraries, community centers, community-serving organizations (such as a YMCA or YWCA), and other charitable and philanthropic institutions. [Criteria/Findings § 4.10.230]

Nurseries. (Commercial) Sale and cultivation of ornamental trees, shrubs, and plants, including incidental sale or rental of garden and landscape materials and equipment. All uses within this classification shall fit within one of the following subcategories:

1. **Retail.** Sale of plants and related materials primarily and directly to members of the public, including retail sale of locally grown plants.
2. **Wholesale.** Sale of plants on a wholesale basis primarily and directly to retailers or landscape contractors, with less than 20 percent of transactions to the general public.

Offices. (Commercial) Facilities used for offices of firms or organizations providing professional, executive, management, or administrative services or offices for physicians, dentists, or chiropractors, including laboratories incidental to the medical use. This classification excludes home offices that meet the criteria for “*Home Occupations*.”

Oil and Gas Extraction. (Resource Extraction) The drilling for and production of oil, natural gas and other hydrocarbon substances from the ground and the temporary on-site storage of such substances.

Parking Services & Facilities. (Commercial) Parking lots or multilevel parking structures.

Personal Services. (Commercial) Services and incidental sales of a personal nature, including but not limited to beauty salons, barber shops, music and dance instruction studios, and diet centers. This classification excludes massage establishments (see *Massage Establishments*).

Petroleum Products Distribution. (Industrial) Bulk distribution of gasoline, oil, natural gas, propane, or other petroleum or fuel products. Does not include service stations (see *Automotive Sales and Services: Service Stations*).

Poultry & Egg Farms–Commercial. (Agricultural) Establishments where fowl are raised or kept in confined areas or facilities for the primary purpose of commercial distribution or sale of birds or eggs. [Criteria/Findings § 4.10.240]

Radio-Controlled Model Aircraft Facilities. (Recreational) Landing strips and associated facilities that are administered and supervised by a recognized radio-controlled model aircraft organization for flying of propeller-driven or un-powered model aircraft meeting the Official Model Aircraft Regulations of the Academy of Model Aeronautics. [Criteria/Findings § 4.10.250]

Reception Facilities. (Commercial) Indoor or outdoor facilities used for receptions, parties, weddings, or other similar gatherings. Kitchen and dining rooms may be included. [Criteria/Findings § 4.10.260]

Recreation–Commercial. (Recreation/Commercial) This classification includes but is not limited to active commercial recreation uses such as a bowling alley, paintball, skating rink, rock climbing, and video and amusement arcade.

Recreational Playgrounds and Sports Fields. (Recreational) Sports fields and play areas operated by a non-profit recreational organization. [Criteria/Findings § 4.10.270]

Recreational Vehicle Parks. (Recreational) Facilities providing spaces with electric, water and sanitary hookups for recreational vehicles, including incidental facilities such as a caretaker’s unit and office, small ancillary retail sales, bathroom facilities, picnic tables, storage lockers, and cooking areas. [Criteria/Findings § 4.10.280]

Recycling Facilities. (Industrial) Facilities for the collection, handling, and recycling of previously used materials or manufacturing by-products as raw materials or finished products. All uses within this classification shall fit within one of the following subcategories:

1. **Collection Facilities–Consumer Recycling.** Collection facilities for recycling of cans, bottles, plastic, paper, and other recyclable items and materials. Includes facilities certified by the State Department of Conservation and meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other applicable state laws. Includes reverse-vending machines. [Criteria/Findings § 4.10.285]
2. **Recycling/Processing Facilities–Consumer Waste.** Recycling, storage, and reprocessing of consumer waste certified by the State Department of Conservation and meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other applicable state laws.
3. **Concrete, Asphalt, and Soil Recycling.** Crushing, recycling, storage, and reprocessing of concrete, asphalt, and soil. This classification does not include storage of topsoil as part of an approved quarry reclamation plan. May be conditioned or limited in terms of days and hours of operation, vehicle access, types of materials to be recycled or stored onsite, size and location of processing

equipment and storage areas, construction or improvement of roads, surety bonds, or other matters. Such limitations or restrictions may be based on location and characteristics of the site, including parcel size, level of traffic, adjoining uses and environmental setting.

4. **Composting & Wood Recycling.** Composting, reduction, and recycling of vegetation, wood, and other non-hazardous organic wastes, including food wastes. This classification does not include composting or other treatment of sludge materials from sewage treatment plants.
5. **Hazardous Materials Recycling.** Recycling operations involving processing of chemicals or other hazardous materials.

Religious Institutions. (Institutional) Facilities for religious worship and incidental accessory uses. This classification includes churches, synagogues, mosques, temples and similar places of worship. Excludes monasteries and convents as primary uses (see *Residential–Communal Institutional*). [Criteria/Findings § 4.10.290]

Restaurants & Bars. (Commercial) Establishments serving prepared food and beverages, including alcoholic beverages, primarily for on-site consumption (see *Food Preparation & Catering* for establishments where less than 25 percent of transactions are sales of food prepared for on-site consumption).

Retail Sales & Services. (Commercial) Establishments engaged in retail sale of goods or provision of services not specifically listed under another use classification. This classification includes but is not limited to retail stores such as grocery or clothing stores and also includes shoe repair, tailor shops, picture framing stores, video rental, film developing, mail receiving and boxes, laundromats, and retail dry cleaning establishments. Does not include automobile service stations or any other uses separately classified. All uses within this classification shall fit within one of the following subcategories:

1. **Local-Serving.** Establishments that primarily serve surrounding neighborhoods, that are operated completely within an enclosed building, and whose floor area does not exceed 1,200 square feet. [Criteria/Findings § 4.10.310]
2. **General.** Establishments that are oriented to a customer base beyond local residents and that are operated within an enclosed building, or which are greater than 1,200 square feet in size. This classification includes stores such as grocery stores, department stores, bait or feed sales, pawnshops and secondhand stores, souvenir stands, new and used furniture sales, and new automotive parts sales.
3. **Outdoor Sales & Storage.** Retail establishments that involve outdoor storage of merchandise, including but not limited to building materials, monument sales, and coal and wood sales. Does not include automobile sales (see *Automotive Sales & Services: Automobile Sales*).

Rodeos & Equestrian Events. (Commercial) Any activity where spectators pay to view the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping and timed events, and equestrian events including handling, competition and exhibition of horses. [Criteria/Findings § 4.10.320]

Schools. (Institutional) Facilities for primary or secondary education, including elementary, middle, and high schools. Does not include public school district facilities that meet all criteria for exemption from zoning regulations, pursuant to state law, and does not include uses classified as “*Colleges & Vocational Schools.*” [Criteria/Findings § 4.10.330]

Sport Shooting. (Recreational) Ranges and incidental facilities such as offices and training areas for outdoor target shooting, sporting clay shooting, and similar shooting activities. [Criteria/Findings § 4.10.350]

Stables–Commercial. (Commercial) Commercial facilities for the boarding, care, riding and exercising of horses, including riding rings, exercise areas and instruction facilities. [Criteria/Findings § 4.10.360]

Studios–Arts & Crafts. (Commercial) Work space for artists, including photographers, or artisans practicing fine or performing arts or applied crafts. This classification also includes sales of items produced on-site.

Surface Mining. (Resource Extraction) The process of obtaining minerals, such as sand, gravel, rock, aggregate, or similar materials by removing overburden and mining directly from mineral deposits, by open-pit mining of naturally exposed minerals, by use of the auger method, by dredging, and by quarrying. Also includes surface work incident to an underground mine. [Criteria/Findings § 4.10.370]

Swim & Tennis Clubs. (Recreational) Swimming pools, tennis courts, and related uses such as locker rooms, showers, and refreshment areas for members, users and their guests.

Taxidermy. (Commercial) Embalming, stuffing and mounting of animals, birds and fish.

Theaters. (Commercial) Commercial facilities devoted to showing motion pictures, or for live dramatic, dance, musical or other performance.

Timber Harvest Operations–Commercial. (Resource Extraction) The cutting and removal of commercial timber species or other solid wood forest products from timber lands for commercial purposes, together with all the preparations, work, and restoration activities incidental thereto. This classification does not include operation of a Christmas tree farm (see *Agricultural Sales: Limited*).

Truck & Railroad Terminals. (Infrastructure) Freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

Truck Sales & Services. (Industrial) Facilities for repair, sales or storage of heavy-duty, commercial trucks, truck trailers and recreational vehicles. All uses within this classification shall fit within one of the following subcategories:

1. **Repair.** Establishments for the repair of trucks and related equipment. The repair of light-duty trucks is classified as *Automotive Services: General Repair*.
2. **Sales.** Establishments for the sales or leasing of trucks and related equipment. The sale of light-duty trucks is classified as *Automotive Services: Sales & Rentals*.
3. **Storage.** Establishments for the storage of truck and related equipment. The storage of light-duty trucks is classified as *Automotive Services: Storage*.

Underground Mining. (Resource Extraction) The mining and extraction of subterranean mineral deposits by means of a shaft or tunnel.

Utilities and Public Facilities. (Infrastructure) Facilities operated by a public or quasi-public agency or other entity for the purpose of providing utility and infrastructure services such as water, power, sewer, or telephone. Commercial antennas are not included (see *Antennas – Commercial* or *Wireless Telecommunication Facilities*). All uses within this classification shall fit within one of the following subcategories:

1. **Minor.** Un-staffed facilities involving only minor structures. Buildings, structures and other equipment may not occupy more than 800 square feet. Buildings and equipment cabinets must be 12 feet or less in height, and other structures must be 35 feet or less in height. Minor utilities include but are not limited to small drainage channels, water storage tanks with a capacity of 50,000 gallons or less, small sewer or water pump stations, and above- or below-ground distribution or transmission lines or pipes.
2. **Major.** Utility facilities that do not meet the definition of *Utilities – Minor*, or that have the potential to have a significant effect on the surrounding environment. This classification includes but is not limited to power generating plants or substations; refuse collection, transfer, and disposal facilities; flood control or drainage facilities; water reservoirs; and water or wastewater treatment plants.

Veterinary Clinics & Hospitals. (Commercial) Establishments for medical and surgical treatment of domestic and farm animals, including animal grooming and boarding of animals receiving medical care for no more than 30 days.

Warehousing & Storage. (Commercial) Establishments providing storage facilities as a primary commercial use. All uses within this classification shall fit within one of the following subcategories:

1. **Indoor.** Includes self-storage of household goods, and storage of commercial goods prior to their distribution to wholesale and retail outlets. Incidental loading facilities and management offices are included.

2. **Outdoor.** Storage of commercial goods on open lots, outside of enclosed buildings, prior to distribution to wholesale and retail outlets.

Well-Drilling Operations. (Commercial) Establishments providing well-drilling services, including incidental on-site storage of equipment and machinery.

Wholesaling & Distribution. (Commercial) Indoor storage and distribution of merchandise, packages, and bulk goods. This classification includes parcel delivery services, mail-order sales, importing and sale of imported goods, and wholesale distribution. Associated activities such as packaging and crating are also permitted. For wholesaling without stock, see *Business Services*.

Wind Energy Conversion Systems – Commercial. (Infrastructure) Commercial facilities for the conversion of wind energy to electricity. Does not include ancillary windmills supplying energy to an on-site residential or agricultural use. [Criteria/Findings § 4.10.390]

Wineries. (Industrial) Facilities for the production of wine, including storage, bottling and distribution and related administrative offices and functions such as on-site tasting facilities. Incidental production of products such as olive oils and non-alcoholic grape juices is also permitted. All uses within this classification shall fit within one of the following subcategories:

1. **Limited.** Wholesale-oriented operations whose annual production is limited to 10,000 cases per year or less. Associated and ancillary uses shall be limited to on-site tasting areas or rooms, limited recreational yards and grounds, and retail sales, including related products such as wine glasses, bottle openers, and similar products for marketing purposes.
2. **General.** Operations whose annual production exceeds 10,000 cases per year. Associated and ancillary uses shall be limited to on-site tasting areas or rooms, limited recreational yards and grounds, and retail sales, including related products such as wine glasses, bottle openers, and similar products for marketing purposes.
3. **Expanded – Reception/ Special Event Facilities.** Any winery of any production amount having associated reception and special event facilities for meals, meetings, weddings, receptions, private parties, or other events.

Wireless telecommunications facilities. (Infrastructure) Facilities supporting equipment and network components such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to providing wireless telecommunications services. Does not include uses classified as Antennas – Commercial. [Criteria/Findings § 4.10.400].

