



CHAPTER 13.10 ZONING REGULATIONS

PART I. AUTHORITY AND PURPOSE

- 13.10.110 Title of chapter and definition of Zoning Ordinance.
- 13.10.120 Purpose.
- 13.10.130 Scope.
- 13.10.140 Applicability.
- 13.10.150 Amendment.
- 13.10.160 Environmental protection.
- 13.10.170 General Plan and Local Coastal Program, and Village, Town, or Area Plan consistency.
- 13.10.210180 Zoning map plan.
- 13.10.215185 Zoning map plan-amendment.

Changes to SCCC 13.10.110 – 180 include minor revisions to clean up language as well as reduce redundancies. The zoning implementation table is reduced to just basic zone districts; overlay, combining and special zone districts are described further in SCCC 13.10.400.

13.10.110 Title of chapter and definition of Zoning Ordinance.

This chapter shall be known and cited as the “the planning and zoning regulations ordinance of the County of Santa Cruz,” or the “Zoning Ordinance.”

13.10.120 Purpose.

The purposes of this chapter and of the Zoning Ordinance are:

- (A) To implement the General Plan and Local Coastal Program, and any applicable Town, Village, or Area Plan, Land Use Plan by providing specific regulations as to the allowable uses of land and structures;
- (B) To promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare;





- (C) To protect the character, stability, and satisfactory interrelationships of residential, commercial, industrial, agricultural, recreational, and open space areas of the County;
- (D) To protect the natural environment in compliance with the California Environmental Quality Act.

13.10.130 Scope.

Pursuant to California Government Code Section 65850, this chapter contains provisions to:

- (A) Regulate the use of buildings, structures and land as between industry, business, residents, open space, including agriculture, recreation, enjoyment of scenic beauty and use of natural resources, and other purposes.
- (B) Regulate signs and billboards.
- (C) Regulate location, height, bulk, number of stories and size of buildings and structures; the size and use of lots, yards, courts and other open spaces; the percentage of a lot which may be occupied by a building or structure; and the intensity of land use.
- (D) Establish requirements for off-street parking and loading.
- (E) Establish and maintain building setback lines.

13.10.140 Applicability.

- (A) Compliance with Zoning Ordinance Regulations. No person shall construct, enlarge or move a building, and no person shall establish a new use of land or expand or intensify an existing use unless it conforms to the permitted uses provided in the zone district or conforms to a permit and regulations authorizing a discretionary use or discretionary development in the zone district in which the land is located. All construction, alteration, reconstruction or enlargement of buildings and all uses of buildings and land shall comply with all provisions of this chapter and other applicable chapters of the Zoning Ordinance except as otherwise provided for nonconforming structures and uses.
- (B) Conformance by Government Agencies. No government unit whether city, County special district or State agency, shall be exempt from the provisions of this chapter, and other chapters of the Zoning Ordinance, except for State agencies and cities engaged in a sovereign activity or a local public agency exempted by Sections 53090 et seq. of the California Government Code. Except as specifically exempted from coastal development permit requirements of the Coastal Act and the LCP by State law, all development in the Coastal Zone that is proposed by such government unit shall be subject to the same LCP requirements as any other proposed development.



The following sections have been amended to refer the user to the procedures in Title 18.

13.10.150 Amendment.

~~(A) Planning Commission Action. Any amendment to this chapter or the Zoning Ordinance as defined by SCCC 13.10.110 or to the official zoning map, which changes property from one zone district to another, or imposes any land use development regulation not previously imposed, or removes or modifies any such regulation previously imposed, shall be processed as a legislative matter a Level VII approval pursuant to Chapter SCCC 18.10 and 18.40. 18.10 SCCC, including a public hearing and recommendation by the Planning Commission prior to consideration of the amendment by the Board of Supervisors. Any other amendments to this chapter may be adopted as other ordinances are adopted.~~

