



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE VIII. SPECIAL USE SU DISTRICT

This section includes minor organizational changes, relocation of principal permitted uses to SCCC13.20.121, standardized allowed uses language, and references to the new permit system nomenclature. SCCC 13.10.384 (Design criteria) has been removed and updated design review requirements are included in SCCC 13.10.383. SCCC 13.10.385 (public facilities) and 13.10.386 (other standards and conditions) have been added to match other zone district code sections.

SCCC Subsections 13.10.390 through 13.10.396 were previously repealed in the code; however, this was not reflected in the list of code sections, and the list is herein corrected.

- 13.10.381 Purposes of the Special Use SU District. [no change]
- 13.10.382 Uses in the Special Use SU District.
- 13.10.383 Development standards for the Special Use SU District.
- ~~13.10.384 Design criteria for the Special Use SU District.~~
- 13.10.384~~5~~ Special standards and conditions for the Special Use SU District.
- 13.10.385 Public facilities requirements for the Special Use SU District.
- 13.10.386 Other standards and conditions for the Special Use SU District.
- 13.10.390 Repealed. [no change]
- 13.10.391 Repealed. [no change]
- 13.10.392 Repealed. [no change]
- 13.10.393 Repealed. [no change]
- 13.10.394 Repealed. [no change]
- 13.10.395 Repealed. [no change]
- 13.10.396 Repealed. [no change]
- 13.10.397 Repealed. [no change]



13.10.382 Uses in the Special Use SU District.

(A) Allowed Uses.

- (1) All uses allowed in the RA and R-1 Zone Districts shall be allowed on parcels in the Special Use SU District where the RA and R-1 zone districts are consistent with the General Plan and Local Coastal Program land use designation for the parcel and when authorized at the highest approval levels specified in the uses chart in SCCC 13.10.322(B) for those districts. Certain disallowed uses that are preexisting on a parcel and were legally established 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.
- (2) All uses allowed in zone districts other than RA and R-1 shall be allowed on parcels in the Special Use SU District where when the applicable zone district is consistent with the General Plan and Local Coastal Program land use designation for the parcel and when authorized at the highest approval level required by all such districts but no lower than ~~Level V~~ a Conditional Use Permit, with the exception of permanent room housing, which shall be allowed with a Conditional Use/ or Site dDevelopment pPermit processed with public notice and a Planning Commission public hearing (~~Level VI process~~), subject to SCCC 13.10.424 through 13.10.429.
- (3) Timber harvesting and associated operations, requiring approval of a timber harvesting plan by the California Department of Forestry, are not allowed uses in the Special Use SU Zone District.
- (4) Vacation rentals are allowed in the Special Use SU District where the underlying General Plan land use designation allows residential uses with no requirement to have any other use. The applicable General Plan land use designations that allow residential uses with no requirement to have any other use are the Agricultural (AG) land use designation, the Existing Park, Recreation and Open Space (O-R) land use designation, the Urban Open Space Lands (O-U) land use designation, and all the following residential land use designations: (R-M, R-R, R-S, R-UVL, R-UL, R-UM, and R-UH).

~~(B) Principal Permitted Uses. The allowed uses in the Special Use SU District are not principal permitted uses, except for a single-family dwelling on an existing parcel of record and agricultural uses, for the purposes of Coastal Zone appeals pursuant to Chapter 13.20 SCCC, Coastal Zone Regulations. Actions to approve these uses in the Coastal Zone are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC.~~

(C) Non-Retail Commercial Cannabis Uses.



- (1a) Commercial cannabis cultivation uses may be permitted within the Special Use (SU) District, subject to all applicable requirements of SCCC 13.10.650 and Chapter 7.128 SCCC, where the General Plan designation is “R-R” (Rural Residential), “R-M” (Mountain Residential), “AG” (Agriculture) or “I” (Heavy Industry). Where the General Plan designation is R-R, R-M, or AG, cultivation uses may be permitted subject to the limitations applicable under SCCC 13.10.312(B) and 13.10.650 in the RA Zone District. Where the General Plan designation is I, cultivation uses may be permitted subject to the limitations applicable under SCCC 13.10.342(B) and 13.10.650 in the M-3 Zoning District.
- (2b) Commercial cannabis manufacturing uses may be permitted within the Special Use (SU) District, subject to all applicable requirements of SCCC 13.10.650 and SCCC Chapter 7.128 SCCC, where the General Plan designation of the parcel is “R-R” (Rural Residential), “R-M” (Mountain Residential), “AG” (Agriculture) or “I” (Heavy Industry). Where the General Plan designation is R-R, R-M or AG, manufacturing uses may be permitted subject to the limitations applicable under SCCC 13.10.312(B) and 13.10.650 in the RA Zone District. Where the General Plan designation is I, manufacturing uses may be permitted subject to the limitations applicable under SCCC 13.10.342(B) and 13.10.650 in the M-3 Zoning District.
- (3c) Class 1 cannabis distribution may be permitted within the Special Use (SU) District, subject to all applicable requirements of SCCC 13.10.650 and Chapter 7.128 SCCC, where the General Plan designation of the parcel is “R-R” (Rural Residential), “R-M” (Mountain Residential), “AG” (Agriculture) or “I” (Heavy Industry). Where the General Plan designation is R-R, R-M or AG, Class 1 distribution uses may be permitted subject to the limitations applicable under SCCC 13.10.312(B) and 13.10.650 in the RA Zone District. Where the parcel has a General Plan designation of I, Class 1 distribution uses may be permitted subject to the limitations of SCCC 13.10.342(B) and 13.10.650 for the M-3 zoning district. Class 2 cannabis distribution may be permitted within the Special Use (SU) District, subject to all applicable requirements of SCCC 13.10.650 and SCCC Chapter 7.128 SCCC, where the General Plan designation is Service Commercial/Light Industry (C-S) or I. Class 2 distribution uses on these parcels may be permitted subject to the limitations of SCCC 13.10.342(B) and 13.10.650 for the M-3 Zoning District.