1. **Co-location.** The addition of secondary wireless telecommunication facilities on or immediately adjacent to a legally established telecommunication facility, utility tower, or utility structure of any kind. To be classified as a co-location, all new

facilities must be consistent with the terms and conditions of the original approval for the existing facility.

2. **Minor.** A facility less than or equal to fifty-five (55) feet in height.
3. **Major.** A facility greater than fifty-five (55) feet in height.

SECTION 6: Section 2.20.020 of Chapter 2.20, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.20.020 Use Regulations

The following tables, Tables 2.20-1 and 2.20-2, specify the allowable land uses for the rural base districts, listed by use classification as defined in Chapter 2.10. The regulations for each district are established by letter designations as follows:

- “R” designates use classifications that are permitted by right.
- “S” designates use classifications permitted with a special permit, subject to the provisions of Chapter 5.60, Special Permit.
- “A” designates use classifications permitted with architecture and site approval, subject to the provisions of Chapter 5.40, Architecture and Site Approval.
- “U” designates use classifications permitted with a use permit and architecture and site approval, subject to the provisions of Chapter 5.65, Use Permit, and Chapter 5.40, Architecture and Site Approval.
- “–” designates use classifications that are not allowed.

Supplemental regulations for the establishment and conduct of a use are referenced in the “Supplemental Regulations” column of the tables. Use classifications not listed in the tables are prohibited in the rural base districts.

Table 2.20-1

**RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Residences: Single-Family	R	R	R	R	Note 1
Residential Accessory Structures & Uses	R	R	R	R	§ 4.20.020

Table 2.20-1**RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Agricultural Employee Housing					
Short Term	S	S	S	S	§ 4.10.040
Long Term	U	R	U	U	§ 4.10.040, Note 2 (AR)
Community Care					
Limited	R	R	R	R	§ 4.10.090, Note 3
Expanded	U	U	U	U	§ 4.10.090, Note 4
Domestic Animals					
Dogs & Cats	R	R	R	R	Note 5
Other (see Ag: Livestock, Table 2.20-2)					
Home Occupations					
General	R	R	R	R	§ 4.10.180
Expanded	S	S	S	S	§ 4.10.180, Note 6
Residential – Communal Institutional	U	U	U	U	§ 4.10.300, Note 7
Secondary Dwellings	R	R	R	R	§ 4.10.340, Notes 1, 8
Temporary Residences / Construction	R	R	R	R	§ 4.10.380

NOTES:

- Single-family dwellings, including certain additions, and new secondary dwellings, may be subject to the building site approval provisions of Section C12-300 et seq. of the County Ordinance Code.

On lots 10 acres or larger in AR districts, a second one-family dwelling for agriculture worker housing is allowed as a matter of right and is not subject to the supplemental use regulations.
- Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
- Not a permitted use in areas with the “Agriculture-Large Scale” land use plan designation of the general plan.
- Not to exceed two (2) dogs and five (5) cats over four months of age on parcels less than five acres, or three (3) dogs and five (5) cats over four months of age on parcels five acres or more, unless the required permit is secured pursuant to Division B31 of the Ordinance Code.
- Expanded home occupations permitted on lots one-acre or larger. For additional applicable criteria, see § 4.10.180.
- In rural districts, the floor area of Residential – Communal Institutional uses shall be limited to 10,000 square feet or less.

8. Three classes of detached secondary dwellings are subject to the special permit process: (a) those exceeding the permissible separation between primary and secondary dwelling, (b) those attached to an accessory building where cumulative floor area exceeds the allowed area specified for secondary dwellings, and (c) those necessitating separate driveway access. See § 4.10.340(D) for more complete information.

Table 2.20-2

**NON-RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

R Permitted by Right
S Special Permit (Ch 5.60)
A ASA (Ch 5.40)
U Use Permit/ ASA (Ch 5.65, 5.40)
— Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Agriculture					
General	R	R	R	R	
Livestock	R	R	R	R	Note 1 (HS)
Agricultural Accessory Structures/ Uses	R	R	R	R	§ 4.20.020
Agricultural Equipment Sales/ Services	A	—	—	—	
Agricultural Processing					
Small Scale	R	R	R	R	§ 4.10.030
Medium Scale	A	—	—	—	§ 4.10.030
Large Scale	U	—	—	—	§ 4.10.030
Agricultural Research	A	—	—	—	
Agricultural Sales					
Limited	R	R	R	R	§ 4.40.110 (Signs)
General	A	A	A	A	§ 4.40.110
Farmers' Markets	U	U	—	—	
Agriculturally Related Entertainment & Commercial Uses	U	—	—	—	§ 4.10.050
Aircraft Landing Strips— Private	U	U	—	—	Note 2
Antennas— Commercial					
Minor	A	A	A	A	
Major	U	U	U	U	
Bed & Breakfast Inns	U	U	U	U	§ 4.10.060, Note 3
Butcheries	U	U	—	—	
Camps & Retreats	U	U	U	U	§ 4.10.070, Note 4
Cemeteries	U	U	U	U	§ 4.10.080, Note 4
Churches [See “Religious Institutions”]					
Clubs— Private & Nonprofit	U	U	U	U	Note 5

Table 2.20-2

**NON-RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Community Care					
Limited	R	R	R	R	§ 4.10.090, Note 6
Expanded	U	U	U	U	§ 4.10.090, Note 4
Dairies	U	U	—	—	§ 4.10.110
Entertainment – Seasonal Outdoor	—	—	U	—	§ 4.10.120
Feed Lots	U	U	—	—	§ 4.10.130
Golf Courses & Country Clubs	U	—	U	U	§ 4.10.140, Note 4
Golf Driving Ranges	U	—	—	U	§ 4.10.150, Note 4
Helipads	—	—	U	—	§ 4.10.160
Historic Structures – Use Conversion	A	A	A	A	§ 4.10.170
Hospitals & Clinics	U	U	U	U	§ 4.10.190, Notes 4 & 5
Hunting & Fishing Preserves	U	R	—	—	Note 7
Informational Displays					
Small	R	—	—	—	
Large	U	—	—	—	
Kennels – Commercial	U	U	U	U	§ 4.10.200
Laboratories and Testing Services (Limited)	U	—	—	—	
Livestock Auction Yards	U	U	—	—	§ 4.10.210
Manufacturing : Small Scale Rural	A	U	—	—	Note 5
Museums	U	U	U	U	Note 8
Mushroom Farms	U	U	—	U	§ 4.10.220
Nonprofit Institutions	U	U	U	U	§ 4.10.230, Notes 4 & 5
Nurseries					
Retail	U	U	U	U	Note 9
Wholesale	R	R	R	U	Note 9
Offices (Limited)	U	—	—	—	Note 10
Oil & Gas Extraction	U	U	U	U	
Poultry and Egg Farms – Commercial	U	U	—	U	§ 4.10.240

Table 2.20-2

**NON-RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Radio-Controlled Model Aircraft Facilities	U	—	—	—	§ 4.10.250
Reception Facilities	U	U	U	U	§ 4.10.260
Recreational Playgrounds & Sports Fields	U	U	U	U	§ 4.10.270 (A Zoning District)
Recreational Vehicle Parks	—	—	U	U	§ 4.10.280
Recycling Facilities					
Collection Facilities – Consumer Recycling	R	R	R	R	
Recycling/ Processing Facilities – Consumer Waste	—	—	—	—	
Concrete, Asphalt & Soil Recycling	U	U	U	U	Note 11
Composting & Wood Recycling	U	U	U	U	
Hazardous Materials	—	—	—	—	
Religious Institutions	U	U	U	U	§ 4.10.290, Notes 4 & 5
Restaurants & Bars (Limited)	—	U	U	—	Note 12
Retail Sales & Services: Local-Serving	—	U	U	—	§ 4.10.310, Note 5
Rodeos and Equestrian Event Facilities	U	U	—	—	§ 4.10.320
Schools	U	U	U	U	§ 4.10.330, Notes 4 & 5
Sport Shooting	—	U	U	—	§ 4.10.350
Stables – Commercial	U	U	U	U	§ 4.10.360
Surface Mining	U	U	U	U	§ 4.10.370
Swim & Tennis Clubs	—	—	U	U	
Timber Harvest – Commercial	—	U	U	—	Note 13
Truck Sales & Services: Storage (Limited)	U	—	—	—	Note 14
Underground Mining	U	U	U	U	
Utilities and Public Facilities					Note 15
Minor	A	A	A	A	
Major	U	U	U	U	
Veterinary Clinics & Hospitals	U	U	U	U	Note 16

Table 2.20-2**NON-RESIDENTIAL USES
IN RURAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Well-Drilling Operations	A	—	—	—	
Wind Energy Conversion Systems – Commercial	U	U	U	U	§ 4.10.390
Wineries					
Limited	R	R	R	R	
General	A	A	A	A	
Expanded–Receptions/ Special Events	U	U	U	U	
Wireless Telecommunication Facilities					
Co-location	A	A	A	A	§ 4.10.400, Note 17
Minor	A	A	A	A	§ 4.10.400
Major	U	U	U	U	§ 4.10.400

NOTES:

1. Livestock breeding, raising and keeping is limited in HS districts as follows: Not more than three (3) large animals or six (6) medium animals per acre as a matter of right, or a proportional combination totaling three (3) animal units where each large animal constitutes one (1) animal unit, and each medium animal constitutes 0.5 animal unit. Special permit required for numbers of large and medium animals exceeding these limits. There are no specified numerical limits for small animals.

Landing strip, including approach and departure zones, shall be located a safe distance from residential development to prevent significant hazard.
3. Bed and breakfast inns are prohibited within the Los Gatos Hillside Specific Plan area, except as provided under the classification Historic Structures–Use Conversion.
4. Not a permitted use in areas with the “Agriculture-Large Scale” land use plan designation of the general plan.
5. The use shall be limited in scale and shall primarily serve the local (rural) community. The location shall be accessible and convenient to the local population to be served.
6. Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
7. The minimum lot size for hunting preserves shall be one hundred sixty (160) acres.
8. Museums in rural districts shall be limited in scale and must relate to the locally significant cultural, historical or social themes of the rural area.
9. The size of buildings for on-site sales and ancillary office associated with nurseries shall be kept to a minimum.

10. Offices ancillary to a permitted agricultural activity in A districts that contain no more than 2,400 square feet of floor area are allowed as a matter of right. Offices larger than 2,400 square feet are subject to a use permit.
11. Concrete, asphalt and soil recycling within rural districts is a permitted use only in association with an existing quarry operation in any rural base zoning district.
12. Restaurants and bars in rural districts shall be limited in scale, with a maximum floor area of 1,200 square feet, and shall primarily serve the local (rural) residents.
13. Timber harvest of commercial tree species as defined by the County Tree Preservation and Removal Ordinance, Division C16 of the County Ordinance Code, including but not limited to Redwood and Douglas Fir, may be subject to the regulatory and permitting authority of the California Department of Forestry and Fire Protection (CDF). No County permit shall be required if CDF has approved a *Timber Harvest Plan* or *Non-Industrial Timber Management Plan* for the activity.
14. Truck storage uses in rural districts shall be limited to agriculture-related tractors, trucks, trailers, and similar equipment.
15. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
16. The minimum lot size for veterinary clinics and hospitals shall be two and one-half (2.50) acres.
17. Co-location of wireless telecommunication facilities may be eligible for an ASA small project exemption (§ 5.40.050), where consistent with the provisions of this ordinance. Where the proposed co-location meets the criteria in Government Code § 65850.6(b) relating to previously approved facilities permitted by a means of a discretionary permit issued on or after January 1, 2007, and either a negative declaration, mitigated negative declaration, or environmental impact report was prepared and adopted, the co-location shall be reviewed for consistency with the approved plans, mitigation requirements, and conditions imposed on the existing facility, and if found consistent, will be subject only to a building permit or other applicable permits required by Title C of the County Ordinance Code.

SECTION 7: Section 2.30.020 of Chapter 2.30, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.30.020 Use Regulations

The following tables, Tables 2.30-1 and 2.30-2, specify the allowable land uses for the urban residential base districts, listed by use classification as defined in Chapter 2.10. The regulations for each district are established by letter designations as follows:

“R” designates use classifications that are permitted by right.

“S” designates use classifications permitted with a special permit, subject to the provisions of Chapter 5.60, Special Permit.