~~(B) Local Coastal Program Amendment. Any revision to this chapter which applies to the Coastal Zone shall be reviewed by the Executive Director of the California Coastal Commission to determine whether it constitutes an amendment to the Local Coastal Program. When a revision constitutes an amendment to the Local Coastal Program such revision shall be processed pursuant to the provisions of Chapter 13.03 SCCC and a Level VII approval pursuant to Chapter SCCC 18.10 SCCC and shall be subject to approval by the California Coastal Commission.~~

13.10.160 Environmental protection.

All approvals and zoning plan amendments pursuant to this chapter shall be processed in accordance with the California Environmental Quality Act (CEQA), and the State CEQA Guidelines, and any local County environmental impact review procedures that may be guidelines and rules adopted pursuant to Chapter SCCC 16.01 SCCC.

13.10.170 General Plan and Local Coastal Program, and Village, Town, or Area Plan consistency.

~~(A) Consistency Requirement. The zoning ordinance and the planning and zoning regulations established by this chapter shall be consistent with the General Plan, and any applicable Village, Town, or Area Plan, as provided by SCCC 18.40.040. "Consistent with" as used in this section means that the allowable uses and development standards established by this chapter and the zoning plan created pursuant to SCCC 13.10.210 are in harmony with and compatible with the County General Plan including the Local Coastal Program Land Use Plan, and that they implement the objectives, policies and programs of the General Plan and do not inhibit or obstruct the orderly attainment of the General Plan within its time frame.~~

~~(B) Discretionary Uses. Land uses which are allowed by discretionary approval shall be deemed to be consistent with the General Plan, provided the approving body finds such consistency before approving the use permit.~~



~~(C) Maintaining Consistency.~~ The zoning plan and regulations established by this chapter shall not be amended out of conformity with the General Plan. Whenever an amendment to either the zoning ordinance or the General Plan is considered, a concurrent amendment to the other document shall be considered where necessary to maintain consistency.

~~(D)-(B) Consistent Zone Districts.~~ The following zoning implementation table denotes the basic and combining zone districts which that implement and are consistent with the various General Plan land use, resource and constraint designations, as further provided by SCCC 18.40.040

~~(D).~~ Rezoning of a property to a zone district which is shown in the following zoning implementation table as implementing the designation applicable to the property shall not constitute an amendment of the Local Coastal Program, unless it involves rezoning to M-3 in the Coastal Zone.

Table 13.10.170-1: Zoning Implementation Table	
General Plan/Local Coastal Program Land Use Designation	Zone District pursuant to SCCC 13.10.300 et seq., and SCCC 13.10.400 et seq.
All Land Use Designations:	
(Except Agricultural Resource Lands)	SU—Special Use
Agricultural:	
AG—Agriculture	A—Agriculture
	RA—Residential Agriculture
	CA—Commercial Agriculture
	TP—Timber Production
	PR—Parks, Recreation and Open Space
	AP—Agricultural Preserve (for existing AP Districts only)
Commercial:	
C-N—Neighborhood Commercial	C-1—Neighborhood Commercial
	CT—Tourist Commercial
	PA—Professional and Administrative Offices
C-C—Community Commercial	<u>C-1—Neighborhood Commercial</u>
	C-2—Community Commercial
	C-1—Neighborhood Commercial <u>C-3 Workplace Flex</u>
	CT—Tourist Commercial



