



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE V. PARKS, RECREATION AND OPEN SPACE PR DISTRICT

Changes to SCCC 13.10.351 – 356 include modifications to follow the form and language of other zone districts, as well as several substantive changes to allowed uses.

13.10.351 Purposes of the Parks, Recreation and Open Space PR District. [NO CHANGE]

13.10.352 Uses in the Parks, Recreation and Open Space PR District. ~~Parks, recreation and open space uses.~~

13.10.353 Development standards in the Parks, Recreation and Open Space PR District.

~~13.10.354 Design criteria for the Parks, Recreation and Open Space PR District.~~

13.10.354~~5~~ Special standards and conditions for the Parks, Recreation and Open Space PR District.

13.10.355 Public facilities requirements for the Parks, Recreation and Open Space PR District.

13.10.356 Other standards and conditions for the Parks, Recreation and Open Space PR District.

The PR use chart and code text has been updated to reference the new permit processing as identified in SCCC 18.10. Language regarding principally permitted uses in the coastal zone was removed as this language has been consolidated into one section in SCCC 13.20.121. Use conditions have been added in alignment with other zone district code sections.

Allowed uses in the PR district include the following substantive changes:

Clarification is provided that certain commercial uses are not allowed in the PR district, consistent with the General Plan. ATMs and energy cogeneration have been added as allowed uses, consistent with other zone districts. Large family day care is now permitted by right due to state law SB 234 (current code requires a Level 5 review). Housing for caretakers has decreased from a Level 5 to an administrative use permit (staff-level discretionary review with public notice rather than Zoning Administrator hearing).



13.10.352 Uses in the Parks, Recreation and Open Space (PR) District. Parks, recreation and open space uses:

(A) Principal Permitted Uses:

(1) In the Coastal Zone, the principal permitted uses in the Parks, Recreation and Open Space District shall be as follows: open space uses not involving permanent structures and public and private open space recreational uses, including appurtenant uses and structures, on developable lands.

(2) Principal permitted uses are all denoted as uses requiring a Level IV or lower approval or as otherwise denoted with the letter P in the footnotes to the PR uses chart in subsection (B) of this section. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, pursuant to Chapter 13.20 SCCC, any development is appealable.

(A)(B) Allowed Uses. The uses allowed in the Parks, Recreation and Open Space District shall be as provided in the Parks, Recreation, and Open Space Uses Chart below. Certain disallowed uses that were legally established and are preexisting on a parcel may be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses. For amendments to a use with a valid discretionary permit, see SCCC 18.10.134.

(B) Use permits. A discretionary approval permit for an allowed use is known as a “use permit” approval” and is given as part of a development permit for a particular use. The type of permit processing review, or “approval level,” required for each use in the zone district is indicated in the chart. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Parks, Recreation and Open Space uses chart. The processing procedures for development use permits and for the various approval levels are detailed in SCCC Chapter 18.10 SCCC, Discretionary Permit and Approval Procedures. The approval levels given in this chart for structures incorporate the approval levels necessary for processing a building permit for the structure. Higher approval levels than those listed in this chart for a particular use may be required if a project requires other concurrent approvals, according to SCCC 18.10.123.

(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.035, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.

(D) Parks, Recreation and Open Space Uses Chart. Allowed uses and permit requirements in the PR zone district are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general



character as an identified use, may be permitted subject to the same permit requirements as the identified use.

Table 13.10.352-1: Parks, Recreation and Open Space PR Uses Chart

KEY:

P Permitted by right: Use is allowed without a use permit

ZC Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required

MUP Minor Use Permit: Discretionary permit, no public notice

AUP Administrative Use Permit: Discretionary permit with public notice

CUP Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.

A Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complimentary use.

