

ORDINANCE NO. NS-\_\_\_\_\_

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA AMENDING APPENDIX I, ZONING, OF THE COUNTY OF SANTA CLARA ORDINANCE CODE TO MODIFY RECREATIONAL VEHICLE PARK REGULATIONS.**

**SUMMARY**

This ordinance amends Appendix I, Zoning, of the County of Santa Clara Ordinance Code, to modify definitions, use classifications, and permitting requirements for Recreational Vehicle Parks, and to modify existing requirements and standards for developing and maintaining Recreational Vehicle Parks.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA ORDAINS AS FOLLOWS:**

SECTION 1. Section 2.10.030 of Chapter 2.10, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended as follows (additions are underlined, deletions ~~overstruck~~):

**§ 2.10.030 Residential Use Classifications**

**Residences.** This classification includes primary residences and excludes other types of residences separately defined within this section. This classification also includes the renting of rooms and provision of meals within a dwelling by the resident family or household to not more than two other individuals (for rooming houses, see *Rooming Houses, Fraternities & Sororities*). It also includes employee housing that provides exclusive accommodation for six (6) or fewer employees, pursuant to California Health and Safety Code Section 17021.5, and emergency, supportive, and transitional housing for six (6) or fewer clients.

All uses within this classification shall fit within one of the following subcategories:

1. **Single-Family.** One dwelling unit on a single lot, completely detached from any other dwelling unit. This classification includes a manufactured home.
2. **Two-Family.** Two dwelling units within the same structure, each having its own kitchen and bathroom facilities.
3. **Multi-Family.** Three or more dwelling units within the same structure, each having its own kitchen and bathroom facilities.

**Residential Accessory Structures and Uses.** This classification includes detached buildings and structures whose use is entirely incidental to the primary residential use, and which do not

contain living space or sleeping quarters. Residential accessory uses consist of activities customarily associated with (or otherwise reasonably associated with) the primary residential use, and include such activities when they occur on private communal open space within a residential development. Private, noncommercial gatherings hosted by residents or property owner(s) shall be considered residential accessory uses.

On lots with no legally established residential use, certain limited structures ancillary to maintenance and security of the land (e.g. fences, gates, well or irrigation hardware) shall be considered permitted accessory structures under this classification.

On lots with no legally established residential use, one limited storage building per lot is permitted under this classification in rural base zoning districts. The floor area of such storage buildings is restricted to 120 square feet maximum. Height shall not exceed 10 feet in height at any point, and such buildings shall comply with all other applicable provisions of Section 4.20.020. Such storage buildings may not include plumbing or electricity in their construction. Any such building in an –sr combining district shall be subject to the scenic roads provisions of Section 3.30.030.

Accessory buildings shall be limited to two (2) internal plumbing fixtures except as provided by subsection 4.20.020(I).

**Accessory dwelling unit–ADU.** A residential dwelling unit that provides independent living facilities and is located on the same lot as the primary dwelling (single-family or multifamily) to which it is an accessory use. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling to which it is accessory. Accessory dwelling units include standard ADUs, movable tiny homes, and Junior ADUs. ADUs include an efficiency unit as defined in Health and Safety Code section 17958.1, and a manufactured home as defined in Health and Safety Code section 18007. This use classification is intended to be consistent with Government Code section 65852.2 and all other state laws as those laws are amended from time to time. If there is any conflict between this use classification and state law, state law shall prevail. [Criteria/Findings § 4.10.015]

1. **Standard ADU.** A standard accessory dwelling unit that provides complete independent living facilities. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation. It may be attached or detached. [Criteria/Findings § 4.10.015]
2. **Movable Tiny Home.** A detached structure on wheels used for dwelling purposes that provides complete independent living facilities for one or more persons and is located on the same lot as the primary dwelling (single-family or multifamily) to which it is an accessory use. See Section 1.30.030 “Movable tiny home.”
3. **Junior ADU.** A dwelling unit that is no more than 500 square feet in size, and is contained entirely within a primary single-family residence or a detached accessory dwelling unit, and both shall have independent entrances. It includes permanent

provisions for living, sleeping, eating, cooking, and sanitation facilities on the same parcel as the primary dwelling to which it is accessory. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing dwelling unit. The junior accessory dwelling unit must contain either a full kitchen or an efficiency kitchen consisting of cooking facilities with appliances, food preparation counters, and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit. This use classification is intended to be consistent with Government Code sections 65852.2 and 65852.22 and all other state laws as those laws are amended from time to time. If there is any conflict between this use classification and state law, state law shall prevail. [Criteria/Findings § 4.10.015]