Table 13.10.170-1: Zoning Implementation Table	
General Plan/Local Coastal Program Land Use Designation	Zone District pursuant to SCCC 13.10.300 et seq., and SCCC 13.10.400 et seq.
	VA—Visitor Accommodations
	PA—Professional and Administrative Offices
C-V—Visitor Accommodations	VA—Visitor Accommodations
	<u>CT- Tourist-Commercial</u>
C-S—Service Commercial/Light Industry	M-1—Light Industrial
	PA—Professional and Administrative Offices
	<u>C-3 Workplace Flex</u>
	C-4—Commercial Services
C-O—Professional and Administrative Offices	PA—Professional and Administrative Offices
	<u>C-3 Workplace Flex</u>
Public Facility/Institutional:	
P—Public/Institutional Facilities	PF—Public and Community Facilities
Residential:	
R-M—Mountain Residential	RR—Rural Residential
	RA—Residential Agriculture
	TP—Timber Production
	A—Agriculture
	R-1—Single-Family Residential** (5,000 square feet to one acre lot size)
R-R—Rural Residential	RR—Rural Residential
	RA—Residential Agriculture
	A—Agricultural
	R-1—Single-Family Residential** (5,000 square feet to one acre lot size)
R-S—Suburban Residential	RR—Rural Residential
	RA—Residential Agriculture
	R-1—Single-Family Residential** (5,000 square feet to one acre lot size)
R-UVL—Urban Very Low Residential	R-1—Single-Family Residential*
R-UL—Urban Low Residential	R-1—Single-Family Residential*
	RB—Ocean Beach Residential*



Table 13.10.170-1: Zoning Implementation Table	
General Plan/Local Coastal Program Land Use Designation	Zone District pursuant to SCCC 13.10.300 et seq., and SCCC 13.10.400 et seq.
	RM—Multifamily Residential*
R-UM—Urban Medium Residential	R-1—Single-Family Residential*
	RB—Ocean Beach Residential*
	RM—Multifamily Residential*
R-UH—Urban High Residential	R-1—Single-Family Residential*
	RM—Multifamily Residential*
	RM-2 R—Multifamily Residential with R-Regional Housing Needs Combining District Zone*
<u>R-UFH – Urban Flex High Residential</u>	<u>RF– Residential Flex</u>
All Residential Designations	PR—Parks, Recreation and Open Space
Open Space Uses:	
O-R—Parks, Recreation and Open Space	PR—Parks, Recreation and Open Space
	TP—Timber Production
O-C—Resource Conservation	PR—Parks, Recreation and Open Space
	TP—Timber Production
	A—Agriculture
O-L—Lakes, Reservoir, Lagoon	PR—Parks, Recreation and Open Space
O-U—Urban Open Space	PR—Parks, Recreation and Open Space
General Plan/Local Coastal Program Land Use Overlay Designations: Industrial:	
I—Heavy Industry	M-1—Light Industrial
	M-2—Heavy Industrial
Q—Quarry	M-3—Mineral Extraction
PP—Proposed Parks and Recreation	PR—Parks, Recreation and Open Space
-	D—Designated Park Site Combining Zone District with any other zone district
General Plan/Local Coastal Program Resource:	
Agricultural Resource Lands	AP—Agricultural Preserve Zone District
	A-P—Agriculture with Agricultural Preserve Zone District
	CA—Commercial Agriculture



Table 13.10.170-1: Zoning Implementation Table	
General Plan/Local Coastal Program Land Use Designation	Zone District pursuant to SCCC 13.10.300 et seq., and SCCC 13.10.400 et seq.
	TP—Timber Production
Timber Resource Lands	TP—Timber Production
General Plan/Local Coastal Program Constraint:	
Coastal Bluffs and Beaches	GH—Geologic Hazards Combining Zone District with any other zone district (see SCCC 13.10.400)
Fault Zones	<u>GH—Geologic Hazards Combining Zone District with any other zone district (see SCCC 13.10.400)</u>
Liquefaction Areas	<u>GH—Geologic Hazards Combining Zone District with any other zone district (see SCCC 13.10.400)</u>
Landslide Areas	<u>GH—Geologic Hazards Combining Zone District with any other zone district (see SCCC 13.10.400)</u>
Floodplains and Tsunami Inundation Areas	<u>GH—Geologic Hazards Combining Zone District with any other zone district (see SCCC 13.10.400)</u>
Other Designation or Condition:	
Combining Districts listed in SCCC 13.10.400 Combining districts, which are added to zone districts to indicate special limitations or planning control.	
Airport Influence Area	AIA— Airport Combining District with any parcel within two miles of the boundary of the Watsonville Municipal Airport
Designated Assisted Housing Site	H— Assisted Housing Combining District with any other zone district
Property Issued a Statement of Intention	I— Statement of Intention Combining District with any other zone district
Designated Historic Landmark	L— Historic Landmark Combining District with any other zone district
Mobile Home Park	MH— Mobile Home Park Combining District with any other zone district
Property Restricted by an Open Space Contract	O— Open Space Combining District with any other zone district
Santa Cruz Long Toed Salamander Habitat	SP— Salamander Protection Combining District with any other zone district
Special Residential Design Standards for the Pleasure Point Neighborhood	PP— Pleasure Point Community Design Combining District with any R-1, RM or PR zoned parcel in the Pleasure Point Neighborhood
Special Residential Development Standards for the Seascapes Beach Estates neighborhood	SBE— Seascapes Beach Estates Combining District with any parcel in the Seascapes Beach Estates neighborhood as defined in SCCC 13.10.435