Use	Permit Required ¹	References & Notes
Parks, Recreation and Open Space		
<u>Open Space Uses, Not Involving Permanent Structures, such as:</u> <u>Beach uses</u> <u>Ecological preserves; wildlife and biotic habitat reserves</u> <u>Hiking and horseback riding trails</u> <u>Open space</u> <u>Parks, State, local and private</u> <u>Picnicking facilities</u> <u>Playgrounds, nonpaved</u> <u>Sports fields, nonpaved</u> <u>Watershed management</u>	<u>P</u>	
<u>Recreational Support Facilities, such as:</u> <u>Group meeting facilities, including educational and religious facilities</u> <u>Maintenance facilities</u> <u>Management offices</u> <u>Recreational facilities, including swimming pools and appurtenant facilities, picnic shelters, indoor sports facilities, gymnasiums, spas, dressing rooms, club houses, tennis courts and other paved sports areas</u>	<u>CUP-PC</u>	<u>Pursuant to approved master site plan (13.10.355)</u>
<u>Recreational Uses, Public and Private, such as:</u> <u>Country clubs</u> <u>Golf courses</u> <u>Golf driving ranges</u>	<u>CUP-PC</u>	<u>Pursuant to approved master site plan (13.10.355)</u>



Use	Permit Required ¹	References & Notes
<p><u>Low intensity commercial recreation facilities primarily involving open space uses, including historic theme parks</u> <u>Organized camps; group camps; and conference centers pursuant to SCCC 13.10.692</u> <u>Stables, boarding and riding</u></p>		
Agriculture and Timber		
<p><u>All CA Zone District uses not otherwise provided in this chart, excluding the following uses which are not allowed in the PR District: agricultural processing, agricultural employee housing, or agricultural service establishment</u></p>	<p><u>Same approval as CA Zone District</u></p>	<p><u>13.10.312</u></p>
<p>Timber growing</p>	<p>P</p>	
<p>Timber harvesting</p>	<p>P</p>	<p>Outside the Coastal Zone only</p>
Commercial Sales and Services		
<p><u>Commercial retail and service uses, such as:</u> <u>Art galleries</u> <u>Boat sales, rentals, and services</u> <u>Day-care centers</u> <u>Food stores; convenience stores</u> <u>Gift shops</u> <u>Laundries, self-service</u> <u>Marine services</u> <u>Recreational equipment sales, rentals and services</u> <u>Restaurants; sandwich shops; snack bars; cafes</u></p> <p><u>Commercial structures over 10,000 square feet</u></p>	<p>CUP^A</p> <p>CUP-PC</p>	<p>Pursuant to approved master site plan (13.10.355)</p>
<p>Outdoor ATM</p>	<p>AUP^A</p>	
Community Facilities and Utilities		
<p>Community centers 10,000 square feet or less <u>Community centers over 10,000 square feet</u></p>	<p>CUP</p> <p>CUP-PC</p>	
<p>Museums</p>	<p>CUP-PC</p>	
<p>Restrooms, Public</p>	<p>AUP</p>	
Infrastructure and Utilities		
<p><u>Energy Cogeneration</u></p>	<p>MUP</p>	<p>SCCC 13.10.700-C</p>
<p><u>Utilities, such as:</u> <u>Drainage and flood-control facilities</u> <u>Microgrids</u> <u>Radio, television and communications antennas, transmission towers and related equipment</u></p>	<p>CUP</p>	<p><u>13.10.700-M</u></p>
<p><u>Wireless Communication Facilities</u></p>	<p>P/CUP</p>	<p>Subject to SCCC 13.10.660 through 13.10.664, inclusive</p>
Research		



Use	Permit Required ¹	References & Notes
<u>Research facilities for biotic and wildlife observation, research and education</u>	AUP/CUP	AUP for structure up to 5,000 sf. CUP for structure >5,000 sf. Pursuant to <u>approved master site plan (13.10.355)</u>
Residential Units		
<u>One single-family dwelling</u>	AUP	Chapter 15.01
<u>One single-family dwelling on property designated urban open space</u>	CUP	13.10.672; Ch. 15.01
<u>Accessory dwelling unit (ADU)</u>	P/MUP	P outside coastal zone; MUP inside coastal zone. 13.10.681
<u>Junior ADU</u>	P	13.10.681
<u>Accessory structures (habitable and nonhabitable) incidental to a residential use</u>	MUP ^A	13.10.611
<u>Dwelling units, associated with an open space or private recreational facility for the owner or lessee of the land or for staff, a caretaker, watchman or manager of the property</u>	AUP ^A	13.10.353(B)
<u>Expansion of dwelling units in organized camps and recreational support facilities up to a cumulative total of an additional 500 square feet per unit</u>	MUP	13.10.692
Residential Units – Commercial Uses (ancillary to residential use)		
<u>Family (child) day care homes</u>	P ^A	Serving up to 14 children (see SCCC 13.10.700-D). 13.10.613
<u>Home occupations</u>	P ^A /CUP ^A	See 13.10.613 to determine when a CUP is required.
<u>Hosted rentals</u>	ZC ^A	Hosted rental permit required per 13.10.690
<u>Vacation rentals</u>	MUP ^A / CUP ^A	MUP for new rentals with 3 or fewer bedrooms. AUP for renewals. CUP for new rentals with more than 3 bedrooms. Vacation rental permit required per 13.10.694
Visitor Accommodation		
<u>Type A, such as: hotels, inns, motels, “bed and breakfast inns”</u>	CUP	13.10.689 (density requirements) 13.10.691
<u>Type B, such as: group quarters, tent camping, recreational vehicle camping</u>	CUP	13.10.689 (density requirements) 13.10.692



