

Hillsides

[...]

R- LU 27

Land uses proposed for inclusion within the Hillside zoning ordinance may be evaluated for conformity with the intent of this land use designation by various measures of land use intensity, including but not limited to:

- a. waste water generation rates;
- b. traffic generation rates;
- c. extent of grading, vegetation removal, drainage modifications, or other alteration of the natural environment;
- d. noise or other nuisance potential; and
- e. growth-inducing potential.

Development Policies – Non-Residential Open Space Preservation

R-LU 28

For all uses allowed in Hillsides areas other than agricultural and single-family residential land uses, open space preservation by means of easement dedication may be required in order to:

- a. protect the public health, safety and general welfare;
- b. prevent or mitigate potentially significant adverse environmental impacts; and/or
- c. to create perimeter areas that adequately buffer neighboring properties from adverse off-site impacts of the proposed land use.

R-LU 29

The nature and duration of an open space or conservation easement shall be commensurate with: a. the nature of the land use; b. the duration to which that use has been entitled through County permitting procedures; and c. the extent of alterations made to the natural landscape.

R-LU 30

Land uses which do not receive a permanent entitlement should not be required to dedicate open space or conservation easements of permanent nature, unless required as a mitigation for alterations made to the natural landscape.

Development Policies –RV Parks

R-LU 31

~~Recreational vehicle (RV) parks shall primarily serve the needs of the traveling public for short term accommodations.~~

- ~~a. At least sixty five (65%) percent of all spaces within an RV park shall be designed for and designated as short term occupancy spaces (i.e., fewer than 30 days);~~
- ~~b. Twenty five (25) percent of the total number of spaces may accommodate stays of up to one hundred eighty (180) days;~~
- ~~c. Ten (10) percent of the total number of park spaces may accommodate stays of up to three hundred sixty (360) days.~~

~~[Amended Dec. 5, 1995, File#: 6010 95GP; and August 5, 1997, File#: 6010 96GP]~~

Policy R-LU 32 deleted. See NOTE below.

R-LU 33

~~Recreational vehicle park development should conform to the adopted policies, ordinances and design guidelines of the County of Santa Clara.~~

NOTE: Policies R-LU 32 and 34 were deleted by an amendment to the General Plan adopted Dec. 5, 1995. [File #: 6010-00-00-95GP]



Roadside Services

Development Policies

R-LU 83.1

The minimum lot size for the establishment of new Roadside Services land use designations and for subdivision of land designated Roadside Services shall be five (5) acres. [Amended Policies R-LU 83 and 83.1 Sept. 12, 2017; File#: 10992-17GP]

R-LU 84

Proposals for new or expanded Roadside Service designations or uses shall be reviewed and mitigated for their individual and cumulative impacts upon:

- a. scenic and environmental resources;
- b. traffic levels and traffic hazards;
- c. demands for public services;
- d. adjacent land uses; and,
- e. potential for growth-inducing impacts.

Development Policies - RV Parks

R-LU 85

Recreational Vehicle (RV) Parks shall primarily serve the needs of the traveling public for short-term accommodations unless a waiver of this requirement is obtained from the County pursuant to state law.

- ~~a. At least sixty five (65%) percent of all spaces within an RV park shall be designed for and designated as short term occupancy spaces (i.e., fewer than 30 days);~~
- ~~b. Twenty five (25) percent of the total number of spaces may accommodate stays of up to one hundred eighty (180) days;~~
- ~~c. Ten (10) percent of the total number of park spaces may accommodate stays of up to three hundred sixty (360) days.~~

[Amended Dec. 5, 1995; File#: 6010-95GP; and Aug. 5, 1997; File#: 6010-96GP]

NOTE: Policies R-LU 86-87 were deleted by an amendment to the General Plan adopted Dec. 5, 1995. [File#: 6010-95GP]

R-LU 88

Recreational vehicle park development should conform to the adopted policies, ordinances and design guidelines of the County of Santa Clara, where applicable.

Solid Waste Disposal Sites

R-LU 89

New or expanded solid waste disposal sites (landfills) shall be allowed only if in conformance with the General Plan and compatible with surrounding land uses.

R-LU 90

New, existing and inactive disposal sites shall be designated on the Land Use Plan.

1. New sites may be allowed only if issued a use permit and if they comply with all state and local regulations regarding operations and reclamation.
2. Expansions of existing landfills must apply for modification of the existing use permit and reclamation plans.

R-LU 91

Once the use of a solid waste disposal site has been terminated, the site shall be reclaimed for subsequent allowable open space uses, including, but not limited to parks, preserves, or other waste management-related uses (composting, transfer sites, etc.).

R-LU 92

No solid waste disposal site shall be used for residential development or any structures for human occupancy.



Implementation Recommendations - General

R-LU (i) 7

Explore the potential feasibility and effectiveness of establishing a program for 'Hillsides' viewshed parcel consolidation and clustering incentives.

- a. Define the pilot study area(s) with patterns of existing, non-conforming, contiguous parcels to which the program could apply.
b. Develop regulations to encourage parcel consolidation and cluster incentives.
c. Based upon results of the pilot area implementation, modify if necessary and expand the program to additional areas.

[Note: for further elaboration on the intent and details of the recommendation, refer to Open Space 2020 recommendation on which this is based].

R-LU (i) 8

Conduct a review of the uses permitted in the 'Hillside' zoning ordinance for conformity with General Plan policies governing allowable uses in areas designated 'Hillsides.'

R-LU (i) 9

Review and revise the 'Hillside' zoning ordinance to specify the maximum permissible sizes of facilities allowed in conjunction with golf courses, including clubhouses, overnight accommodations, and restaurants.

R-LU (i) 10

Review and revise the 'Hillside' zoning ordinance to more precisely define the nature and allowable densities of retreats, guest ranches, and similar uses involving overnight accommodations.

R-LU (i) 11

Conduct an annual survey of each recreational vehicle (RV) park in the rural unincorporated area to determine:

- a. the number of RVs that stayed at the park for more than 30 days during the past year; and
b. for those RVs that stayed more than 30 days,
1. the number of days they stayed, and
2. the number of school age children living within them.

Implementation Recommendations - City of Morgan Hill Urban Growth Boundary

R-LU(i) 12

Establish explicit, objective planning criteria, findings, or prerequisites that will serve as the basis for considering proposals to modify the location of the UGB. These may include but are not limited to standards for adequate land supply reserves, availability and levels of urban services, consistency with circulation and other plan elements, demographic projections, and resource conservation criteria. (Implementor: City of Morgan Hill and County of Santa Clara)

R-LU(i) 13

Compare actual and assumed growth rates at five year intervals and re-establish a 25 year land supply if the available supply within the long term UGB falls to less than approximately 20 years of developable land. (Implementor: City of Morgan Hill)

R-LU(i) 14

Develop consistent, coordinated procedures to implement and maintain the UGB. (Implementor: City of Morgan Hill and County of Santa Clara)

R-LU(i) 15

Establish a referral process for unincorporated project proposals and General Plan or zoning interpretation issues which might be incompatible with the goals, objectives and policies of the Morgan Hill/Santa Clara County long term UGB. (Implementor: County of Santa Clara)

R-LU(i) 16

Support and affirm the County's Right-to-Farm Ordinance and adopt a local Right to Farm Ordinance to apply to those areas within the Morgan Hill city limits. (Implementor: City of Morgan Hill and County of Santa Clara)

Note: Implementation Recommendations R-LU(i) 17-24 relating to the City of San Jose Urban Growth Boundary (UGB) Area have been set aside by resolution of the Board of Supervisors December 9, 1997, until further notice.