**Agricultural Employee Housing.** Housing occupied by individuals who are primarily engaged in an agricultural operation, as defined in § B29-2(b) of the Ordinance Code. Family members of such individuals may also live in the same unit. Agricultural employee housing is not required to be located on the same property as an agricultural operation. [Criteria/Findings § 4.10.040]

All uses within this classification shall fit within one of the following subcategories:

1. **Small-scale permanent.** Permanent housing facilities that include no more than six (6) dwelling units or eighteen (18) beds in group living quarters. This may include mobilehomes and manufactured homes. Complete individual or shared living, sleeping, eating, cooking, and sanitation facilities, including a full kitchen and bathroom, shall be provided on the same lot. Where agricultural employee housing consists of a combination of both individual dwelling units and group living quarters, each dwelling unit shall count as three (3) beds toward the maximum of eighteen (18) beds in group living quarters. [Criteria/Findings § 4.10.040]
2. **Large-scale permanent.** Permanent housing facilities that include more than six (6) dwelling units or eighteen (18) beds in group living quarters, or housing that does not meet the supplemental use regulations for small-scale agricultural employee housing. Complete individual or shared living, sleeping, eating, cooking, and sanitation facilities, including a full kitchen and bathroom, shall be provided on the same lot. [Criteria/Findings §§ 3.80.050, 4.10.040]
3. **Seasonal.** Temporary housing that is present on site for no more than 180 days per year and is not subject to the Special Occupancy Parks Act, Health & Safety Code § 18860 et seq. Complete individual or shared living, sleeping, eating, cooking, and sanitation facilities, including a full kitchen and bathroom, shall be provided on the same lot. This housing is limited to movable tiny homes, which for the purpose of seasonal agricultural employee housing, may be located on a lot without a primary residence. The property owner shall declare the specific occupancy period dates for each housing unit annually and submit that information to the Planning Director by January 31 of each year. All such housing shall be removed from the site outside of the declared occupancy period dates. [Criteria/Findings § 4.10.040]

**Caretaker's Residences.** Dwelling units incidental and subordinate to a significant nonresidential use established by issuance of a use permit. Such units must be necessary for the practical operation of the primary use, and the occupancy of such units shall be limited to owners or employees of the primary use and their families.

**Domestic Animals.** The keeping of domesticated animals for use or enjoyment within the home or premises by the resident occupants, including non-commercial equestrian activities. All uses within this classification shall fit within one of the following subcategories:

1. **Dogs & Cats.** The keeping of dogs and cats.
2. **Small Animals –Limited.** Includes the following small animals: rabbits, guinea pigs, chicken and fowl (but excluding roosters, peafowl, guinea fowl, geese or quacking ducks), and similar species as approved by the zoning administrator.
3. **Horses.** The keeping of horses.

**Home Occupations.** Businesses conducted incidental to the residential use of a property, generally within a dwelling by resident occupants. All uses within this classification shall fit within one of the following subcategories:

1. **General.** Uses conducted exclusively within the dwelling by the resident, with allowance for one (1) nonresident employee. [Criteria/Findings § 4.10.180]
2. **Expanded.** Uses conducted in the dwelling or accessory building by the resident, with allowance for one (1) nonresident employee, limited outdoor storage of materials, and not more than two vehicles. [Criteria/Findings § 4.10.180]