¹Table indicates use permits only. Other discretionary permits may be required. For uses on land acquired by the State Department of Parks and Recreation for state park system purposes, see Government Code Section 5003.17(a).

PR USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet
- = Level V for projects of 2,000 to 20,000 square feet
- = Level VI for projects of 20,000 square feet and larger
- BP = Building permit

USE

Accessory structures, pursuant to a master site plan according to SCCC 13.10.355, such as:

Accessory structures, nonhabitable

Parking, on site, for an allowed use, in accordance with SCCC 13.10.550 et seq.

Signs, in accordance with SCCC 13.10.582

Accessory structures, when incidental to a residential use on a site where a park, recreational or open space use does not exist (subject to SCCC 13.10.322(B), 13.10.353, and 13.10.611)

Agricultural uses:

All CA Zone District uses (SCCC 13.10.312)

Commercial retail and service uses, such as:

Art galleries

Boat sales, rentals, and services

Day care centers

Food stores; delicatessens

Gift shops

Laundries, self-service

Marine services

PR

4AP

BP—5*

Same approval as in CA Zone District 5A





Recreational equipment sales, rentals and services	
Restaurants; sandwich shops; snack bars; cafes	
Community facilities and utilities uses, such as:	5
Community centers	
Drainage and flood control facilities	
Energy systems, community (subject to SCCC 13.10.661 and 13.10.700 E definition)	
Museums	
Radio, television and communications antennas, transmission towers and related equipment	
Restrooms, public	
Utilities, public, structures and facilities	
Wireless communication facilities, subject to SCCC 13.10.660 et seq.	
Manufactured home , subject to the provisions of park site review process pursuant to SCCC 13.10.682 and 15.01.080(C)	5
Open space uses , not involving permanent structures, such as:	P
Beach uses	
Ecological preserves; wildlife and biotic habitat reserves	
Hiking and horseback riding trails	
Open space	
Parks, State, local and private	
Picnicking facilities	
Playgrounds, nonpaved	
Sports fields, nonpaved	
Watershed management	
Parking lots for off site recreational uses , developed in accordance with SCCC 13.10.550 et seq.	5
Recreational support facilities	
(Level IV when pursuant to a master site plan as per SCCC 13.10.355) such as:	5AP
Group meeting facilities, including educational and religious facilities	
Maintenance facilities	
Management offices	
Recreational facilities, including swimming pools and appurtenant facilities, picnic shelters, indoor sports facilities, gymnasiums, spas, dressing rooms, club houses, tennis courts and other paved sports areas	
See also: Visitor accommodations item below for lodging facilities	
Recreational uses, public and private , pursuant to SCCC 13.10.355, such as:	5P
Country clubs	
Golf courses	
Golf driving ranges	
Low intensity commercial recreation facilities primarily involving open space uses, including historic theme parks	
Organized camps; group camps; and conference centers pursuant to SCCC 13.10.692	
Stables, boarding and riding	
Research facilities for biotic and wildlife observation and research	5P
Residential uses , permanent, such as:	
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.686 and SCCC 13.10.700 C definition)	5
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700 C definition)	P
Hosted rentals, subject to SCCC 13.10.690	1P
One single family dwelling, subject to the park site review process pursuant to Chapter 15.01 SCCC	3
One single family dwelling on property designated urban open space, subject to SCCC 13.10.672 and the park site review process pursuant to Chapter 15.01 SCCC	5
Accessory Dwelling Units (ADUs), subject to SCCC 13.10.681	3
Junior Accessory Dwelling Units (JADUs), subject to SCCC 13.10.681	BP