“A” designates use classifications permitted with architecture and site approval, subject to the provisions of Chapter 5.40, Architecture and Site Approval.

“U” designates use classifications permitted with a use permit, and architecture and site approval, subject to the provisions of Chapter 5.65, Use Permit, and Chapter 5.40, Architecture and Site Approval.

“–” designates use classifications that are not allowed.

Supplemental regulations for the establishment and conduct of a use are referenced in the “Supplemental Regulations” column of the table. Use classifications not listed in the table are prohibited in the urban residential base districts.

Table 2.30-1					R	Permitted by Right			
RESIDENTIAL USES					S	Special Permit (Ch 5.60)			
IN URBAN RESIDENTIAL BASE DISTRICTS					A	ASA (Ch 5.40)			
					U	Use Permit/ ASA (Ch 5.65, 5.40)			
					–	Not Permitted			
USE CLASSIFICATIONS		ZONING						Supplemental Regulations	
		R1	R1E	RHS	R1S	R3S	R2		R3
Residences									
Single-Family		R	R	R	R	A	R	R	Note 1, 2 (R1S)
Two-Family		–	–	–	R	A	R	R	Note 1, 2 (R1S)
Multi-Family		–	–	–	A	A	–	A	
Residential Accessory Structures & Uses		R	R	R	R	R	R	R	§ 4.20.020 Note 3 (R3S)
Community Care									
Limited		R	R	R	R	R	R	R	§ 4.10.090, Note 4
Expanded		U	U	U	A	A	U	U	§ 4.10.090
Domestic Animals									
Dogs & Cats		R	R	R	R	R	R	R	Note 5
Small Animals		R	R	R	R	R	R	R	Note 6
Horses		R	R	R	R	–	–	–	Note 7
Home Occupations									
General		R	R	R	R	R	R	R	§ 4.10.180
Expanded		S	S	S	S	S	S	S	§ 4.10.180, Note 8
Residential – Communal Institutional		U	U	U	–	–	U	U	
Rooming Houses, Fraternities, & Sororities		U	U	–	–	–	U	A	

Table 2.30-1**RESIDENTIAL USES
IN URBAN RESIDENTIAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING							Supplemental Regulations
	R1	R1E	RHS	R1S	R3S	R2	R3	
Secondary Dwellings	R	R	R	R	A	–	–	§4.10.340 Notes 1, 9, 10
Temporary Residence / Construction	R	R	R	R	R	R	R	§4.10.380

NOTES:

- Single-family dwellings, including certain additions, new secondary dwellings, and duplexes, may be subject to the building site approval provisions of Sections C12-300 et seq. of the County Ordinance Code.

In R1S districts, ASA is required for new single-family residences on lots smaller than 10,890 square feet (0.25 acre). Two-family residences are not permitted on lots smaller than 10,890 square feet, and ASA is required for new two-family residences on lots smaller than 21,780 square feet (0.50 acre). ASA is not required for additions or remodels of existing dwellings.
- In R3S districts, accessory structures not meeting the criteria of § 4.20.020 may be allowed subject to ASA.
- Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
- Not to exceed two (2) dogs and five (5) cats over four months of age on parcels less than five acres, or three (3) dogs and five (5) cats over four months of age on parcels five acres or more, unless the required permit is secured pursuant to Division B31 of the County Ordinance Code.
- Small Animals – Limited. Not to exceed a total of twelve (12) of any of the following small animals: rabbits, guinea pigs, chicken and fowl, and similar species as approved by the Zoning Administrator. Roosters, peafowl, guinea fowl, geese or quacking ducks are not allowed.
- Horses. Minimum lot size for the keeping of horses in urban residential districts is one-half acre. Not to exceed two horses per acre.
- Expanded home occupations are permitted on lots of one acre or larger. See § 4.10.180 for other criteria.
- In R3S districts, no secondary dwelling may exceed 640 square feet, and the number of secondary dwellings in a given development may not exceed 25% of the total primary units allowed by the applicable density limitation.
- In districts where permitted, detached secondary dwellings are subject to a 10,000 square foot minimum lot size. See § 4.10.340(C) for other criteria.

Table 2.30-2

**NON-RESIDENTIAL USE CLASSIFICATIONS
IN URBAN RESIDENTIAL BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING							Supplemental Regulations
	R1	R1E	RHS	R1S	R3S	R2	R3	
Agriculture	–	–	R	–	–	–	–	Note 1
Antennas – Commercial								
Minor	A	A	A	A	A	A	A	
Major	U	U	U	A	A	U	U	
Churches (See “Religious Institutions”)								
Community Care								
Limited	R	R	R	R	R	R	R	§ 4.10.090, Note 3
Expanded	U	U	U	A	A	U	U	§ 4.10.090
Golf Courses & Country Clubs	U	U	–	–	–	–	–	
Historic Structures – Use Conversion	–	–	A	–	–	–	–	§ 4.10.170
Hospitals & Clinics	U	U	U	A	A	U	U	
Museums	U	U	U	A	A	U	U	
Nonprofit Institutions	U	U	U	A	A	U	U	
Religious Institutions	U	U	U	A	A	U	U	
Retail Sales & Services – Local Serving	–	–	–	A	A	–	A	Note 2
Schools	U	U	U	A	A	U	U	
Swim & Tennis Clubs	U	U	U	A	A	U	U	
Utilities and Public Facilities								Note 4
Minor	A	A	A	A	A	A	A	
Major	U	U	U	A	A	U	U	
Wireless Telecommunication Facilities								
Co-location	A	A	A	A	A	A	A	§ 4.10.400, Note 5
Minor	A	A	A	A	A	A	A	§ 4.10.400
Major	U	U	U	A	A	U	U	§ 4.10.400

NOTES:

1. On lots 2.5 acres or larger in RHS districts, all agricultural uses permitted in HS districts as a matter of right (see Table 2.20-2) shall be allowed.

Commercial and service uses permitted in R1S, R3S and R3 districts shall be limited in scale and in their service market to primarily serve the residents of the subject residential development. For residential support uses in R1S and R3S districts applicable to Stanford University lands, a business plan is required demonstrating that a preponderance of customers will be Stanford residents or employees.
3. Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
4. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
5. Co-location of wireless telecommunication facilities may be eligible for an ASA small project exemption (§ 5.40.050), where consistent with the provisions of this ordinance. Where the proposed co-location meets the criteria in Government Code §65850.6(b) relating to previously approved facilities permitted by a means of a discretionary permit issued on or after January 1, 2007, and either a negative declaration, mitigated negative declaration, or environmental impact report was prepared and adopted, the co-location shall be reviewed for consistency with the approved plans, mitigation requirements, and conditions imposed on the existing facility, and if found consistent, will be subject only to a building permit or other applicable permits required by Title C of the County Ordinance Code..

SECTION 8: Section 2.40.020 of Chapter 2.40, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.40.020 Use Regulations

The following table, Table 2.40-1, specifies the allowable land uses for the commercial and industrial base districts, listed by use classification as defined in Chapter 2.10. The regulations for each district are established by letter designations as follows:

- “R” designates use classifications that are permitted by right.
- “S” designates use classifications permitted with a special permit, subject to the provisions of Chapter 5.60, Special Permit.
- “A” designates use classifications permitted with architecture and site approval, subject to the provisions of Chapter 5.40, Architecture and Site Approval.
- “U” designates use classifications permitted with a use permit, and architecture and site approval, subject to the provisions of Chapter 5.65, Use Permit, and Chapter 5.40, Architecture and Site Approval.
- “_” designates use classifications that are not allowed.

Supplemental regulations for the establishment and conduct of a use are referenced in the “Supplemental Regulations” column of the table. Use classifications not listed in the table are prohibited in the commercial and industrial base districts.

Table 2.40-1

**USES IN COMMERCIAL AND INDUSTRIAL
BASE DISTRICTS**

R Permitted by Right
S Special Permit (Ch 5.60)
A ASA (Ch 5.40)
U Use Permit/ASA (Ch 5.65, 5.40)
 – Not Permitted

USE CLASSIFICATIONS	ZONING					Supplemental Regulations
	CN	CG	OA	ML	MH	
Adult Uses	–	U	–	U	U	§ 4.10.020
Antennas – Commercial						
Minor	A	A	A	A	A	
Major	U	U	U	U	U	
Auction Houses	–	–	–	A	A	
Automobile Sales & Services						
Limited Repair	–	U	–	A	A	Note 1 (CG)
General Repair	–	–	–	A	A	
Sales & Rentals	–	U	–	A	A	
Service Stations	U	U	–	A	A	
Storage	–	–	–	A	A	
Washing	U	U	–	A	A	
Banks	A	A	–	A	A	
Billboards	U	U	–	U	U	
Broadcasting	–	–	–	U	U	
Business Services	A	A	–	A	A	
Caretakers’ Residences	–	–	–	U	U	
Churches (See “Religious Institutions”)						
Clubs, Private & Nonprofit	U	U	–	U	U	
Colleges & Vocational Schools	–	U	–	U	U	
Community Care						
Limited	R	R	R	R	R	§ 4.10.090, Note 2
Expanded	U	U	U	U	U	§ 4.10.090
Contractors’ Facilities	–	–	–	A	A	
Food & Beverage Sales	–	A	–	A	A	
Food Preparation & Catering Services	A	A	–	A	A	
Funeral & Cremation Services	–	U	–	A	A	

Table 2.40-1**USES IN COMMERCIAL AND INDUSTRIAL
BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING					Supplemental Regulations
	CN	CG	OA	ML	MH	
Health & Fitness Clubs	–	A	–	A	A	
Hospitals & Clinics	U	U	U	U	U	
Hotels & Motels	U	U	–	–	–	
Kennels – Commercial	–	U	–	A	A	§ 4.10.200
Laboratories & Testing Services	–	–	A	A	A	
Laundries – Industrial	–	U	–	U	A	
Machinery & Equipment Services						
Limited	U	A	–	A	A	
General	–	–	–	A	A	
Maintenance & Repair Services	A	A	–	A	A	
Manufactured-Home Sales & Rentals	–	–	–	U	U	
Manufacturing						
Limited	–	–	–	A	A	
General	–	–	–	U	A	
Intensive	–	–	–	–	U	
Massage Establishments	A	A	A	–	–	Note 3
Medicinal Marijuana Dispensaries	U	U	–	U	U	Note 4
Museums	U	U	U	U	U	
Nonprofit Institutions	U	U	U	U	U	
Nurseries						
Retail	A	A	–	A	A	
Wholesale	–	–	–	A	A	
Offices	A	A	A	A	A	
Parking Services & Facilities	–	A	–	A	A	
Personal Services: All	A	A	–	A	A	
Petroleum Products Distribution	–	–	–	U	U	
Recreation – Commercial	–	U	–	U	–	

Table 2.40-1**USES IN COMMERCIAL AND INDUSTRIAL
BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING					Supplemental Regulations
	CN	CG	OA	ML	MH	
Recycling						
Collection Facilities – Consumer Recycling	R	R	R	R	R	
Recycling/ Processing Facilities – Consumer Waste	–	–	–	–	U	
Concrete, Asphalt, & Soil Recycling	–	–	–	–	U	
Composting & Wood Recycling	–	–	–	–	U	
Hazardous Materials	–	–	–	–	U	
Religious Institutions	U	U	U	U	U	
Residences						
Single-Family	U	U	U	–	–	Note 5 (CN, CG) Note 6 (ML, MH)
Two-Family	U	U	U	–	–	Note 5 (CN, CG) Note 6 (ML, MH)
Multi-Family	U	U	U	–	–	Note 5 (CN, CG) Note 6 (ML, MH)
Residential Accessory Structures & Uses	R	R	R	R	R	§ 4.20.020
Restaurants & Bars	A	A	–	A	A	
Retail Sales & Services						
Local-Serving	A	A	–	–	–	
General	A	A	–	A	A	
Outdoor Sales & Storage	–	U	–	A	A	
Schools	U	U	U	U	U	
Studios, Arts & Crafts	A	A	–	A	A	
Taxidermy	–	–	–	A	A	
Theaters	–	U	–	U	–	
Truck & Railroad Terminals	–	–	–	A	A	
Truck Sales & Services						
Repair	–	–	–	A	A	
Sales	–	–	–	A	A	
Storage	–	–	–	A	A	

Table 2.40-1**USES IN COMMERCIAL AND INDUSTRIAL
BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING					Supplemental Regulations
	CN	CG	OA	ML	MH	
Utilities and Public Facilities						Note 7
Minor	A	A	A	A	A	
Major	U	U	U	U	U	
Warehousing & Storage						
Indoor	—	—	—	A	A	
Outdoor	—	—	—	A	A	
Wholesaling & Distribution	—	—	—	A	A	
Wireless Telecommunication Facilities						
Co-location	A	A	A	A	A	§ 4.10.400, Note 8
Minor	A	A	A	A	A	§ 4.10.400
Major	U	U	U	U	U	§ 4.10.400

NOTES:

1. In CG districts, limited auto rental establishments, including a business office and not more than 10 cars (stock) on site at any time, are not subject to a use permit, only ASA.

Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
3. Massage establishments shall comply with the provisions of Division B22 of the County Ordinance Code.
4. Medicinal marijuana dispensaries shall comply with the provisions of Division B26 of the County Ordinance Code.
5. Commercial/residential mixed uses are permitted in CN and CG districts subject to use permit and ASA.
6. Expansion or replacement of legal-nonconforming residence in ML and MH districts subject to use permit, per § 4.50.060.
7. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
8. Co-location of wireless telecommunication facilities may be eligible for an ASA small project exemption (§ 5.40.050), where consistent with the provisions of this ordinance. Where the proposed co-location meets the criteria in Government Code § 65850.6(b) relating to previously approved facilities permitted by a means of a discretionary permit issued on or after January 1, 2007, and either a negative declaration, mitigated negative declaration, or environmental impact report was prepared and adopted, the co-location shall be reviewed for consistency with the

approved plans, mitigation requirements, and conditions imposed on the existing facility, and if found consistent, will be subject only to a building permit or other applicable permits required by Title C of the County Ordinance Code.

SECTION 9: Section 2.50.020 of Chapter 2.50, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 2.50.020 Use Regulations

The following table, Table 2.50-1, specifies the allowable land uses for the special purpose base districts, listed by use classification as defined in Chapter 2.10. The regulations for each district are established by letter designations as follows:

- “R” designates use classifications that are permitted by right.
- “S” designates use classifications permitted with a special permit, subject to the provisions of Chapter 5.60, Special Permit.
- “A” designates use classifications permitted with architecture and site approval, subject to the provisions of Chapter 5.40, Architecture and Site Approval.
- “U” designates use classifications permitted with a use permit, and architecture and site approval, subject to the provisions of Chapter 5.65, Use Permit, and Chapter 5.40, Architecture and Site Approval.
- “–” designates use classifications that are not allowed.

Supplemental regulations for the establishment and conduct of a use are referenced in the “Supplemental Regulations” column of the table. Use classifications not listed in the table are prohibited in the special purpose base districts.

Table 2.50-1				R	Permitted by Right
USES IN SPECIAL PURPOSE BASE DISTRICTS				S	Special Permit (Ch 5.60)
				A	ASA (Ch 5.40)
				U	Use Permit/ ASA (Ch 5.65, 5.40)
				–	Not Permitted
USE CLASSIFICATIONS	ZONING			Supplemental Regulations	
	A1	RS	OS/F		

Table 2.50-1**USES IN SPECIAL PURPOSE BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Adult Uses	U	—	—	§ 4.10.020
Agriculture	R	R	R	Note 1 (OS/F)
Agricultural Accessory Structures & Uses	R	R	A	§ 4.20.020, Note 2 (OS/F)
Agricultural Employee Housing				
Short Term	S	—	—	
Long Term	U	—	—	
Agricultural Equipment Sales & Services	U	—	—	
Agricultural Processing				
Small Scale	R	—	A	§ 4.10.030; Note 2, 3 (OS/F)
Medium Scale	A	—	—	§ 4.10.030
Large Scale	U	—	—	§ 4.10.030
Agricultural Research	A	—		
Agricultural Sales				
Limited	R	R	A	§ 4.40.110 (Signs), Note 2, 3 (OS/F)
General	A	A	A	§ 4.40.110, Note 2, 3 (OS/F)
Farmers' Markets	U	U	—	
Agriculturally Related Entertainment & Commercial Uses	U	U	—	§ 4.10.050
Antennas—Commercial				
Minor	A	A	A	
Major	U	U	A	
Auction Houses	U	—	—	

Table 2.50-1**USES IN SPECIAL PURPOSE BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Automotive Sales & Services				
Limited Repair	U	—	—	
General Repair	U	—	—	
Sales & Rentals	U	—	—	
Service Stations	U	U	—	
Storage	U	—	—	
Washing	U	—	—	
Banks	U	—	—	
Bed & Breakfast Inns	U	U	—	§ 4.10.060
Billboards	U	—	—	
Broadcasting	U	—	—	
Business Services	U	—	—	
Butcheries	U	—	—	
Camps & Retreats	—	—		
Caretaker's Residences	U	U	A	Note 4 (OS/F)
Cemeteries	U	—	—	
Churches (See "Religious Institutions")				
Clubs—Private & Nonprofit	U	—	—	
Colleges & Vocational Schools	U	—	—	
Community Care				
Limited	R	R	—	§ 4.10.090, Note 5
Expanded	U	U	—	§ 4.10.090
Contractors' Facilities	U	—	—	
Dairies	U	—	—	
Domestic Animals	R	R	—	
Feed Lots	U	—	—	
Field Research	R	R	R	Note 2 (OS/F)
Food & Beverage Sales	U	U	—	Note 6 (RS)
Food Preparation & Catering Services	U	—	—	
Funeral & Cremation Services	U	—	—	

Table 2.50-1**USES IN SPECIAL PURPOSE BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Golf Courses & Country Clubs	U	—	—	§ 4.10.140(B)
Golf Driving Ranges	U	—	—	§ 4.10.150(B)
Health & Fitness Clubs	U	—	—	
Helipads	U	—	—	§ 4.10.160
Historic Structure—Use Conversion	A	A	—	§ 4.10.170
Home Occupations				
General	R	R	—	§ 4.10.180
Expanded	S	S	—	§ 4.10.180
Hospitals & Clinics	U	—	—	
Hotels & Motels	U	U	—	
Kennels	U	—	—	§ 4.10.200
Laboratories & Testing Services	U	—	—	
Laundries—Commercial	U	—	—	
Livestock Auction Yards	U	—	—	§4.10.210
Machinery & Equipment Services				
Limited	U	—	—	
General	U	—	—	
Maintenance & Repair Services	U	—	—	
Manufactured-Home Sales & Rentals	U	—	—	
Manufacturing				
Limited	U	—	—	
General	U	—	—	
Intensive	U	—	—	
Massage Establishments	U	—	—	Note 8
Museums	U	—	—	
Mushroom Farms	U	—	—	§4.10.220
Nonprofit Institutions	U	—	—	
Nurseries				
Retail	U	—	—	
Wholesale	U	—	—	

Table 2.50-1**USES IN SPECIAL PURPOSE BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Offices	U	–	–	
Oil and Gas Extraction	U	–	–	
Parking Services & Facilities	U	–	–	
Personal Services: All	U	–	–	
Petroleum Products Distribution	U	–	–	
Poultry & Egg Farms	U	–	–	§ 4.10.240
Radio-Controlled Model Aircraft Facilities	U	–	–	§ 4.10.250
Reception Facilities	U	–	–	§ 4.10.260
Recreation – Commercial	U	–	–	
Recreational Playgrounds & Sports Fields	U	–	–	
Recreational Vehicle Parks	U	U	–	§ 4.10.280
Recycling Facilities				
Collection Facilities – Consumer Recycling	R	–	–	
Recycling/ Processing Facilities – Consumer Waste	U	–	–	
Concrete, Asphalt, & Soil Recycling	U	–	–	
Composting & Wood Recycling	U	–	A	Note 2, 9 (OS/F)
Hazardous Materials	U	–	–	
Religious Institutions	U	–	–	
Residential				
Single-Family	R	R	–	Note 10
Two-Family	U	–	–	
Multi-Family	U	–	–	
Residential Accessory Structures & Uses	R	R	–	§ 4.20.020
Residential – Communal Institutional	U	–	–	
Restaurants and Bars	U	U	–	

Table 2.50-1**USES IN SPECIAL PURPOSE BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
–	Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Retail Sales & Services				
General	U	U	–	Note 6 (RS)
Outdoor Sales & Storage	U	–	–	
Rodeos & Equestrian Events	U	–	–	
Rooming Houses, Fraternities, & Sororities	U	–	–	
Schools	U	–	–	
Secondary Dwellings	R	R	–	§ 4.10.340, Note 10
Sport Shooting	U	–	–	
Stables – Commercial	U	–	–	§ 4.10.360
Stanford – Specialized Facilities and Installations	–	–	A	Note 11 (OS/F)
Studios – Arts & Crafts	U	–	–	
Surface Mining	U	–	–	
Swim & Tennis Clubs	U	–	–	
Taxidermy	U	–	–	
Temporary Residences / Construction	R	R	–	
Theaters	U	–	–	
Timber Harvest Operations – Commercial	U	–	–	
Truck & Railroad Terminals	U	–	–	
Truck Sales & Services				
Repair	U	–	–	
Sales	U	–	–	
Storage	U	–	–	
Underground Mining	U	–	–	
Utilities and Public Facilities				Note 14
Minor	A	A	A	Note 12, 13 (OS/F)
Major	U	U	A	Note 12, 13 (OS/F)
Veterinary Clinics & Hospitals	U	–	–	
Warehousing & Storage				

Table 2.50-1**USES IN SPECIAL PURPOSE BASE DISTRICTS**

R	Permitted by Right
S	Special Permit (Ch 5.60)
A	ASA (Ch 5.40)
U	Use Permit/ ASA (Ch 5.65, 5.40)
—	Not Permitted

USE CLASSIFICATIONS	ZONING			Supplemental Regulations
	A1	RS	OS/F	
Indoor	U	—	—	
Outdoor	U	—	—	
Well-Drilling Operations	U	—	—	
Wholesaling & Distribution	U	—	—	
Wind Energy Conversion Systems—Commercial	U	U	—	§ 4.10.390
Wineries				
Limited	R	—	—	
General	A	—	—	
Expanded—Reception/ Special Events Facilities	U	—	—	
Wireless Telecommunication Facilities				
Co-location	A	A	A	§ 4.10.400, Note 15
Minor	A	A	A	§ 4.10.400
Major	U	U	A	§ 4.10.400

NOTES:

1. Within the OS/F district, tree farm operations that grow trees in containers or in the ground are consistent with the “Agriculture” use classification.

Within the OS/F district, structures ancillary to any allowed use or activity are permitted subject to the requirements of ASA (Chapter 5.40 and subsection 2.50.040(B)).
3. Within the OS/F district, agricultural processing is limited to low intensity processing and agricultural sales activities that would not significantly impact local transportation patterns. For example, activities such as packaging products for off-site shipping and allowing limited on-site purchase of agricultural commodities are consistent with allowable uses for this district. Activities such as a canning operation, or establishing a commercial outlet for sale of multiple agricultural commodities, would exceed the intensity allowed in this district. Prior to establishment of any use or activity, the Planning Office must determine that such use or activity is of low intensity and consistent with the General Use Permit requirements for the OS/F district.
4. Within the OS/F district, caretaker’s residences, as defined in § 2.10.030, are allowed as follows: A cumulative total of five caretaker’s residences is allowed to the extent they are consistent with all provisions of the Stanford General Use Permit and the zoning ordinance. This cumulative total includes all legal existing residential structures within the OS/F district, including any that may be legal nonconforming uses. Any existing legal nonconforming caretaker’s residences that existed on December 12, 2000 and have not been subsequently abandoned may continue to be utilized as caretaker residences. Stanford University bears the burden of establishing that any