Table 13.10.170-1: Zoning Implementation Table	
General Plan/Local Coastal Program Land Use Designation	Zone District pursuant to SCCC 13.10.300 et seq., and SCCC 13.10.400 et seq.
Special Use and Development Standards for Development of Housing at Density of 20 Units per Acre	R—Regional Housing Need Combining District with any RM 2-zoned parcel, or in C 1, C 2, or PA commercial zones, or public facility zones*
Permanent Room Housing	PRH—Permanent Room Housing Combining District with RA, RR, R I, RM, VA, PA, C I, C 2, C 4, CT and SU zone districts¹
Airport Influence Area	AIA—Airport Combining District with any parcel within two miles of the boundary of the Watsonville Municipal Airport

* Zone district designations shall be considered consistent with the General Plan and Local Coastal Program Land Use Plan when in conformance with the residential densities allowed by Figure 2-3 of the General Plan and Local Coastal Program Land Use Plan.

** This zone district is established for the sole purpose of recognizing as conforming parcels those legal parcels of record located outside the urban services line of the County that, prior to the adoption of the 1994 General Plan and Local Coastal Program Land Use Plan, were zoned R-1-5, R-1-6, R-1-7, R-1-8, R-1-9, R-1-10, R-1-12, R-1-15, R-1-20, R-1-32, R-1-40 or R-1-1 acre and developed with or intended for development of a single-family residence and any permitted accessory structures. Such development, including additions or remodels, is subject to the site and development standards of the specified zone district for the parcel. All land divisions must be consistent with the provisions of the Rural Residential Density Determination Ordinance (Chapter SCCC 13.14 SCCG) and with the residential density allowed by Figure 2-2 of the General Plan and Local Coastal Program Land Use Plan.

*—Property that is proposed for rezoning into the Regional Housing Need R Combining District shall include a proposed PUD, and an LCPA if located within the Coastal Zone pursuant to SCCC 18.10.184(C) and (D).

1—PRH Zoning Plan Amendments in the Coastal Zone are Local Coastal Plan Amendments. Coastal Zone properties are subject to Local Coastal Program policies related to conversion of priority uses.

13.10.210~~180~~ Zoning map plan.

A zoning ~~plan map~~ shall be established pursuant to this chapter containing the designations, locations and boundaries of the various zone districts for parcels within the unincorporated portion of Santa Cruz County delineated on sectional district maps, each map covering one square mile. An index map to the sectional district maps shall be provided. The zoning plan and maps shall be maintained in the County’s geographic information system and considered an integral part of this chapter.

13.10.215~~185~~ Zoning plan map amendment.

