



## CHAPTER 13.10 ZONING REGULATIONS

### PART IV. COMBINING ZONE DISTRICTS

Amendments add the “R” and “W” combining districts to SCCC 13.10.400; these districts are omitted from this table in error in the existing code.

#### 13.10.400 Combining ~~zone~~ districts.

The following combining designations may be applied to basic zone districts in order to impose particular limitations or exercise some type of planning control. A combining district shall be denoted by the use of a dash and the letter(s) listed below under “Designation,” following the basic zoning designation:

<b>Table 13.10.400-1: Combining Districts</b>		
SCCC	Designation	Summary of Limitations Imposed
13.10.416 through 13.10.418	D (Designated Park Site)	Denotes parcels designated in the General Plan and Local Coastal Program Land Use Plan in whole or part as proposed park sites.
13.10.421 through 13.10.423	GH (Geologic Hazards)	Denotes the presence of a particular physical hazard on the property; use and development is subject to the geologic hazard ordinance ( <del>SCCC Chapter 16.10</del> <del>SCCC</del> ) regulations.
13.10.424 through 13.10.429	PRH (Permanent Room Housing Combining District)	Denotes parcels with structures originally in use as Type A visitor accommodations, nursing homes, residential care facilities, or other transient accommodations or care facilities, which may be used as permanent multifamily rental housing in multifamily structures or dwelling groups, with specific use and development standards. <sup>1</sup>
13.10.431 through 13.10.433	H (Assisted Housing)	General Plan and Local Coastal Program Land Use Plan policies regarding affordable housing priority sites apply.
13.10.434 through 13.10.436	SBE (Seascape Beach Estates Combining Zone District)	Denotes parcels in the Seascape Beach Estates neighborhood with special residential development standards intended to maintain characteristics of the existing built environment and ensure protection of the public viewshed.
13.10.437 through 13.10.439, 13.12	AIA (Airport Influence Area Combining District)	Denotes parcels within two miles of the boundary of the Watsonville Municipal Airport; use and development is subject to the Airport Combining Zone District ordinance ( <del>SCCC Chapter 13.12</del> <del>SCCC</del> ) regulations.
13.10.441 through 13.10.443	I (Statement of Intention)	Board of Supervisors has agreed not to rezone the property in the foreseeable future.
13.10.444 through 13.10.448	PP (Pleasure Point Community Design)	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point neighborhood, to be applied in addition to the residential site standards found in SCCC 13.10.323(B).
13.10.451 through 13.10.453	L (Historic Landmark)	Property/structure has been designated a historic landmark and is subject to the regulations of the historic resources ordinance ( <del>SCCC Chapter 16.42</del> <del>SCCC</del> ).



<b>Table 13.10.400-1: Combining Districts</b>		
SCCC	Designation	Summary of Limitations Imposed
13.10.456 through 13.10.458	MH (Mobile Home Park)	Denoted property upon which a mobile home park has been established pursuant to an approved development permit or legally established prior to the requirement for a development permit; mobile home park development, operation, rental, sale and conversion are subject to all provisions of Federal, State and County regulations.
13.10.461 through 13.10.463	O (Open Space Easement)	Owner has executed an open space easement contract with the County to maintain the land in its natural state for a period of 10 years. The 10-year period is renewed every year.
13.10.471 through 13.10.473	P (Agricultural Preserve <u>and Farmland Security</u> )	Owner has executed an agricultural preserve contract with the County to maintain the land in agricultural and open space use for a period of 10 years. The 10-year period is renewed every year.
<u>13.10.475 through 13.10.478</u>	<u>R (Regional Housing Need)</u>	<u>Special use and development standards for development of housing at density of 20 units per acre with any RM-2 zoned parcel, or in C-1, C-2, or PA commercial zones, or public facility zones<sup>2</sup></u>
13.10.481 through 13.10.483	SP (Salamander Protection)	The regulations of the sensitive habitat protection ordinance ( <u>SCCC Chapter 16.32 SCCC</u> ) apply and require special site development standards to protect the endangered species.
<u>13.10.491 through 13.10.493</u>	<u>W (Watsonville Utility Prohibition)</u>	<u>Prevention of urban services to undeveloped/rural areas west of the City of Watsonville to protect farmlands and environmentally sensitive areas in the Coastal Zone west of Watsonville.</u>

1 PRH Zoning Map 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.

2 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 18.30.184(C) and (D).