- existing structure and use is legal or legal nonconforming. Consistent with all other provisions of the zoning ordinance, any legal structure that has been converted to a caretaker's residence may be relocated, replaced, or modified, so long as there is no cumulative increase in the overall square footage of all residential structures. Caretaker's residences are subject to ASA (Chapter 5.40 and subsection 2.50.040 (B)). Cumulative building area (square footage and building footprint) for the five caretaker's residences shall not exceed the total square footage of documented building area for all legal or legal nonconforming residential structures that existed in the OS/F district on December 12, 2000.
5. Facilities qualifying as "Large-Family Day-Care Homes," serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
 6. In Roadside Services (RS) districts, general retail sales uses must be limited in scale and ancillary to a permitted use that is primarily oriented toward serving the needs of the motoring public, consistent with the general plan.
 7. The existing Stanford University Golf Course may be modified or reconfigured within its boundaries as they existed on December 12, 2000, but the Golf Course footprint may not be expanded. Modification or replacement of the golf course clubhouse or ancillary support facilities is permitted if consistent with all applicable provisions of the Community Plan, General Use Permit, and the zoning ordinance.
 8. Massage establishments shall comply with the provisions of Division B22 of the County Ordinance Code.
 9. Within the OS/F district, composting facilities are limited to those servicing Stanford University purposes, and no other communities, jurisdictions or uses (e.g., Stanford Shopping Center).
 10. Single-family dwellings, including certain additions, and new secondary dwellings, may be subject to the building site approval provisions of Division C12-300-399 of the County Ordinance Code.
 11. Within the OS/F district, Stanford specialized facilities and installations are limited to those structures or facilities that require a remote setting, including but not limited to facilities for astronomical or atmospheric research. Only those structures or facilities that require isolation from sources of interference (such as noise, vibration, electromagnetic fields, or similar impediments) are allowed.
 12. Within the OS/F district, existing utilities may be replaced if there is no increase in size or scale of aboveground structures. Above-ground disturbance resulting from the maintenance or replacement of such structures shall be restored to pre-disturbance condition.
 13. Within the OS/F district, new utilities may be constructed that serve either Stanford or other lands if such facilities reasonably minimize degradation to the natural environment and maintain the predominantly natural appearance of the foothill setting.
 14. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
 15. Co-location of wireless telecommunication facilities may be eligible for an ASA small project exemption (§ 5.40.050), where consistent with the provisions of this ordinance. Where the proposed co-location meets the criteria in Government Code §65850.6(b) relating to previously approved facilities permitted by a means of a discretionary permit issued on or after January 1, 2007, and either a negative declaration, mitigated negative declaration, or environmental impact report was prepared and adopted, the co-location shall be reviewed for consistency with the approved plans, mitigation requirements, and conditions imposed on the existing facility, and if found consistent, will be subject only to a building permit or other applicable permits required by Title C of the County Ordinance Code.

SECTION 10: Section 2.50.030 of Chapter 2.50, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§2.50.030 Development Standards

- A. **Standards.** Table 2.50-2 establishes property development and subdivision standards for special-purpose base districts.

TABLE 2.50-2

**SPECIAL PURPOSE BASE DISTRICTS:
PROPERTY DEVELOPMENT STANDARDS**

	A1	RS	OS/F	[Reserved]
Minimum lot area				
For lot creation	5,000 sq. ft.	20 acres	160 acres ¹	
For building site	3,750 sq. ft.	1 acre	ASA	
With lot size combining districts	Ch. 3.10	NA	NA	
Setbacks (feet)				
Front	25 ²	30	ASA	
Side	5 ²	30	ASA	
Side, Exterior (corner lot)	10 ²	30	ASA	
Rear	25 ²	30	ASA	
Scenic road	100 ²	100	ASA	
Exceptions	See §4.20.110, Setback Exceptions			
Maximum height				
Feet	35 ²	35	ASA	
Stories	2 ²	2	ASA	
Accessory buildings	See Chapter 4.20, Supplemental Development Standards			

NOTES:

1. Within the OS/F district, the optional clustering provision may be exercised (Chapter 5.45, Cluster Permit) to establish a lot of less than 160 acres. Minimum parcel size may be reduced to a minimum of two acres by the planning commission for a nonresidential cluster subdivision subject to a cluster permit (Chapter 5.45). Minimum lot area for the cluster shall be determined by the slope density formula as described for the -20s combining district in § 3.10.040 except that the reference in § 3.10.040 to density, relative to land area per dwelling unit, shall not apply in the OS/F district.

2. For non-residential uses, and residential uses subject to ASA, see subsection C of this section.
- B. **Measurements.** The standards shown in Table 2.50-2 are subject to the following rules of measurement:
1. Where a lot abuts a road, setbacks from that road shall be measured from the edge of the ultimate road right of way; (see “setback” definition in § 1.30.030)
 2. Setbacks from all property lines not abutting a street shall be measured from the property line unless otherwise specified; and
 3. Height shall be measured according to the provisions of Chapter 1.30: Definitions: General Terms.
- C. **A1 District—Standards for Nonresidential Uses and Residential Uses Subject to ASA.** Setbacks and height limits for nonresidential and residential uses subject to ASA in the A1 district shall be determined by the ASA committee, subject to the following limitations:
1. Nonresidential uses adjacent to any residentially developed property may be required to provide a minimum front yard setback equal to that of the adjacent residential use; and
 2. Nonresidential uses adjacent to any residentially developed property shall be required to provide a minimum side and rear yard setback equal to one-half the height of the building closest to the setback, or five (5) feet, whichever is greater.

SECTION 11: Section 3.30.030 of Chapter 3.30, Article 3 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 3.30.030 Setbacks and Design Review

- A. **Requirement for Design Review.** On scenic roads other than US 101, any structure, including signs, that is located within 100 feet of the right-of-way of a designated scenic roadway shall be subject to design review, as described in Chapter 5.50 of this zoning ordinance. Structures in the -sr combining district that are not within 100 feet of a scenic roadway do not require design review, except as otherwise required in the base district or other combining districts applied to the subject property.
- B. **Design Review Exemptions.** Buildings within 100 feet of a scenic road shall not be eligible for design review exemptions. Additions to existing buildings within 100 feet of a scenic road may be eligible for design review exemption provided no part of the addition is nearer to the scenic road right-of-way line than the nearest part of the existing building. Structures (non-buildings), such as fences, decks

and retaining walls, that otherwise meet the criteria for exemption from design review as provided in Chapter 5.50 shall be eligible for exemption.

- C. **US 101 Scenic Setbacks.** No building or structure, including signs, may be located within 100 feet of the right of way of US 101, with the exception of fences. Fences may be permitted subject to the applicable design review provisions of Chapter 5.50.

SECTION 12: Section 3.40.040 of Chapter 3.40, Article 3 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 3.40.040 -n₂ District (Burbank)

In recognition of the eclectic and historical character of housing within the central Burbank area, the following specific standards and requirements shall apply to all dwellings in zoning districts that contain the "-n₂" combining designation.

- A. **Front Yard Setbacks.** Front yard setbacks shall be 20 feet.
- B. **Floor Area Ratio.** Floor area ratio (FAR) shall not exceed 0.50. Floor area ratio calculations must be noted on building permit site plans. These computations must be verified, stamped and signed by either a licensed architect, registered civil engineer, or licensed land surveyor.

SECTION 13: Section 4.10.100 of Chapter 4.10, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is hereby deleted.

SECTION 14: The following new Section 4.10.285 of Chapter 4.10, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is hereby added.

§ 4.10.285 Recycling Facilities: Collection Facilities–Consumer Recycling.

This section refers to uses in the subcategory *Collection Facilities–Consumer Recycling* under the classification *Recycling Facilities* as described in § 2.10.040. Such uses shall be subject to all of the following provisions:

- A. The facility shall be established as an ancillary activity to a County-authorized use or host site.

- B. The facility shall occupy a defined area of land not to exceed 640 square feet.
- C. The facility shall be set back at least 30 feet from any property line or right-of-way line;
- D. All containers shall be clearly marked to identify the type of recyclable material that may be deposited;
- E. All containers shall be constructed and maintained with durable, waterproof and rustproof material and shall be covered;
- F. The facility shall be clearly marked to identify the name and telephone number of the facility operator;
- G. The site shall be swept and maintained in a dust-free, litter-free condition on a daily basis;
- H. The facility shall be located such that any required parking for the host business is not displaced.
- I. The facility shall not impair the landscaping that may be required for a host business; and,
- J. The facility shall not include power-driven sorting and/or consolidation equipment, such as crushers or balers.

SECTION 15: Section 4.10.340 of Chapter 4.10, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 4.10.340 Secondary Dwellings

This section refers to uses classified as *Secondary Dwellings* as described in § 2.10.030. Such uses are subject to all of the following provisions:

- A. **Intent.** The intent of this section is to provide a valuable and relatively affordable form of housing for family members, the elderly, students, in-home health care providers, the disabled, and others, within existing neighborhoods. It is intended to regulate such housing units to ensure that they are relatively unobtrusive on the site, do not significantly impact adjacent properties, and do not diminish neighborhood character. This section implements Section 65852.2 of the California Government Code.
- B. **Residential Density Exemption.** As secondary dwellings are considered substantially different in nature and lesser in intensity than primary dwellings,

secondary dwellings will not be taken into consideration for the purposes of residential density requirements.

- C. **Secondary Dwellings in Urban Districts.** Secondary dwellings within R1, R1E, RHS, R1S and R3S districts, and A1 districts within urban service areas, are subject to all of the following:

1. **Dwelling size/configuration:** The regulations for maximum dwelling size and configuration vary by lot size as follows:

- a. **Lots smaller than 10,000 square feet:** Secondary dwellings may have a maximum floor area of 640 square feet. Such dwellings must be attached to the primary dwelling by a common wall no less than eight (8) horizontal feet in length that is Uniform Building Code compliant for fire separation.
- b. **Lots 10,000 square feet or larger:** Secondary dwellings may have a maximum floor area of 800 square feet. Such dwellings may be attached or detached. Attached dwellings must be Uniform Building Code compliant for fire separation.

Detached dwellings must comply with all of the following additional requirements:

- i. May not contain more than one story, and may not exceed 21 feet in height;
- ii. Must comply with the residential setbacks prescribed by the applicable zoning district regulations. Setback variances are not allowed.
- iii. May be no nearer to the primary dwelling than six (6) feet. Minimum separation between certain buildings may be greater if so required by the California Building Code for fire separation.
- iv. Separation between the primary dwelling and secondary dwelling may not exceed 50 feet unless problematic lot-specific circumstances (e.g., topography, geology, significant legal existing structures or improvements) necessitate greater separation; or if demonstrably superior, more practical and efficient site design can be achieved. A special permit (see Chapter 5.60) is required for any proposal where the distance between the primary dwelling and secondary dwelling exceeds 50 feet; and
- v. Where an attached garage is incorporated into the design, up to 200 additional square feet of floor area is allowed if: (a) the cumulative area of the building does not exceed 1,000 square feet, and; (b) the dwelling (non-garage) portion does not exceed 800 square feet.

2. **Owner occupancy:** At least one (1) of the two dwellings (primary or secondary, or both) must be owner-occupied. A deed restriction must be recorded prior to issuance of building permit for the secondary dwelling to ensure understanding of and compliance with this requirement. This owner-occupancy provision does not apply to R1S or R3S districts, or any land owned by Stanford University.
3. **Parking:** A minimum total of three (3) off-street parking spaces must be provided to accommodate the primary and secondary dwellings on the lot, and at least one (1) space must be covered. One additional space is required for secondary dwellings with more than one bedroom, or along streets where off-street parking is limited or unavailable, per subsection 4.30.070(A)(7).
4. **Driveway limitation:** A separate driveway providing exclusive access to the secondary dwelling from a street or road shall not be allowed, unless problematic lot-specific circumstances (e.g., topography, significant existing structures or improvements) necessitate separate driveway access, or if demonstrably superior and more efficient site design can be achieved. A special permit shall be required where separate driveway access is being proposed. A special permit is not required for corner or double-frontage lots where a separate driveway for the secondary dwelling is proposed to take access from a different street than the street or road providing driveway access to the primary dwelling.
5. **Deck/porch limitation:** Decks and porches, covered or uncovered, that are attached to a secondary dwelling are limited to 200 square feet beyond the applicable maximum dwelling size. This limitation does not apply to any portion of an uncovered deck that is less than 30 inches above finish grade.
6. **Density conformance:** A secondary dwelling may not be established on any lot where the existing density exceeds that permitted by the applicable zoning district. For example, no secondary dwelling may be established on a lot zoned for single-family residential uses that contains two dwellings (one conforming, one nonconforming).
7. **Building site approval:** Establishment of a secondary dwelling is subject to the applicable building site approval requirements of Chapter II, Division C12 of the Ordinance Code.

D. **Secondary Dwellings in Rural Districts.** Secondary dwellings within A, AR, HS, RR and RS districts, and A1 districts outside of urban service areas, are subject to all of the following, which include specific provisions based on lot size.