Dwelling units, associated with an open space or private recreational facility for the owner or lessee of the land or for staff, a caretaker, watchman, or manager of the property, pursuant to SCCC 13.10.353(B)	5A
Dwelling units for State or County park operating personnel, pursuant to SCCC 13.10.353(B)	5A
Expansion of dwelling units in organized camps and recreational facilities up to a cumulative total of an additional 500 square feet per dwelling unit	3
Timber growing	P
Timber harvesting , outside the Coastal Zone	P
Visitor accommodations	
Type A, pursuant to SCCC 13.10.353(B), such as: hotels, inns, motels, "bed and breakfast inns," recreational rental units with kitchens	5A
Type B, pursuant to SCCC 13.10.353(B), such as: group quarters, tent camping, recreational vehicle camping	5AP
Vacation rentals, new, with 3 or fewer bedrooms and all vacation rental renewals (subject to SCCC 13.10.694)	4
Vacation rentals, new, with 4 or more bedrooms (subject to SCCC 13.10.694)	5
Wireless communication facilities , subject to SCCC 13.10.660 through 13.10.668, inclusive	5

(E) Use conditions.

- (1) Amplified entertainment. A CUP is required for outdoor amplified entertainment.
- (2) Hours of Operation. No business or service establishment shall be open between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP. Within 150 feet of any residentially zoned property, no non-emergency outdoor activity, including loading, sweeping, landscaping or maintenance shall occur between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP, and no business or service shall be open between the hours of 8 p.m. to 10:00 p.m. or between the hours of 6:00 a.m. and 8 a.m., except pursuant to a MUP.
 - (a) 24-hour outdoor ATMs attached to banks, credit unions or grocery stores shall not be subject to a CUP if the following criteria are met:
 - (i) Safety lighting is screened so as not to cast direct light on any dwelling unit, and
 - (ii) Physical maintenance of the ATM is limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday.
- (3) Outdoor dining/seating. Permanent (long-term) outdoor seating is allowed subject to an MUP to add 12 or fewer seats or an AUP to add more than 12 seats. Outdoor seating includes outdoor dining as well as other uses such as seating in common plaza areas, or outdoor exercise equipment for a fitness facility. Conditions of approval for outdoor seating must ensure public health and safety, including but not limited to: standards from the Americans with Disabilities Act; adequate alternate parking arrangements if parking spaces will be lost to outdoor seating; and permit requirements from other agencies as needed, such as: the County Department of Public Works; County Health Services Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire



Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles. Temporary outdoor seating may be approved with a temporary use permit, subject to SCCC 13.10.616.

- (4) Outdoor storage. Outdoor storage of stock-in-trade is allowed subject to an AUP; provided, that the storage area is adequately screened from view from adjacent parcels.
- (5) Signage. Signage may be allowed per SCCC 13.10.582, subject to a MSP per 13.11.037.
- (6) Temporary/seasonal use, including temporary outdoor seating may be allowed pursuant to a temporary use permit (TUP), subject to SCCC 13.10.616.
- (7) Additional conditions for specific uses are found in other sections of the County Code as referenced in the Parks, Recreation and Open Space Uses Chart.

SCCC 13.10.353 has been updated to reference site development permit requirements, and the site development permit chart has been updated to match the format of other zone district code sections. Open space requirements have been moved to this section from SCCC 13.10.354. Density regulations for visitor accommodations have been moved to SCCC 13.10.689: Commercial visitor accommodations. Other regulations associated with the PR district have been moved to SCCC 13.10.356, consistent with other zone district codes.

13.10.353 Development standards in the Parks, Recreation and Open Space PR district.

(A) Site development permit. A discretionary permit for physical site development such as an addition, exterior remodel or new construction associated with an allowed use is known as a "Site Development Permit." SCCC 13.11.035 identifies the types of site development projects which require a Site Development Permit. The processing procedures and findings for site development permits are detailed in SCCC 18.10, Permit and Approval Procedures.

- (1) Design review is required for some site development permits pursuant to SCCC 13.11.040-080.
- (2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see 13.10.260 et. seq.