(B) Use Permits. A discretionary permit for an allowed use is known as a “use permit.” Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in subsection (A). The processing procedures and findings for use permits are detailed in SCCC 18.10, Discretionary Permit Approval Procedures.



(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) Densities.

(1) Residential densities allowed in the Special Use Zone District shall be consistent with those specified in the General Plan and Local Coastal Program Land Use Plan, and in SCCC Chapter 13.14 SCCC, Rural Residential Density Determinations.

(2) Visitor accommodations densities shall be consistent with ~~SCCC 13.10.335~~ 13.10.689, when the General Plan designation is visitor accommodations or coastal commercial; and consistent with ~~SCCC 13.10.353~~ when the General Plan designation is parks and recreation or proposed park and recreation.

13.10.383 Development standards for the Special Use SU District.

(A) Site development permit. A discretionary permit for physical site development associated with an allowed use is known as a site development permit. The "Site Development Chart" in SCCC 13.11.035 provides permit requirements for physical site development. The processing procedures and general requirements for site development permits are detailed in SCCC 13.11 and 18.10, Discretionary Permit 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.

(BA) Site and Structural Dimensions. For single-family dwellings and accessory structures, the SU 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). For structures other than single-family dwellings and accessory structures, the development standards building height limits, required site area, required yards, and other regulations for any permitted use shall be in keeping with the requirements, restrictions or regulations provided in this chapter for the most restrictive district within which the use is allowed.

13.10.384 Design criteria for the Special Use SU District.

(A) Residential Uses. The design criteria found in Chapter 13.11 SCCC shall apply to all projects of three or more units, involving apartments, townhouses, condominiums, groups of single-family dwellings, and combinations thereof.



(B) ~~Other Uses.~~ The design criteria for all other uses shall be as provided in this chapter for the most restrictive district within which the use is listed as a permitted use, or in the event the use is not listed as a permitted use, the most restrictive district which the use is listed as one requiring a discretionary permit.

13.10.3845 Special standards and conditions for the Special Use SU District.

(A) ~~Divisions.~~ Division of any parcel in the Special Use SU District shall be allowed only pursuant to the following approvals: two to 19 lots or five to 19 units as a ~~Level VI approval~~ Conditional Use Permit; and 20 or more lots or units as a ~~Level VII approval~~ Conditional Use Permit with approval by the Planning Commission.

SCCC 13.10.385 has been added to match the format of other zone district code sections.

13.10.385 Public facilities requirements for the Special Use SU 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).

Other standards and conditions language has been moved to SCCC 13.10.386 from SCCC 13.10.383(C) to match the format of other zone district code sections.

13.10.386 Other standards and conditions for the Special Use SU district.

(B)(A) Other Regulations. Other development standards applicable to the Special Use Zone District include but are not limited to the following provisions of the SCCC are contained in the following sections of this code:

Table 13.10.386-1: Site Standards for the SU District	
Topic	SCCC Section
General site standards	13.10.510, et seq.
Signs	13.10.580, et seq.
Parking	13.10.550, et seq.
<u>Nonconforming uses and structures</u>	<u>13.10.260, et seq.</u>
<u>General site standards</u>	<u>13.10.500-600</u>
Fences	13.10.525
Minimum parcel size	13.10.510(G)



Table 13.10.386-1: Site Standards for the SU District	
Topic	SCCC Section
Use of nondevelopable land	13.10.671
Use of urban open space land	13.10.672
Trip reduction requirements (development projects for 50 or more employees)	13.10.591
Trip reduction requirements (residential development of 25 or more housing units)	13.10.592
Design review and site development	13.11.010, et seq.
Parking and circulation	13.16
Coastal zone regulations	13.20
Environmental and resource protection restrictions	Title 16
Agricultural buffers/setback	16.50.095