1. **Lots 1 – 2.5 acres:** The minimum lot size for secondary dwellings is one (1) acre. On lots greater than or equal to one (1) acre gross, but less than two and one-half (2.50) acres gross, all of the following provisions apply:

- a. The secondary dwelling may have a maximum floor area of 640 square feet. It may not contain more than one (1) bedroom;
 - b. The secondary dwelling must be attached to the main residence by a common wall no less than eight (8) horizontal feet in length that is Uniform Building Code compliant for fire separation;
 - c. At least one (1) of the two dwellings (primary or secondary, or both) must be owner occupied. A deed restriction must be recorded prior to issuance of the certificate of occupancy for the secondary dwelling to ensure understanding of and compliance with this requirement; and
 - d. A secondary dwelling shall not be allowed on lots smaller than five (5) acres (gross) within San Martin General Plan Area; and
2. **Lots 2.5 – 20 acres:** On lots greater than or equal to two and one-half (2.50) acres gross, but less than 20 acres gross, all of the following provisions apply:
- a. The secondary dwelling may have a maximum floor area of 1,000 square feet;
 - b. The secondary dwelling may be attached or detached;
 - c. Detached dwellings may not be located more than 100 feet from the primary dwelling, unless problematic lot-specific circumstances (e.g., topography, geology, significant existing structures or improvements) necessitate greater separation; or if demonstrably superior, more practical and efficient site design can be achieved. A special permit (see Chapter 5.60) shall be required where the proposed distance between the primary dwelling and secondary dwelling exceeds 100 feet.
 - d. At least one (1) of the two dwellings (primary or secondary, or both) shall be owner occupied. A deed restriction shall be recorded to ensure understanding of and compliance with this requirement; and,
 - e. A secondary dwelling is not allowed on any lot smaller than five (5) acres (gross) within the San Martin General Plan Area;
3. **Lots 20 acres or larger:** On lots greater than or equal to 20 acres gross, all of the following provisions apply:
- a. The secondary dwelling may have a maximum floor area of 1,200 square feet;
 - b. The secondary dwelling may be attached or detached; and
 - c. Detached secondary dwellings may not be located more than 200 feet from the primary dwelling, unless problematic lot-specific circumstances (e.g., topography, geology, significant existing legal structures or improvements) necessitate greater separation; or if demonstrably superior,

more practical and efficient site design can be achieved. A special permit (see Chapter 5.60) shall be required where the proposed distance between the primary dwelling and secondary dwelling exceeds 200 feet.

4. **Setbacks:** Secondary dwellings must comply with the residential setbacks prescribed by the applicable zoning district regulations. Setback variances are not allowed for detached secondary dwellings.
5. **Driveway limitation:** Any driveway access to the secondary dwelling must be via a branch driveway off the driveway that serves the primary dwelling. A separate driveway providing exclusive access to the secondary dwelling from a road shall not be allowed, unless problematic lot-specific circumstances (e.g., topography, significant existing structures or improvements) necessitate separate driveway access, or if demonstrably superior, more practical and efficient site design can be achieved. A special permit shall be required where separate driveway access is being proposed.
6. **Deck/ porch limitation:** Decks and porches, covered or uncovered, that are attached to a secondary dwelling are limited to 200 square feet beyond the applicable maximum dwelling size. This limitation does not apply to any portion of an uncovered deck that is less than 30 inches above finish grade.
7. **Dwelling attached to accessory building:** On lots 2.5 acres or larger, a secondary dwelling may be attached to an accessory building such that the total combined square footage exceeds the maximum allowed under subsections 2 and 3 above, provided a special permit is obtained pursuant to Chapter 5.60.

Such dwellings may not have any interior access connecting the secondary dwelling portion of the structure to the accessory portion of the structure. The accessory portion of the structure may not contain habitable space. The common walls (including the floor and ceiling) between the secondary dwelling portion and accessory building portion must be Uniform Building Code compliant for fire separation. Conditions limiting or prohibiting heating, plumbing and/or electricity, restricting the layout and partitioning of the non-habitable portion, and other design limitations may be imposed by the zoning administrator.

8. **Building site approval:** Establishment of a secondary dwelling is subject to the applicable building site approval requirements of Chapter II, Division C12 of the Ordinance Code.

SECTION 16: Section 4.20.020 of Chapter 4.20, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 4.20.020 Accessory Buildings and Structures

- A. **General.** Accessory buildings and structures are subject to all of the provisions of this section.
- B. **Exemptions.** The following accessory structures are exempt from the regulations in this chapter:
1. Paved driveways, patios, walkways, stairways, decks and similar structures whose height does not exceed 30 inches above grade. A railing no higher than 42 inches above the surface height may be placed around such exempt structures.
 2. Retaining walls.
 3. Any accessory building or structure whose combined above-ground dimensions (maximum length + maximum width + maximum height) do not exceed 16 feet. This exception shall not be applicable to mechanical equipment that is appurtenant to pools or to heating, ventilation, and air conditioning systems, which are regulated by subsections 4.20.020 (J) and (K).
- C. **Agricultural Buildings.** For the purposes of setbacks and height limitations, all agricultural buildings shall be regulated as accessory buildings.
- D. **Urban Residential Districts.** Except as otherwise expressly provided within the zoning ordinance, detached accessory buildings in all R1, R1E, RHS, R1S and R2 districts, and AI districts within urban service areas are subject to all of the following regulations:

1. Height shall not exceed 12 feet and is limited to no more than one (1) story. When such a building has a hip or gable roof, the height is measured from final exterior grade to the average vertical dimension between the ridge and top plate of wall (see Fig 4.20-1). In no case may the ridge height exceed 16 feet. This allowance does not apply to buildings with dormers or gambrel roofs.

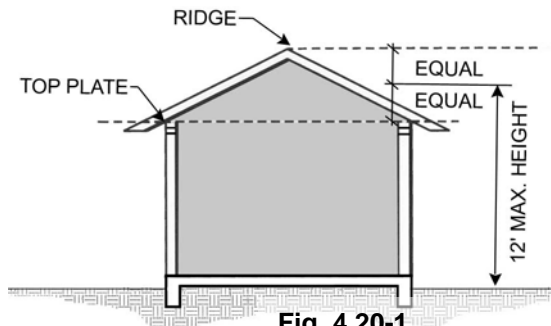


Fig. 4.20-1
Accessory Building Height

This roof-averaging height measurement may also be applied to a modified hip or gable roof structure, provided the distribution of roof massing is generally consistent with the intent of this provision, as determined by the Zoning Administrator.

2. Location shall be in the rear half of the lot, within the rear yard (defined in Chapter 1.30), or at least 75 feet from the front property line or edge of ultimate right-of-way (see “setback” definition in §1.30.030). On flag lots and lots having certain other characteristics, the various provisions of subsection 4.20.020(F) shall apply.
3. Setbacks from side and rear property lines shall be as required by the California Building Code for fire separation.
4. Separation from any dwelling shall not be less than six (6) feet between exterior walls, and may be further restricted by the provisions of the zoning ordinance or County Ordinance Code. Trellises and other unenclosed structures (two or more open sides) may be placed closer than six (6) feet to a dwelling provided they comply with the setback requirements of dwellings for that district.
5. Rear yard coverage of detached accessory buildings shall not cumulatively exceed 30 percent.

E. **Rural Districts.** Except as otherwise expressly provided within this ordinance, detached accessory buildings and structures in all A, AR, HS, RR and RS districts, and AI districts outside of urban service areas, are subject to the following regulations:

1. Height standards vary by lot size, as follows:
 - a. If gross lot area is less than two and one-half (2.50) acres, maximum height allowed is 12 feet, and one (1) story. When such a building has a hip or gable roof, the height is measured to the average vertical dimension between the ridge and top plate of wall (see Fig 4.20-1). In no case may the absolute height exceed 16 feet. This gable allowance does not apply to buildings with dormers or gambrel roofs.

This roof-averaging height measurement may also be applied to a modified hip or gable roof structure, provided the distribution of roof massing is generally consistent with the intent of this provision, as determined by the Zoning Administrator.

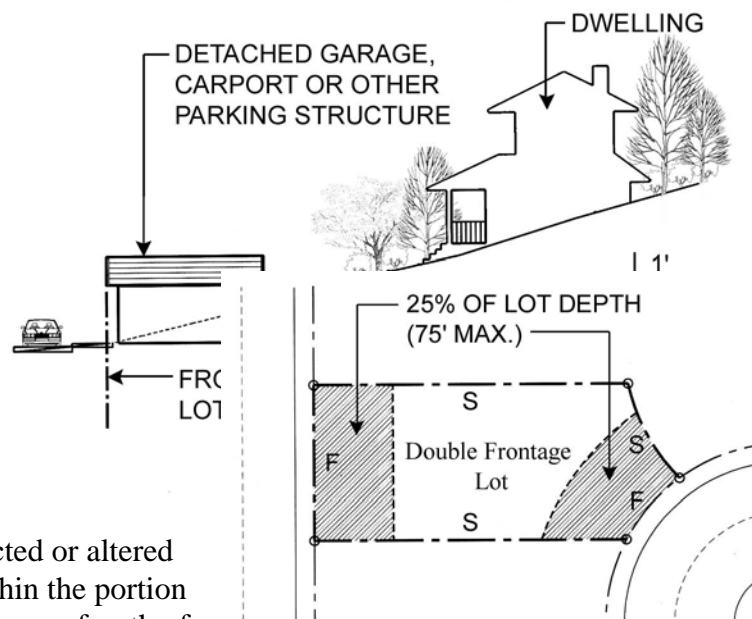
- b. If the gross lot area is two and one-half (2.50) acres or greater, maximum absolute height allowed is 35 feet.
2. Location shall be in the rear half of the lot, in the rear yard (defined in Chapter 1.30), or at least 75 feet from the front property line or edge of ultimate right-of-way (see “setback” definition in §1.30.030). On flag lots and lots having certain other characteristics, the various provisions of subsection 4.20.020(F) shall apply.
3. Accessory buildings or structures exceeding 12 feet in height (16 total feet with gable/hip roof allowance) on lots 2.50 acres or larger are subject to side

and rear yard setbacks of no less than 30 feet. Setbacks from side and rear property lines shall be as required by the California Building Code for fire separation.

4. Separation from any dwelling shall not be less than six (6) feet (defined in Chapter 1.30), and may be further restricted by the provisions of this ordinance. Trellises and other unenclosed structures (defined as two or more open sides for purposes of this section) may be placed closer than six (6) feet to the main building provided they comply with the setback requirements of dwellings for that district.
5. Rear yard coverage of residential accessory buildings shall not cumulatively exceed 30 percent. This provision does not apply to greenhouses or other agricultural buildings.

F. **Special Setback Exceptions.** The following exceptions to the standard setback requirements for accessory buildings and structures are allowed where unusual and problematic lot circumstances warrant flexibility.

1. **Parking structure on sloping lots.** Where the slope of the front half, or the front 75 feet of the lot (whichever is less), exceeds one (1) foot rise or fall over a distance of seven horizontal (7) feet, as measured inward from the edge of right-of-way, a detached garage, carport, or other parking structure may be built to the front and side lines of the lot. This provision also applies where the elevation of the lot at the edge of the right-of-way is five (5) vertical feet or more above or below the edge of pavement.



2. **Interior lot abutting two streets.** In the case of an interior lot abutting two (2) or more streets, no detached accessory building shall be erected or altered so as to encroach within the portion of the lot representing one-fourth of the depth of the lot nearest either street. However, no such accessory building must be set back more than 75 feet from either of the front right-of-way lines.

Fig. 4.20-3

3. **Corner lot abutting two streets.**

In the case of a corner lot abutting two (2) streets, no detached accessory building shall project beyond the minimum side yard setback requirements of the lot to the rear of the corner lot.

However, when a corner lot abuts a key lot, no such accessory building shall be located nearer to the right-of-way of the streets upon which such key lot faces than a distance equal to the depth of the front yard required on the key lot.

