

CHAPTER 3.95 -cv COYOTE VALLEY CLIMATE RESILIENCE COMBINING DISTRICT

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§ 3.95.010 Purpose

The State Legislature has declared Coyote Valley, the area between the cities of San Jose and Morgan Hill, to be an area of statewide significance, acknowledging it as a unique landscape providing agricultural, wildlife, recreational, climate, and other natural infrastructure benefits.

The purpose of the “-cv” Coyote Valley Climate Resilience combining district is to protect this agricultural greenbelt area as a means of increasing regional climate resilience. The predominantly agricultural lands of Coyote Valley are unique in their combination of natural characteristics, which are well-suited to providing ecological and public benefits, including flood attenuation from improved wetlands, increased water supply from groundwater recharge, and carbon sequestration from natural and working lands

The “-cv” combining district is intended to minimize the impacts of new development through supplemental development standards and use requirements, in order to preserve Coyote Valley as a greenbelt area intended for long-term agricultural uses and climate resilience.

§ 3.95.020 Applicability

The area-specific provisions established in this chapter shall apply as indicated by the designator “-cv” added to the base zoning designation and shall supersede any conflicting use regulations of the applicable base zoning district.

§ 3.95.030 Development Standards

Table 3.95-1 establishes property development standards for all new development within the Coyote Valley combining district. These standards are applied as maximums per legal lot.

NOTE: This document is a preliminary draft of proposed amendments to the Zoning Ordinance for review only and therefore subject to change.

Table 3.95-1

PROPERTY DEVELOPMENT STANDARDS

Lot Coverage (max)	7,500 sq. ft.
Development Area (max)	1 acre
Development Area with Onsite Agriculture (max)	2 acres

The development of agricultural uses are exempt from the above lot coverage standard, meaning they do not count toward the lot coverage maximum per parcel, provided that such development is ancillary to onsite agriculture, as specified in § 3.95.040. Agricultural uses mean agricultural employee housing and any non-residential use defined in § 2.10.040 having the parenthetical classification of “agricultural” following the title of each primary use type. Uses classified as *Agriculturally Related Entertainment & Commercial Uses* are not exempt from the lot coverage limitation. Parcels with onsite agriculture have an increased maximum development area of two acres instead of one acre.

Accessory dwelling units, as defined in § 2.10.030 and pursuant to § 4.10.015, are exempt from both lot coverage and development area limitations.

§ 3.95.040 Onsite Agriculture

For the purposes of this chapter, onsite agriculture means that the property shall be actively used for agriculture (as defined in § 2.10.040) in three years out of every five-year period and consist of either: (a) no less than six acres under cultivation, (b) no less than sixty percent of the parcel under cultivation, or (c) no less than twenty-four acres dedicated to raising livestock. Onsite agriculture is not required to be commercial in nature.

§ 3.95.050 New Residences Ancillary to Onsite Agriculture

On parcels over five acres, development of a new single-family residence shall be permitted only as supportive and ancillary to onsite agriculture, as specified in § 3.95.040. An alteration to an existing legally established single-family residence requires onsite agriculture only if the alteration is classified as a rebuild, pursuant to Section C1-22 of the Ordinance Code. Development of a new accessory dwelling unit does not require onsite agriculture.

A notice shall be recorded pursuant to § 5.20.125 stating that such residence shall be used only ancillary to onsite agriculture as specified in this section. A property owner shall also provide written disclosure of all such conditions and requirements before any sale, lease, or financing of the property.