(A)(B) Site and Structural Dimensions chart. The following development standards site width, frontage, yard dimensions, and building height limit shall apply within the PR District.

PR SITE AND STRUCTURAL DIMENSIONS CHART



Table 13.10.353-1: PR Site and Structural Dimensions Chart^{1,2}

District	Minimum Site Area (net developable acres)	Minimum Site Width (feet)	Minimum Site Frontage (feet)	Minimum Building Setback Distance From Property Line ³ Yards (Front, Side and Rear) (feet)	Maximum Building Height (feet)
PR	20	100	60	all yards 30 (Front, Side, Rear Yards)	28

Footnote:

(1) 1. For single-family dwellings and accessory structures, the district development standards shall be the same as those contained in SCCC 13.10.323 pertaining to residential districts and shall further be based on the size of the parcel for purposes of applying SCCC 13.10.323(B). Accessory Dwelling Units shall be subject to the site and structural dimensions in SCCC 13.10.681.

2. Certain land uses may have special development standards per SCCC 13.10.355.

3. Sidewalks and other amenities for pedestrians, bicyclists and transit riders are required based on street typology and roadway classification. See SCCC 15.10.050 and Department of Public Works Design Criteria.

(C) Criteria for Retention of Open Space.

(1) The purpose of the PR District to preserve open space in the County shall be strictly adhered to.

(2) Except as provided in SCCC 13.10.353(A), Footnote (1), development in the PR District shall be allowed as follows:

(a) Ten 10 percent of the net developable acreage of the property may be disturbed by improvements of a structural nature, including all habitable buildings and accessory structures.

(b) Twenty 20 percent of the gross acreage of the property may be disturbed by improvements of a nonstructural nature involving impervious surfaces, including roads, paved play areas, tennis courts, patios, and swimming pools.

(c) Eighty 80 percent of the gross acreage of the property shall be retained in open space, which may include nonpaved RV sites, paddocks, nonpaved play fields, picnic areas, and hiking and horseback riding trails.

(B) Density Regulations for Visitor Accommodations:

(1) Allowed Densities Chart:

Type	Urban	Rural
A, with kitchens	3 VA units/ developable acre	5 habitable rooms/ matrix unit
A, without kitchen	3 VA units/ developable acre	6 habitable rooms/ matrix unit
B, RV or tent camps	3 sites/developable acre	5 sites/matrix unit
B, hostels	24 beds/acre	20 beds/matrix unit
B, group quarters (organized camps)	unlimited temporary occupancy: 12 beds/developable acre	unlimited temporary occupancy: 10 beds/matrix unit
-	limited temporary occupancy: 4,380 user days/ developable acre	limited temporary occupancy: 3,650 user days/matrix unit





Type	Urban	Rural
-	-	limited temporary occupancy/day use only: 10,950 user days/matrix unit

(2) Density Calculations:

- (a) A visitor accommodations (VA) unit shall not exceed four rooms, one of which is a bathroom, one of which may be either a kitchen or an additional bathroom, and not exceeding 600 square feet overall. A studio with bath and kitchenette counts as three-quarters unit.
- (b) "Habitable room" is any room in a VA unit which can be used for sleeping accommodations, including living rooms, but not including bathrooms and kitchens. A unit over 400 square feet in total square footage, including bathrooms and kitchens, creates a presumption of more than one habitable room.
- (c) Combining Types of VA Facilities. Types of visitor accommodations may be combined; however, combined densities may not exceed the maximum allowed for the total number of acres (urban) or matrix units allowed (rural).
- (d) Reducing Density Based on Impacts. All values given above are maximums and may be reduced based on services and access constraints, compatibility with adjacent land uses and the character of the area, or adverse environmental impacts.
- (e) Calculating Permanent Residential Units. Permanent residential units for site personnel shall be in place of density credits for visitor accommodations use at the rate of one kitchen and up to five permanent residents/developable acre (urban) or matrix unit (rural).
- (f) Determining Matrix Units for Organized Camps. For organized camps and conference centers, the Planning Commission may establish residential densities based on a precise mathematical interpolation of the matrix table values.
- (g) Calculating Density for Limited Temporary Occupancy. Use the following formula:

$$\frac{(\text{developable acres}) \times (\text{allowed user days/matrix unit})}{(\text{days of occupancy}) \times (\text{occupants})} = \text{number of bed spaces permitted}$$