**Recreational Vehicle Parks. (Residential) Facilities providing spaces for recreational vehicles as defined in California Health and Safety Code Section 18010 and providing electric, water, and sanitary hookups for each recreational vehicle. Recreational Vehicle Parks may also include ancillary facilities that provide services to onsite recreational vehicles, such as a manager's and/or caretaker's unit, office, retail sales, shared bathroom facilities, small recreational facilities, picnic tables, storage lockers, and cooking areas. This use classification applies to Recreational Vehicle Parks for which the owner has obtained a waiver of the short-term stay requirements from the County. [Criteria/Findings § 4.10.280]**

**Residential–Communal Institutional.** A facility containing rooms or apartments (or both) but having communal dining facilities and lounges, and communal services, such as housekeeping, organized social and recreational activities, and support services appropriate for the residents. Includes college dormitories, monasteries and other such communal living facilities related to permitted institutional use classifications. Excludes nursing homes and similar uses (see *Community Care Facilities*). Also excludes rooming houses (see *Rooming Houses, Fraternities & Sororities*). [Criteria/Findings § 4.10.300]

**Rooming Houses, Fraternities & Sororities.** Includes fraternity and sorority housing for students, boarding houses, and similar group residential uses. Also includes singleroom occupancy residential facilities where secure rooms are individually rented to a one- or two-person household. Excludes those uses classified as *Residential –Communal Institutional*.

**Temporary Residences during House Construction.** Mobile homes, recreational vehicles, or existing homes occupied during the construction, repair, or remodel of a permanent dwelling on the same property. The temporary residence may remain on the property for no longer than 90 days from the date of occupancy of the permanent dwelling, or for two years from the date of either initial building permit issuance or the date of any casualty that rendered the primary residence uninhabitable, whichever occurs first. The provisions of subsection 4.20.090(B) shall apply to emergency housing following casualty. [Criteria/Findings § 4.10.380]

**Temporary Agricultural Residence.** A recreational vehicle or movable tiny home that provides temporary housing to a person engaged in an on-site agricultural operation, as defined in § B29-2(b) of the Ordinance Code, and their family members. For the purpose of temporary agricultural residences, a movable tiny home or recreational vehicle may be located on a property without a primary residence on-site. [Criteria/Findings § 4.10.385]

SECTION 2. Section 2.10.040 of Chapter 2.10, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended as follows (additions are underlined, deletions ~~overstruck~~):

## **§ 2.10.040 Non-Residential Use Classifications**

The notation in parentheses following the title of each primary classification indicates the type of use for purposes of ensuring general plan consistency and correlation with types of allowable uses defined within the general plan.

**Adult Uses.** (Commercial) A building, premises or portion thereof consisting of, including, or having the characteristics of any or all of the following three subcategories. For regulatory purposes, this classification shall supersede any other classification under which a qualifying adult use may also fall (e.g. retail sales, theaters, restaurants and bars). [Criteria/Findings § 4.10.020].

1. **Adult Book/Video Store.** An establishment having as a substantial or significant portion of its stock-in-trade for sale to the public (or certain members thereof) videos, magazines, erotic devices and accessories, books, and/or other such items which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas (see definitions, below).

2. **Adult Movie Theater.** An establishment regularly used for the presentation of motion pictures distinguished or characterized by an emphasis on matter depicting, describing, or relating to, specified sexual activities or specified anatomical areas for observation by patrons or customers.
3. **Adult Entertainment Establishment.** An establishment regularly used for the presentation or exhibition or featuring of topless or bottomless dancers, strippers, or any entertainers regularly displaying specified anatomical areas for observation by patrons or customers or regularly engaged in specified sexual activities, regardless of the state of dress.

The following definitions apply to uses within this classification:

**Specified sexual activities:** (a) Human genitals in a state of sexual stimulation or arousal; (b) acts of human masturbation, sexual intercourse, sodomy or bestiality; or, (c) fondling or other erotic handling of human genitals, pubic region, buttock, or female breast.

**Specified anatomical areas:** (a) Less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; or, (b) human male genitals in a discernibly turgid state.