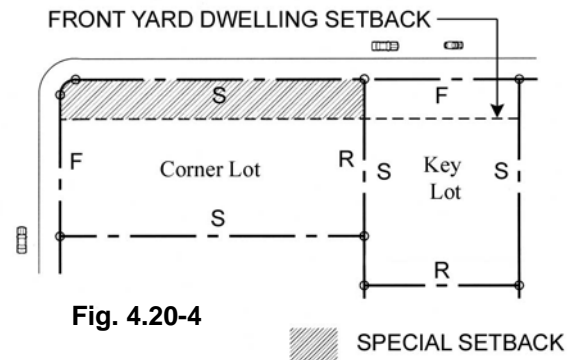


Fig. 4.20-4

4. **Corner lot abutting three or more streets.** In the case of a corner lot abutting three (3) or more streets, no detached accessory building shall be erected or altered so as to be

nearer to any right-of-way than one-fourth the width or length of the lot. However, no such accessory building must be set back a distance greater than 30 feet from the determined side lot line abutting a street or a distance greater than 75 feet from either of the front right-of-way lines.

Where such a lot has a discernible rear yard, the normal rear yard placement requirements of subsections 4.20.020(D)(2) and 4.20.020(E)(2) shall apply.

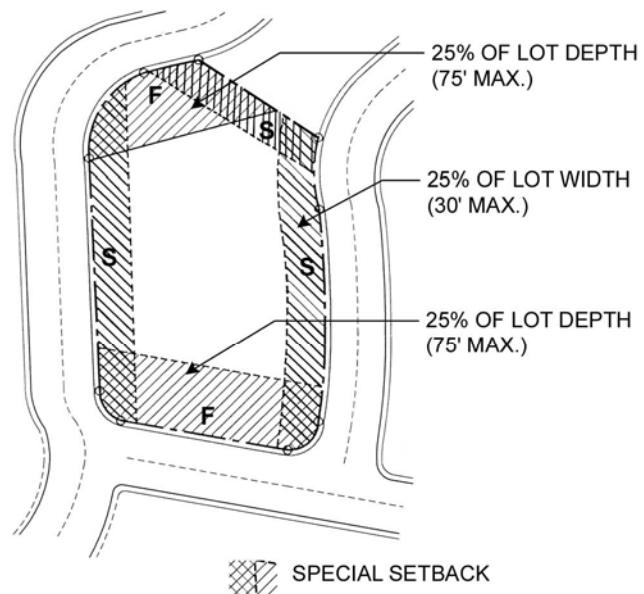


Fig. 4.20-5

5. **Adjacent front yard buffer.** No detached accessory building shall be located within five (5) feet of the side line of the front half, or front 75 feet (whichever is less), of any adjacent lot, except as specifically permitted.

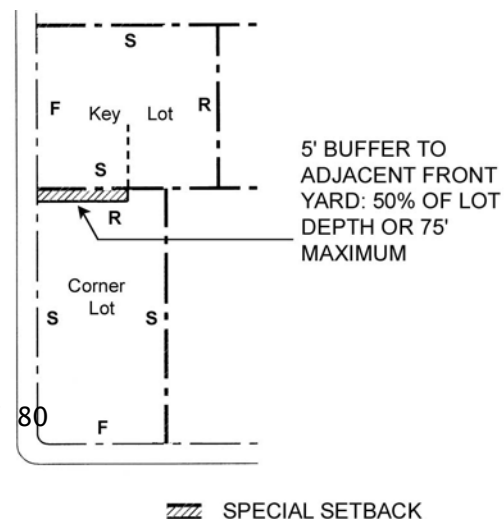
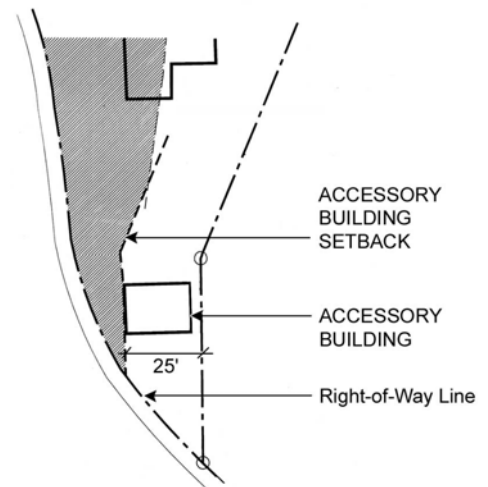


Fig. 4.20-6

6. **Flag lot.** The rear yard placement limitation of subsections 4.20.020(D)(2) and 4.20.020(E)(2) shall not apply to accessory buildings on flag lots. Setbacks from designated front, side and rear lot lines shall be as required for side and rear lot lines by subsections 4.20.020(D)(3) and 4.20.020(E)(3).
7. **Lot abutting an alley.** In the case of a lot which abuts an alley, accessory buildings shall not be subject to any setbacks from the alley.

8. **Shallow lot depth.** Where lot depth is less than 50 feet, an accessory building may be located anywhere within the lot's rear 25 feet.

Fig. 4.20-7
Shallow Lot Depth



- G. **Attached Structures.** Attached accessory structures in all districts shall comply with the following provisions:
 1. Attached patio covers, carports, trellises and similar unenclosed structures shall conform to the same height, setback and separation requirements as the building to which they are attached. For the purposes of this section, the term “attached” shall include structures that are rigidly joined by structural components.
 2. Attached decks shall meet the same setback requirements as the connected building at any point where the vertical distance between final grade and the surface of the deck exceeds 30 inches, except where the provisions of §4.20.110(A) apply.
- H. **Occupancy of Accessory Buildings.** No accessory building shall be used for dwelling purposes or overnight accommodations.
- I. **Restrictions on Plumbing Fixtures.** Plumbing in accessory buildings shall be limited as follows:

1. Residential accessory buildings shall have no more than two (2) internal plumbing fixtures (“internal” excludes outdoor showers, spigots, or other fixtures mounted on an exterior wall), unless otherwise provided in subparagraph 2, below. If a half bath is proposed, the fixtures may include a toilet and a sink within a room minimally sized to accommodate only those two fixtures. For the purposes of this restriction, a water heater shall not be considered a plumbing fixture.
 2. Residential accessory buildings (such as pool houses) with more than two (2) internal plumbing fixtures may be allowed if a special permit is obtained, per Chapter 5.60, and all of the following specific findings are made:
 - a. Must conform to the development standards specified in this chapter. More restrictive setbacks may be required in order to mitigate detrimental impacts on neighboring properties.
 - b. May not be used for dwelling purposes or overnight accommodation.
 - c. Must be of an appropriate size and design for the intended use, and should be configured in a manner that is clearly inappropriate and impractical for dwelling purposes.
- J. **Swimming Pools.** Swimming pools and spa pools shall be located at least five (5) feet from any property line or right-of-way, measured to the interior wall of the pool. Pool filters, pumps and other appurtenant machinery must also be located at least five (5) feet from any property line or right-of-way. Fence enclosure requirements established by the Uniform Building Code or other regulations may further limit the placement of swimming pools within portions of a lot where fence height is restricted to less than five (5) feet.
- K. **Air Conditioning, Heating, or Similar Outdoor Mechanical Unit.** Ground-mounted heating, ventilation, air conditioning units, or other similar mechanical units, must be located at least five (5) feet from any property line.
- L. **Antennas.** Non-commercial antennas shall be set back from property lines a minimum distance equal to their height. Antennas shall be limited in height to 55 feet in urban residential districts, or less, if lot dimensions require reduced height to meet the required setback, and 80 feet in rural districts. Height shall be measured from final grade to maximum design height of antenna. These regulations shall apply to both ground-mounted and roof-mounted antennas.
- M. **Energy Conversion Systems.** Solar and wind energy conversion systems that are accessory to a principal structure shall comply with the applicable provisions of this section.
1. **Solar Panels.** Solar panels may be placed on any portion of a lot other than within the front yard setback applicable to the principal structure. In the case of a corner lot, no such panels shall be placed within an exterior side setback

adjacent to the street. Solar panels attached to the roof of a building shall not exceed the structure's maximum height by more than five (5) feet.

2. **Small Wind Energy Systems.** Noncommercial small wind energy conversion systems shall comply with all of the following provisions:
 - a. **Setbacks.** The structure shall be set back from all property lines a minimum distance equal to the height of the system (tower plus the radius of the blades), provided that the system complies with any applicable fire protection setback requirements pursuant to Public Resources Code Section 4290.
 - b. **Height.** Height shall not exceed 80 feet, and shall not exceed that recommended by the manufacturer/distributor of the system.
 - c. **Noise.** Noise generated by the system shall not exceed 60 decibels (dBA) or the maximum noise level applicable under the noise element of the general plan for the applicable land use classification or zoning district, as measured at the property line, except during short term events such as utility outages and severe wind storms.
 - d. **Williamson Act Limitation.** A system shall not be allowed on lands subject to a California Land Conservation Act (Williamson Act) contract, unless permitted as a compatible use, or located within any lands subject to open space easements, agricultural easements, or conservation easements if prohibited by the terms of such easements.
 - e. **ALUC Limitation.** A system shall not be allowed where prohibited or inconsistent with adopted Airport Land Use Commission (ALUC) plans or any provision of other public agencies' policies or regulations as specified in the California Government Code Section 65892.13.
 - f. **Security Enclosure.** The base of the structure shall be secured to prevent climbing by unauthorized persons.

N. **Livestock Shelters.** In addition to the requirements applicable to accessory buildings in this section, all of the following placement limitations shall apply specifically to stables, barns and other structures designed, intended or used for the shelter or confinement of livestock. Such structures:

1. Should be located at least 100 feet from any well or established watercourse. Proposals for such structures situated nearer than 100 feet to wells or watercourses (defined in Chapter 1.30) shall be evaluated on a case-by-case basis by the Santa Clara County Department of Environmental Health. The department shall consider various factors, including (but not limited to) topography and drainage, soil and vegetation, hydro-geology, well depth, well casing depth, type and capacity of building, type and number of animals, and existing lot configuration, in approving or disapproving a lesser separation; and

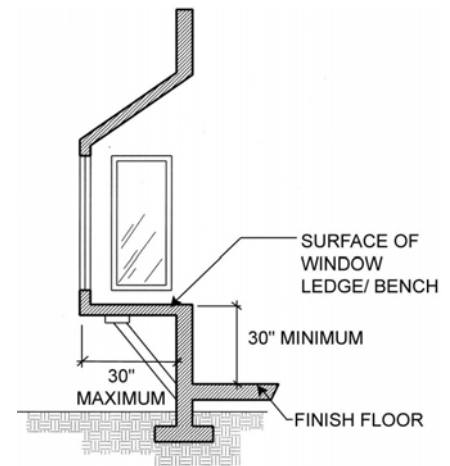
2. Shall not be constructed on slopes exceeding 15 percent.
- O. **Water Tanks.** The following regulations shall apply to all private, noncommercial water storage tanks that are ancillary to residential development or agriculture:
1. The following setback requirements shall apply:
 - a. Water tanks shall have a minimum front yard setback equal to that required for dwellings in the applicable zoning district.
 - b. Water tanks that are 12 feet or less in height shall be set back from any side or rear property lines a minimum of three (3) feet.
 - c. Water tanks that are greater than 12 feet in height shall be set back from any side or rear property lines a minimum of 30 feet.
 - d. Water tanks shall be exempt from the foregoing setback requirements under either of the following circumstances: (1) when located within a designated area created for water storage as part of a subdivision, or (2) when located on any lot whose area is less than 3,750 square feet.
 2. The maximum height of water tanks, including tower-mounted tanks, shall be 35 feet.

SECTION 17: Section 4.20.110 of Chapter 4.20, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 4.20.110 Setback Encroachments and Height Exceptions

A. Setback Encroachment Allowance for Certain Architectural Features.

1. **General.** The following architectural features and appurtenant structures may extend into any required front, side or rear yard setback, but not beyond a property line, a distance not exceeding 30 inches beyond any legally constructed exterior wall of a dwelling:
 - a. Awnings;
 - b. Bay windows, limited. For purposes of this section, the bay window must be supported by framing or underpinnings higher than the finished floor level, not creating additional floor area, and the vertical distance between the surface of the interior window ledge or bench and the finished floor must be 30 inches or greater. (see definition in Ch. 1.30);



c. Chimneys;

d. Cornices;

e. Eaves;

f. Utility meters and appurtenant equipment; and

g. Architectural features similar in size and nature as determined by the Zoning Administrator.

Fig.4.20-10
Bay Window

2. **Decks, porches, and entry stairs.** Uncovered decks, porches, and entry stairs may encroach into setbacks to the extent provided in the table below. Covered porches may also encroach into the front yard setback only, to the extent provided in the table below; provided they are not enclosed by walls, screening or other such continuous vertical components. Only necessary support pillars not exceeding two (2) horizontal feet in thickness may be included. For all such decks, porches and entry stairs, a safety railing not exceeding 42 inches in height may be allowed.