- (h) Calculating Day Use Temporary Occupancy. Use the following formula:



~~(limited temporary occupancy) x 3 =~~

number of day users permitted

~~(3) Expansion of Organized Camps with Nonconforming Densities. For expansion of existing camps with use permits and nonconforming density, the densities of new facilities shall be calculated independent of existing nonconforming densities and shall be based solely on the number of matrix units the new land acquisition merits. Where the new land acquisition is contiguous with the parcel containing the nonconforming use, the facilities resulting from the matrix units for the land acquisition may, at the discretion of the Planning Commission and the Board of Supervisors, be located anywhere on the applicant's holdings. These provisions shall not be construed to prevent the Board of Supervisors from abating nonconforming uses or structures pursuant to SCCC 13.10.260, 13.10.261 and 13.10.262 where such facilities are found to create a public health hazard or a public nuisance or to be environmentally degrading.~~

~~(C)~~(D) Minimum Site Area for Commercial Recreation. The minimum area for the development of new commercial recreation uses shall not be less than 20 acres. For the purposes of this section commercial recreation includes such uses as: organized and group camps, conference centers, amusement parks such as Roaring Camp, golf courses, commercial stables, commercial beaches, and visitor accommodations such as RV parks.

~~(D) Other Regulations. General exceptions to site standards are found in SCCC 13.10.510 et seq. Agricultural setback/buffer standards are found in SCCC 16.50.095. Fence regulations are found in SCCC 13.10.525. General requirements for organized camps and conference centers are found in SCCC 13.10.692. Parking regulations are found in SCCC 13.10.550 et seq 13.16. Sign regulations are found in SCCC 13.10.582. Regulations regarding minimum parcel sizes are found in SCCC 13.10.510(G). Regulations regarding the use of nondevelopable land are found in SCCC 13.10.671 and regarding the use of urban open space land in SCCC 13.10.672.~~

SCCC 13.10.354 (Design criteria) has been removed. Updated information about design review is provided as part of SCCC 13.10.353(A). Open space requirements have been moved to SCCC 13.10.353(C). Agricultural preservation requirements have been moved to 13.10.355(B).

~~13.10.354 — Design criteria for the Parks, Recreation and Open Space PR District.~~

(A) Applicability:

~~(1) The design criteria found in Chapter 13.11 SCCC shall apply to all projects in the PR District.~~



- ~~(2) All required site development standards of SCCC 13.10.353 and all required special standards and conditions of SCCC 13.10.355 shall be met.~~
- ~~(B) Criteria for Agricultural Land Conservation. The following conditions shall apply to all development plans and projects within the PR District in the Coastal Zone.~~
 - ~~(1) The maximum amount of prime agricultural land shall be retained in agricultural production.~~
 - ~~(2) A site-specific justification with regard to maximum public benefit shall be required for removing agricultural lands from production or for not offering lands capable of farm production for lease.~~
 - ~~(3) The regulations and requirements of Chapter 16.50 SCCC, Agricultural Land Preservation and Protection, and the General Plan and Local Coastal Program Land Use Plan policies pertaining to agricultural resource lands, shall apply to all agricultural resource lands within the PR District.~~
- ~~(C) Criteria for Retention of Open Space.~~
 - ~~(1) The purpose of the PR District to preserve open space in the County shall be strictly adhered to.~~
 - ~~(2) Except as provided in SCCC 13.10.353(A), Footnote (1), development in the PR District shall be allowed as follows:~~
 - ~~(a) Ten percent of the net developable acreage of the property may be disturbed by improvements of a structural nature, including all habitable buildings and accessory structures.~~
 - ~~(b) Twenty percent of the gross acreage of the property may be disturbed by improvements of a nonstructural nature involving impervious surfaces, including roads, paved play areas, tennis courts, patios, and swimming pools.~~
 - ~~(c) Eighty percent of the gross acreage of the property shall be retained in open space, which may include nonpaved RV sites, paddocks, nonpaved play fields, picnic areas, and hiking and horseback riding trails. [Ord. 4496-C § 30, 1998; Ord. 4016 § 1, 1989; Ord. 3432 § 1, 1983].~~

SCCC 13.10.355 has been renumbered as SCCC 13.10.354 and has been updated to reflect the new use and site development permit system, and special conditions related to preserving agricultural land have been moved to this section from existing SCCC 13.10.354.