**Agriculture.** (Agricultural) Raising of animals, crops, or crop trees, including horticulture, crops grown within greenhouses, vineyards, crop harvesting, livestock farming, apiaries, aviaries, worm farms, fish farms, fur farms, 4-H projects, Future Farmers of America projects, or those of similar groups, grazing, and ranching. This classification excludes uses that have the potential to result in significant off-site impacts (*see Dairies, Feed Lots, Livestock Auction Yards, Mushroom Farms, Poultry & Egg Farms –Commercial*). All uses within this classification shall fit within one of the following subcategories:

1. **General.** The raising of agricultural commodities other than livestock.
2. **Livestock.** The raising of livestock.
3. **Urban.** Agricultural activity within an urban setting, scaled and operated to be compatible with adjacent urban land uses. Includes growing of agricultural products and limited raising of livestock. Also includes community supported agriculture, communal gardens, and educational demonstration gardens. Livestock shall be limited to no more than 12 small animals as provided in Note 6 of Table 2.30-1. [Criteria/Findings § 4.10.025].

**Agricultural Accessory Structures & Uses.** (Agricultural) Structures and uses ancillary to and supporting onsite agricultural operations including but not limited to barns and sheds, corrals, wells, compost storage, machinery storage, and small offices.

**Agricultural Equipment Sales & Services.** (Commercial) Establishments for the sale, rental, and repair of machinery, equipment and supplies for use in agricultural operations.

**Agricultural Processing.** (Agricultural) Processing facilities for the handling, processing, packing, packaging, storing and shipping of agricultural commodities grown primarily in Santa Clara County or neighboring counties. Does not include processing of meat, poultry, or animal products (see Butcheries), nor timber or wood processing (see Manufacturing/ Industry). Does not include routine harvesting and handling activities incidental to agriculture (see Agriculture). All uses within this classification shall fit within one of the following subcategories [Criteria/Findings § 4.10.030]:

1. **Small Scale.** 2,400 square feet or less of covered space devoted to processing activities.
2. **Medium Scale.** Between 2,400 and 10,000 square feet of covered space devoted to processing activities.
3. **Large Scale.** More than 10,000 square feet of covered space devoted to processing activities.

**Agricultural Research.** (Agricultural) Establishments for experimental greenhouse and field growing of agricultural commodities, landscaping and seeds, including experimental use of herbicides, pesticides, and other agricultural practices.

**Agricultural Sales.** (Commercial) Facilities for the retail sale of agricultural commodities, operated by a single seller on a seasonal or year-round basis. All uses within this classification shall fit within one of the following subcategories:

1. **Limited.** Sales of agricultural products predominantly grown or produced within Santa Clara County. Includes operations where customers have access to the growing areas and pick the product themselves, such as Christmas tree farms, pumpkin patches, and apple or fruit picking. May include a stand or similar sales structure no larger than 1,200 square feet.
2. **Farmers' Markets.** Facilities used by multiple sellers for sales of agricultural commodities directly to the public.

**Agriculturally Related Entertainment & Commercial Uses.** (Commercial) Visitor oriented services, sales and attractions with an agricultural theme that are conducted in conjunction with on-site agricultural uses. Such uses include but are not limited to food and retail sales, tasting rooms, reception facilities, outdoor entertainment areas. [Criteria/Findings § 4.10.050]

**Aircraft Landing Strips –Private.** (Residential) Facilities for takeoff, landing and storage of small, noncommercial airplanes. This classification does not include helipads (see *Helipads*).

**Antennas –Commercial.** (Infrastructure). Towers and similar structures mounted with equipment for the transmitting and/or receiving of television, radio or electromagnetic waves between terrestrially and/or orbitally based structures. This classification does not include private, non-commercial antennas, nor does it include cellular or other wireless telecommunications facilities (see *Wireless Telecommunication Facilities*).

1. **Minor.** Structures 55 feet or less in height.
2. **Major.** Structures over 55 feet in height.

**Auction Houses.** (Commercial) Establishments for the display and sale of goods through a bidding process. This classification does not include animal auction facilities (see *Livestock Auction Yards*).