Yard	Maximum Encroachment Distance (feet)	Maximum Encroachment Area (square feet)
Front	6	96
Side	4	64
Rear	6	96

The limitations of this table apply only to those portions of such structures that are more than 30 inches above final grade. Decks and other structures not more than 30 inches above final grade are exempt from setback requirements, per subsection 4.20.020(B)(1).

3. **Accommodation for disabled.** Wheelchair ramps, elevators, mechanical access devices and other structures intended to facilitate access for the disabled may be exempted from setback requirements or other development standards, permit requirements or building regulations, pursuant to the County's procedures for "Requests for Reasonable Accommodation" as defined in the County of Santa Clara Housing Element; Appendix 4 of the General Plan and applicable state and federal regulations.
4. **Basement light-wells, access stairwells.** Basement light-wells and below-grade access stairways may encroach into residential setbacks provided their retaining walls are situated at least three (3) feet from property lines. Above-grade railings or walls around such light-wells or access stairways that are 42 inches or less in height are also exempt from residential setbacks.

SECTION 18: Section 4.30.070 of Chapter 4.30, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 4.30.070 Parking Design Standards

The provisions of this section apply to all off-street parking spaces unless otherwise indicated.

A. **Residential Uses (Single-Family, Two-Family).** The following standards shall apply to residential uses, with the exception of multi-family residential, mixed-use residential, communal residences, and boarding houses:

1. Each required off-street parking space shall be at least eight and one-half (8.5) feet wide and 18 feet deep, and shall be of usable shape, location and condition.
2. Driveways shall provide for at least 10 feet of unobstructed width between buildings and property lines. Driveway pavement (or surfacing) shall be at least eight (8) feet wide. Under certain circumstances, greater driveway width may be required by the fire marshal.
3. Where required, covered parking may consist of an enclosed garage or open carport with at least seven (7) feet of vertical clearance. Parking structure must be located on the same lot as the residence the parking serves.
4. In situations where two (2) parking spaces are required, tandem parking (cars lined up one behind the other) shall be permitted. In situations where more than two (2) parking spaces are required, tandem parking may be allowed, provided the parking layout provides maneuverability for at least two (2) of the spaces to have free unimpeded access to and from the street.
5. The surface of all off-street parking areas and driveways shall be treated or paved and maintained such that ongoing use of such driveways and parking areas does not generate significant dust or mud.
6. Not more than one (1) front yard parking space (or corner-lot exterior side-setback parking space) may be counted toward the minimum number of parking spaces required on a given lot.
7. Driveways and parking areas may not be wider than 40 percent of the width of the lot's frontage along the street, measured where the driveway(s) crosses the edge of right-of-way. Driveways and parking areas cumulatively may not cover more than 40 percent of the land area of the front yard (defined in § 1.30.030). These limitations shall not apply to flag lots or any lot whose street frontage is 25 feet or less.

8. Vehicles may not be parked on front lawns or other portions of the front yard except designated parking and driveway areas as specified in subsections 5 and 7, above.
9. Two (2) additional off-street parking spaces for residential uses shall be provided where no on-street parking is available within 100 feet of the particular lot. One (1) additional off-street parking space shall be provided where parking is available only on one side of the street.

B. Nonresidential and Multi-Family Residential Uses. The following provisions shall apply to all uses not subject to subsection A.

1. The minimum size of parking spaces is as set forth in Table 4.30-4.

Table 4.30-4

PARKING SPACE SIZE

TYPE OF SPACE	REGULAR (W x L, in feet)	COMPACT (W x L, in feet)
Parallel to Street or Aisle	9.0 x 23.0	8.5 x 20.0
All Other	8.5 x 18	8.0 x 16.0

2. The minimum aisle width for parking areas is as follows:
 - a. For two-way traffic and double-loaded aisles the minimum aisle width is 26 feet; and
 - b. For one-way traffic, the minimum aisle width is as shown on Table 4.30-5.

Table 4.30-5

AISLE WIDTHS

PARKING ANGLES (degrees – see Figure 4.30-1)	WIDTH OF AISLE (feet)
0	12.0
30	14.0
45	15.0
60	16.0
90	20.0

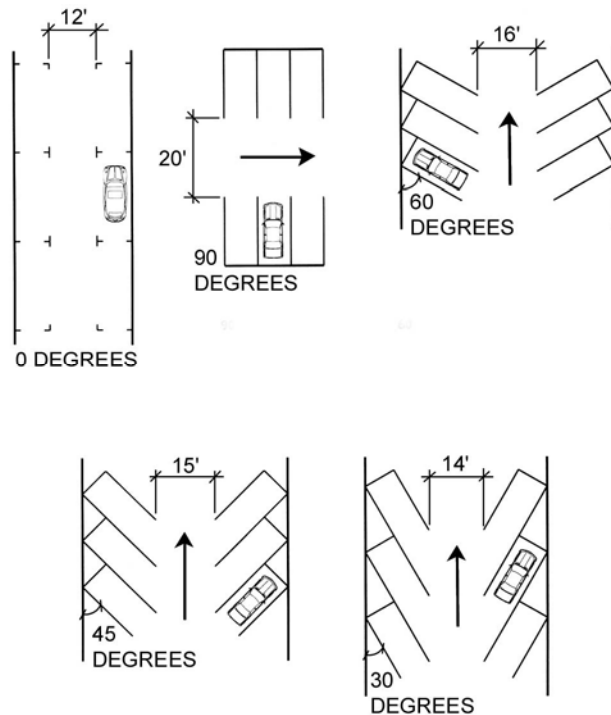


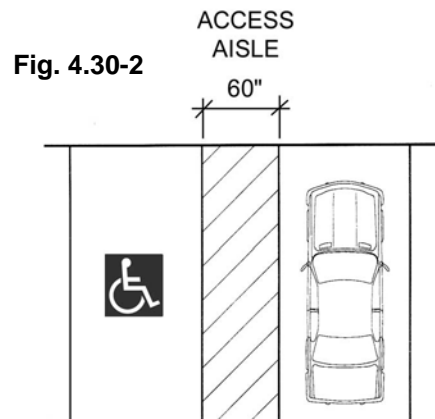
Fig. 4.30-1
Parking Spaces/ Aisles

- C. **Ingress and Egress.** Access to parking areas shall be provided as follows:
1. Access driveways for multi-family residential uses and all nonresidential uses shall have a minimum width as follows:
 - a. Two-way driveways shall have a minimum width of 22 feet; and
 - b. One-way driveways shall have a minimum width of 12 feet.
 2. Parking areas shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
 3. Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Department of Roads and Airports.
- D. **Striping and Marking.** Parking facilities consisting of six (6) or more spaces shall have all parking stalls and directional arrows delineated with paint acceptable to the approval authority.
- E. **Surfacing.** Parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Such areas shall be provided with drainage facilities adequate to dispose of all surface water accumulated within the parking area. Bumper guards shall be provided when necessary to

protect adjacent structures or properties. The approval body may modify the provisions of this subsection for surfacing located in the rural base districts.

- F. **Wheel Stops.** A wheel stop or curb, if used, shall be placed between two and one-half (2.5) and three (3) feet from the end of the parking space.
- G. **Landscaping.** Landscaping and screening shall be provided as set forth by the approving authority. Adequate physical barriers (e.g. curbs) and drainage shall be utilized to protect landscaping from impacts of vehicles.
- H. **Lighting.** All off-street parking areas within nonresidential projects shall be provided with exterior lighting which meets all of the following minimum standards:
1. The equivalent of one (1) foot candle of illumination shall be provided throughout the parking area;
 2. All lighting shall be on a time clock or photo-sensor system;
 3. Parking lot illumination devices shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
 4. All lighting shall be designed to confine direct rays to the premises. Any spillover beyond the property line, except onto public thoroughfares, shall be as approved by the approving authority. Any spillover onto public thoroughfares shall not cause a hazard to motorists.
- I. **Handicapped Spaces.** Handicapped parking spaces shall comply with all of the following provisions.

1. Handicapped parking spaces shall be a minimum of eight (8) feet in width and 18 feet in length.
2. Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 4.30-2. Access aisles shall be a minimum of 60 inches in width. Van access aisles shall be a minimum of 96 inches in width. Access aisles shall be located on the passenger of each space unless it is located between and is shared by two (2) designated spaces.



3. Handicapped parking spaces and access aisles shall be level.
4. Handicapped spaces shall be located as near as possible to accessible building or site entrances and shall be located to provide convenient access to curb ramps.

5. Each reserved handicapped parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure 4.30-4. Each stall sign shall be at least 70 square inches. Spaces that are van accessible shall be designated as "Van Accessible."
6. Each reserved handicapped parking space shall meet at least one (1) of the following stall markings requirements:
 - a. Each handicapped parking space shall be painted solid blue with a white International Symbol of Accessibility; or
 - b. Each handicapped parking space shall be outlined in blue with a three (3) foot square International Symbol of Accessibility painted in a contrasting color.
7. Each reserved handicapped parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information for recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering at least one (1) inch in height.
8. A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress and egress points to the parking space.
9. A minimum vehicle overhang allowance of 24 inches shall be provided between access routes and handicapped parking spaces. Access routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

SECTION 19: Section 5.50.050 of Chapter 5.50, Article 5 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 5.50.050 Statutory Exemptions

The following project categories are deemed minor in character and exempt from the design review process, except where any superseding “-d₁” provisions (§ 3.20.040), -sr provisions (§ 3.30.030) or “-h₁” provisions (§ 3.50.030) apply.

- A. House additions of 1,000 square feet or less in floor area;
- B. Detached buildings and structures 1,000 square feet or less in floor area;
- C. Decks whose floor surface is 30 inches or less above final grade, and grade-level pavement for which grading performed prior to paving does not require a grading permit;

- D. Any decks (regardless of height), carports, trellises or other structures attached to a dwelling that are 1,000 square feet or less in floor area;
- E. Fences three (3) feet or less in height.
- F. Open fences, having a composition (solid components vs open “gap” components) where not more than 25% of the surface area is solid when viewed from a position perpendicular to the fence; and that meet the applicable fence height requirements of Section 4.20.050.
- G. Retaining walls that are not subject to a grading permit;
- H. Solar (photovoltaic) panels; and
- I. Swimming pools;

The cumulative construction of multiple statutory exempt projects on a lot may, at the discretion of the Zoning Administrator, be subject to the design review process.

SECTION 20: Section 5.50.060 of Chapter 5.50, Article 5 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows:

§ 5.50.060 Discretionary Exemptions

The following project categories may, at the discretion of the Zoning Administrator, be considered minor and exempt from the design review process, except where any superseding “-d₁” provisions (§ 3.20.040), -sr provisions (§ 3.30.030) or “-h₁” provisions (§ 3.50.030) apply.

- A. House additions with floor area between 1,001 and 2,500 square feet;
- B. Detached buildings and structures with floor area between 1,001 and 2,500 square feet;
- C. Decks where those portions of floor surface that exceed 30 inches in height above grade comprise a total surface area exceeding 1,000 square feet;
- D. Fences in “-d” combining districts or along designated scenic roads which conform to the provisions of this ordinance regulating fence height (excluding certain “open” fences, see subsection 5.50.050(F));
- E. Projects in “-d₁” zoning districts meeting exemption criteria specified in Section 3.20.040 (i.e. “Tier 1,” and “Sites Not Visible”), regardless of any conflicting standards within this section, and;

- F. Other minor construction similar in scale to the above categories and having low potential for visual impact.

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SECTION 20: Section B24-1 of Division B24, of Title B: Regulations, of the County of Santa Clara Ordinance Code, is amended to read as follows:

Sec. B24-1. Definitions.

Large family day-care home, means an establishment regularly providing for the care, supervision, and protection of between seven and 14 children (inclusive) in the provider's own home, for periods of less than 24 hours.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California on 2/9/10 by the following vote:

AYES: Cortese, Gage, Kniss, Shirakawa, Yeager
NOES: None
ABSENT: None
ABSTAIN: None

Ken Yeager, President
Board of Supervisors

SIGNED AND CERTIFIED that a copy of this document has been delivered by electronic or other means to the President of the Board of Supervisors.

ATTEST:

Maria Marinos
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:

Lizanne Reynolds
Deputy County Counsel