13.10.3545 Special standards and conditions for the Parks, Recreation and Open Space PR District.

- (A) Master Site Plan Requirements.



- (1) Master Site Plans. Prior to or concurrently with the approval of any new or expanded use for which a Level-V Conditional Use Permit approval is required in the Parks, Recreation and Open Space PR District, a development permit for a master site plan shall be approved by the Zoning Administrator or Planning Commission. Master site plans for public agency facilities shall be subject to approval by the Planning Commission. Such approval shall be accompanied by a finding of General Plan consistency pursuant to Section 65402 of the California Government Code.
- (2) Master Site Plan Elements. The master site plan shall include:
 - (a) A description of all proposed uses;
 - (b) Proposed immediate and future phases of construction;
 - (c) Anticipated future boundary expansions, if any;
 - (d) Provisions for adequate access and public services;
 - (e) A management plan for the conservation and use of the open space resource.
- (3) Environmental Review. The adoption or amendment of a master site plan is a “project” within the meaning of CEQA and the County Environmental Impact Guidelines and is subject to environmental review.
- (4) Development Permit Approval. Site and facility development permits, when applied for pursuant to an approved master site plan, may be processed as an Level-IV Administrative Site Development Permit approval or according to an over-the-counter staff review specified by the conditions of the master site plan planned development permit approval.

(B) Criteria for Agricultural Land Conservation. The following conditions shall apply to all development plans and projects within the PR District in the Coastal Zone.

- (1) The maximum amount of prime agricultural land shall be retained in agricultural production.
- (2) A site-specific justification with regard to maximum public benefit shall be required for removing agricultural lands from production or for not offering lands capable of farm production for lease.
- (3) The regulations and requirements of SCCC 16.50, Agricultural Land Preservation and Protection, and the General Plan and Local Coastal Program Land Use Plan policies pertaining to agricultural resource lands, shall apply to all agricultural resource lands within the PR District.

(B)(C) Visitor Accommodations Permit Review.

- (1) Permits for Type A facilities and tent and RV camping sites shall be reviewed and conditioned as provided in SCCC ~~13.10.335(B)(2)~~ 13.10.689.



(2) Permit conditions for hostels and group quarters shall be as follows:

- (a) This permit shall run with the property owner and shall not be transferred without a permit amendment.
- (b) A management plan shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit or occupancy of an existing structure for this use.
- (c) An annual report shall be prepared and submitted by the owner or his agent to the Planning Director to substantiate the occupancy and other conditions of this permit.
- (d) This site is subject to an annual inspection for which a fee, set by the Board of Supervisors, may be charged.

SCCC 13.10.355 and 13.10.356 have been added to match the format of other zone district code sections.

13.10.355 Public facilities requirements for Parks, Recreation and Open Space PR district.

- (A) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection.
- (B) All requirements of the local sanitation district and water district shall be met, or requirements for on-site sanitation and water systems if applicable to the site location.
- (C) All improvement requirements and impact fees for community facilities shall be met where required by district or section regulations (SCCC Title 15).

13.10.356 Other standards and conditions for the Parks, Recreation and Open Space PR district.

(A) Other use and development standards applicable to the parks, recreation and open space district include but are not limited to the following provisions of the SCCC:

Table 13.10.356-1: Other use and development standards applicable to the PR District	
Topic	SCCC Section
<u>Nonconforming uses and structures</u>	<u>13.10.260, et seq.</u>
<u>General site standards</u>	<u>13.10.500-600</u>
<u>Use of non-developable land</u>	<u>13.10.671</u>
<u>Use of urban open space land</u>	<u>13.10.672</u>
<u>Commercial visitor accommodation</u>	<u>13.10.689</u>
<u>Organized camps and conference centers</u>	<u>13.10.692</u>
<u>Design review and site development</u>	<u>13.11</u>
<u>Parking and circulation</u>	<u>13.16</u>
<u>Coastal zone regulations</u>	<u>13.20</u>



<u>Topic</u>	<u>SCCC Section</u>
Roadway and roadside improvements	15.10
Environmental and resource protection restrictions	Title 16