**Automotive Sales & Services.** (Commercial) Establishments for the sale, rental, maintenance, and repair of automobiles and other passenger vehicles, such as light-duty trucks, boats and motorcycles. Does not include heavy-duty or commercial truck sales and services (see *Truck Sales & Services*). All uses within this classification shall fit within one of the following subcategories:

1. **Limited Repair.** Minor automobile and vehicle repair and accessory installation, including but not limited to oil changes, tune-ups, wheel alignment, and muffler and shock absorber replacement and repair.
2. **General Repair.** Major repair services for automobiles and other light-duty vehicles, including electric and battery service, glass replacement, reupholstering, bodywork, painting, motor and transmission rebuilding, and tire recapping.
3. **Sales & Rentals.** Establishments for the sale, leasing and/or rental of operable automobiles, boats, motorcycles, or other vehicles, including onsite storage of vehicles for sale or rent.



4. **Service Stations.** Gas stations, including ancillary convenience retail and auto services. Service stations that contain more than two repair bays are considered “limited repair.”
5. **Storage.** Storage of new vehicles or operable used vehicles intended for future use or for resale as whole vehicles. This classification does not include junkyards.
6. **Washing.** Establishments providing hand-operated, self-service, or mechanical automobile washing services.

**Banks.** (Commercial) Financial institutions including federally chartered banks, savings associations, industrial loan companies, and credit unions providing retail banking 31 Santa Clara County Zoning Ordinance Chapter 2.10: Definitions: Use Classifications Rev: March 2020 services to individuals and businesses. This classification does not include payday lending businesses or check cashing businesses, and as a result, the establishment, expansion, or relocation of such businesses is prohibited. The term “payday lending business” as used herein means retail businesses owned or operated by a “licensee” as that term is defined in California Financial Code section 23001(d), as amended from time to time. The term “check cashing business” as used herein means a retail business owned or operated by a “check casher” as that term is defined in California Civil Code section 1789.31, as amended from time to time.

**Bed & Breakfast Inns.** (Commercial) Establishments providing short term overnight accommodations with a maximum of six guestrooms, including kitchen and dining room facilities for guests. [Criteria/Findings § 4.10.060]

**Billboards.** (Commercial) Signs advertising activities conducted offsite. This classification does not include temporary real estate signs, seasonal agricultural sales signs, or temporary agricultural stand signs (see Chapter 4.40: Signs).

**Broadcasting.** (Infrastructure) Facilities for broadcasting, recording, and other electronic communication services, including radio, television or recording studios, telephone switching centers, and telegraph or cable television transmitting offices. This classification does not include commercial antennas or antennas that are an accessory use to a principal use on the same parcel (see § 4.20.020 Accessory Structures).

**Business Services.** (Commercial) Establishments providing services oriented to businesses, including but not limited to accounting, tax preparation, document preparation and photocopying services, messengers, printing, janitorial services, wholesaling without significant on-site inventories of stock, and other similar services. This classification excludes professional offices and automobile and equipment maintenance and repair.

**Butcheries.** (Industrial) Establishments for slaughter and basic processing and packaging of animals for meat products. This classification does not include manufacture of nonfood items from animal products such as tanning and soap manufacturing (see *Manufacturing: General*).

**Camps & Retreats.** (Recreational) Outdoor-oriented recreational, meeting, lodging, and associated facilities which have a low population density, are a low intensity use, and which minimally alter the natural environment. Includes hostels, guest ranches, lodges, and educational and group retreats, but does not include tourist-oriented resorts, or hotels or motels (see *Hotels and Motels*). [Criteria/Findings § 4.10.070]

**Cemeteries.** (Institutional) Grounds or facilities for the burial or other interment of deceased humans or animals. Uses include cemeteries, columbaries, and mausoleums, and limited associated facilities such as offices and chapels. [Criteria/Findings § 4.10.080]

**Clubs –Private & Nonprofit.** (Institutional) Indoor meeting, recreational, or social facilities of a private fraternal or benevolent organization primarily for use by members or guests. This classification does not include clubs with outdoor recreation facilities such as swim and racket clubs or country clubs.