(A) Amendment Policy. The County zoning ~~plan and map~~ are is intended to reflect a comprehensive assessment and projection of the County’s present and future needs for various types of land uses and developments, which are shown broadly on the adopted General Plan and Local Coastal Program Land Use Maps and Zoning Maps. In order to maintain a stable, desirable, well-balanced pattern of development throughout the unincorporated County area, amendments to the zoning plan and map are to be made only upon adequate justification and subject to required procedures in SCCC 18.10 and 18.40 and findings pursuant to SCCC 18.10.230(C) and 18.40.060.



~~(B) Amendment Initiation. Amendment to the zoning plan or map may be initiated by a resolution of intention adopted by the Board of Supervisors upon its own motion or upon the recommendation of the Planning Commission or Planning Director, or an application by a property owner or other interested party having the owner's authorization.~~

~~(C) Amendment Procedures. Amendments to the County zoning plan or map shall be processed as a legislative action requiring a recommendation by the Planning Commission and approval by the Board of Supervisors pursuant to Chapter SCCC 18.10 SCCC and in accordance with the requirements of this section.~~

~~(D) Planning Commission Recommendation. After a public hearing, which may be continued from time to time, the Planning Commission shall send a written recommendation to the Board. The Commission's recommendation shall include the reasons for the recommendation, the relationship of the proposed zoning amendment to the General Plan, and a statement regarding compliance with the California Environmental Quality Act. The Planning Commission shall recommend approval of a rezoning only if it determines that:~~

- ~~(1) The proposed zone district will allow a density of development and types of uses which are compatible with the objectives, policies and programs, and land use designations of the adopted General Plan, and conforms with, and is adequate to carry out, the coastal resource protection provisions of the certified Land Use Plan; and~~
- ~~(2) The proposed zone district is compatible with the level of utilities and community services available to the land; and~~
- ~~(3) One or more of the following findings can be made:
 - ~~(a) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district;~~
 - ~~(b) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the zoning plan was adopted;~~
 - ~~(c) The present zoning is the result of an error;~~
 - ~~(d) The present zoning is inconsistent with designation on the General Plan;~~
 - ~~(e) The proposed rezoning is in the best interests of the public health, safety or welfare;~~
 - ~~(f) A rezoning from nonresidential to residential use is appropriate in that the site has low commercial potential as reflected by existing vacancies, or outdated low value improvements, or low employment density, or low market demand for commercial use of the site; or~~~~



~~(g) The site will accommodate housing type(s) that are needed to house the local workforce in support of the local economy.~~

~~(4) For amendments located within the Coastal Zone, the proposed rezoning maintains and provides for priority uses consistent with Sections 2.22.1 and 2.22.2 of the certified Land Use Plan.~~

~~(E) Planning Commission Recommendation Against Amendment. If the Planning Commission recommends against a proposed amendment, its action shall be final unless the matter is subsequently considered upon appeal or special consideration by the Board of Supervisors, or unless the action is being processed concurrently with a project that requires review by the Board of Supervisors.~~

~~(F) Board of Supervisors Action. The Clerk of the Board shall set a public hearing before the Board of Supervisors within 30 days after the receipt of the report recommending a zoning amendment from the Planning Commission. The Board may approve, modify, or disapprove the Planning Commission's recommendation; provided, that any modification of the proposed zoning amendment (including the imposition of regulations which are less restrictive than those proposed by the Commission or changes in proposed dwelling density or use) which was not previously considered by the Planning Commission shall be referred to the Planning Commission for its report and recommendation. The Planning Commission is not required to hold a public hearing on the referral, and its failure to respond within 40 days shall be deemed to be approval of the proposed modification. Any public hearing of the Board of Supervisors may be continued from time to time as determined by the Board.~~

~~(G) Finality of Action on Amendments. No new application for a zoning amendment shall be filed for the same or substantially the same purpose or project on the same parcel within one year after its denial without the consent of the Planning Commission if no appeal was made, or without the consent of the Board of Supervisors if denied by the Board. A denial without prejudice shall allow the filing of a new application at any time for the same or substantially the same purpose or project.~~