**Colleges & Vocational Schools.** (Institutional) Institutions of higher education, typically granting recognized degrees. This use classification includes vocational and technical schools.

**Community Care.** (Institutional) Facilities providing care and supervision to children or adults (or both), as defined in California Health and Safety Code Section 1502. This classification includes, but is not limited, to day-care facilities and facilities for the physically disabled, mentally impaired, and abused or neglected children, supportive housing facilities, transitional housing, nursing homes and assisted living facilities. Services may be provided on either a 24-hour (residential) or less than 24-hour (day) basis. All uses within this classification shall fit within one of the following subcategories: [Criteria/Findings § 4.10.090]

1. **Limited.** Facilities serving six or fewer persons, excluding members of the provider's family and staff. Facilities serving between seven (7) and 14 children or minors (age 18 and younger) that are licensed as large-family day-care homes according to the requirements of Division B24 of the County Ordinance Code are also included. Supportive and transitional housing facilities serving six (6) or fewer clients are classified as *Residences*.
2. **Expanded.** Facilities serving more than six persons that are not otherwise licensed and operated as large-family day-care homes under Division B24 of the County Ordinance Code.

**Contractors' Facilities.** (Industrial) Facilities for construction contractors' businesses. Includes office, heavy equipment and material storage, and limited facilities for maintenance of equipment owned and operated by the business owner.

**Dairies.** (Agricultural) Establishments where cows or goats are maintained for the production of milk or other dairy products for commercial distribution or sale. [Criteria/Findings § 4.10.110]

**Emergency Shelters.** (Institutional) Facilities that provide short-term residential occupancy and supportive services to seven (7) or more clients. No client may be denied emergency shelter because of an inability to pay.

All uses within this classification shall fit within one of the following subcategories:  
[Criteria/Findings § 4.10.115]

1. **Small-Scale.** Facilities serving between seven (7) and 14 clients.
2. **Large-Scale.** Facilities serving 15 or more clients.

Facilities serving six (6) or fewer clients are classified as *Residences*.

**Entertainment –Seasonal Outdoor.** (Commercial) Facilities for spectator entertainment including but not limited to outdoor movie and live performance theaters or stages.  
[Criteria/Findings § 4.10.120]

**Feed Lots.** (Agriculture.) Establishments primarily engaged in the fattening of livestock in a confined area. [Criteria/Findings § 4.10.130]

**Field Research.** (Institutional). Research activities, field studies and educational activities (e.g. student field research) that are dependent on a natural, open setting. Examples include biological, geological or atmospheric studies.

**Food Preparation & Catering Services.** (Commercial) Preparation of food and beverages primarily for off-site consumption. This classification includes catering businesses and limited-scale food processing facilities such as bakeries. Establishments at which 25 percent or more of transactions are sales of prepared food for on-site consumption are classified as “*Restaurants and Bars*.”

**Funeral & Cremation Services.** (Institutional/ Commercial) Services involving the preparation of human dead, visitation and other pre-interment services. Excludes cemeteries and columbaries (see *Cemeteries*).

**Golf Courses & Country Clubs.** (Recreational) Golf courses and related uses such as driving ranges, refreshment services, locker rooms, facilities for limited sales of golf supplies and accessories, swimming pools, tennis courts, fitness center, social areas, and eating and drinking facilities for members, users, and their guests. May also include overnight accommodations for temporary occupancy of members, users, and guests, that are of an appropriate and ancillary scale to the golf course development. [Criteria/Findings § 4.10.140]

**Golf Driving Ranges.** (Recreational) Golf driving ranges not ancillary to golf courses. [Criteria/Findings § 4.10.150]

**Health & Fitness Clubs.** (Recreational) Commercial facilities used for physical activity for health and recreational purposes. Such facilities usually include exercise equipment and locker rooms, and may include swimming pool, gymnasium, sauna, steam and whirlpool bath facilities and incidental sales of refreshments, toiletries, and health or exercise equipment.

**Helipads.** (Residential) Facilities for the takeoff, landing and storage of helicopters used for private non-commercial purposes. This classification does not include fixed-wing aircraft landing strips (see *Aircraft Landing Strips –Private*). [Criteria/Findings § 4.10.160]

**Historic Structure –Use Conversion.** (Commercial/ Institutional) Structures which are registered cultural heritage resources as defined within the zoning ordinance may be 34 Santa Clara County Zoning Ordinance Chapter 2.10: Definitions: Use Classifications Rev: March 2020 allowed certain limited exceptions to allowed uses, setbacks, and height requirements, as determined by the approval authority. Uses to which such structures may be converted as a form of adaptive re-use include, but are not limited to, the following: [Criteria/Findings § 4.10.170]

1. Museums
2. Studios –Arts & Crafts
3. Clubs –Private & Non-Profit
4. Retail Sales–General
5. Restaurants & Bars
6. Hotels and Bed & Breakfast Inns
7. Other uses, deemed similar in nature to those described above, as determined by the Zoning Administrator.

**Hospitals & Clinics.** (Institutional) State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment as well as training, research, and administrative services for patients and employees. Excludes those uses classified as “*Medical Offices,*” as well as public hospitals and clinics not subject to zoning regulations pursuant to state law. [Criteria/Findings § 4.10.190]

**Hotels & Motels.** (Commercial) Establishments providing more than six guest units, with no or minimal kitchen facilities in the units, intended for occupancy on a commercial basis. Guest units may be reached either from a common entrance or directly from the outside of the building. This classification includes incidental restaurants or reception/meeting facilities.

**Hunting & Fishing Preserves.** (Recreational) Natural or improved open space areas and related facilities specifically designated for hunting or fishing.

**Informational Displays.** (Commercial) Staffed or un-staffed kiosks or displays for the purposes of education or tourist information. All uses within this classification shall fit within one of the following subcategories:

1. **Small.** A kiosk of 400 square feet or less.
2. **Large.** A kiosk of more than 400 square feet.

**Kennels –Commercial.** (Commercial) Commercial facilities for the shelter, breeding, sale, or training of three (3) or more dogs or six (6) or more cats over four (4) months of age on a commercial basis. This classification allows for incidental activities such as exercising, grooming, and incidental medical care. Veterinary clinics and hospitals are not included (see “*Veterinary Clinics & Hospitals*”). [Criteria/Findings § 4.10.200]

**Laboratories & Testing Services.** (Commercial) Electronic, mechanical, biological or other scientific or analytical testing occupying 2,400 square feet of floor area or less (this limitation shall not include minimal ancillary office or other non-laboratory floor area). For larger laboratories see “*Manufacturing–Limited.*”

**Laundries –Industrial.** (Commercial/Industrial) Large-scale laundry and dry-cleaning operations primarily serving corporate or commercial customers for linen, clothing, or other textiles. Diaper services catering to residential customers are included. Industrial laundries do not include retail laundry or dry-cleaning establishments (see *Retail Sales and Services*).

**Livestock Auction Yards.** (Agricultural) Establishments primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale. [Criteria/Findings § 4.10.210]

**Machinery & Equipment Services.** (Commercial) Rental, storage, and incidental sales of machinery and equipment. All uses within this classification shall fit within one of the following subcategories:

1. **Limited.** Rental and incidental sale of supplies and small equipment such as tools, appliances, business equipment, electronic equipment, furniture, and recreational equipment.
2. **General.** Rental and storage of heavy machinery, equipment, and incidental sale of supplies, including building, construction, nursery and farm equipment. See *Retail Sales* for sale of building supplies.

**Maintenance & Repair Services.** (Commercial) On-site repair and incidental sales of supplies for small household goods, machinery, tools, equipment, and appliances, conducted within an enclosed building. This classification includes furniture refinishing and repair and excludes maintenance and repair of vehicles or industrial equipment.

**Manufactured-Home Sales & Rentals.** (Commercial) Establishments for the sale or rental of prefabricated manufactured housing. This classification does not include establishments for the sale or rental of recreational vehicles (see *Automotive Sales & Services*).

**Manufacturing/Industry.** (Industrial) Production and processing of goods from raw materials or fabricated items. Also includes the dismantling, reduction or destruction of materials or items, and storage of salvage materials and items. All uses within this classification shall fit within one of the following subcategories:

1. **Small Scale Rural.** Small-scale manufacturing activities primarily serving operations in surrounding rural areas, involving limited manufacturing or assembly of finished products from previously prepared materials. Enclosed floor area for such uses shall not exceed 2,400 square feet (this limitation shall not include minimal ancillary office or other non-manufacturing floor area). This 36 Santa Clara County Zoning Ordinance Chapter 2.10: Definitions: Use Classifications Rev: March 2020 classification includes but is not limited to pallet and bin repair and manufacturing and nursery equipment manufacturing.
2. **Limited.** Operations involving limited product assembling, mixing, or packaging of such a nature that off-site impacts are minimal. Includes assembling or mixing where previously processed components or manufactured parts produced off-site are assembled into a finished product or blended together to form a noncombustible and non-explosive product. Includes product packaging; such as bottling, canning, packing, wrapping, and boxing of products assembled or manufactured off-site.

Examples include, but are not limited to, the production of the following: clothes, furniture (where wood is milled off-site), pharmaceuticals, hardware, toys, mechanical components, electric or electronic components, small vehicle assembly, and computer software.

3. **General.** Manufacturing of products from processed or unprocessed raw materials, where the finished product is non-combustible and non-explosive. Also includes storage, dismantling, reduction or destruction of items or materials. The nature of such manufacturing may produce noise, vibrations, illumination, odors or particulate that is perceptible to adjacent land users, but is not significantly offensive or obnoxious. The use may include product packaging or any ancillary activity compatible with this classification or the classification *Manufacturing/ Industry: Limited*.

Examples include, but are not limited to, the production of the following: glass products made from manufactured glass; clay and pottery products; food and beverages; candy and other confectionery products; computer hardware; products made from rubber, plastic, or resin; converted paper and cardboard products; and fabricated metal products made from semi-finished metals.

4. **Intensive.** Manufacturing of products from raw or unprocessed materials, where the finished product may be combustible or explosive. This category also includes storage, dismantling, reduction or destruction of items or materials. This category shall also include any establishment or facility using large unscreened outdoor equipment or structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the building design, or engaging in large-scale outdoor storage. This category also includes any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage or use. This use shall include any packaging of the product being manufactured on-site.

Examples include, but are not limited to, the production of the following: largescale food and beverage operations; lumber, milling, and planing facilities; aggregate, concrete, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production; and plastic processing and production; junkyards; scrap metal recycling and salvage; and vehicle dismantling, wrecking and crushing.

**Massage Establishments.** (Commercial) Fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. "*Massage Establishment*" does not include establishments where massage is administered as an ancillary service within the scope of a license to perform services as (a) a

barber, cosmetologist, esthetician, manicurist, electrologist, apprentice, barber instructor or cosmetology instructor, under the California Barbering and Cosmetology Act; or (b) a practitioner of the healing arts, under Division 2 of the California Business and Professions Code (Business and Professions Code, § 500 et seq.).

**Museums.** (Institutional) Facilities displaying or preserving objects of interest in history, arts, humanities or sciences, including related educational programs, that are open to the public.

**Mushroom Farms.** (Agricultural) Establishments primarily used for the cultivation and subsequent distribution and sale of mushrooms. [Criteria/Findings § 4.10.220]

**Nonprofit Institutions.** (Institutional) Facilities providing direct programs or services to the community on a not-for-profit basis. This classification includes but is not limited to quasi-public facilities such as food banks, blood banks, private libraries, community centers, community-serving organizations (such as a YMCA or YWCA), and other charitable and philanthropic institutions. May also include *Emergency Shelters: Small Scale*, as ancillary uses. [Criteria/Findings § 4.10.230]

**Nurseries.** (Commercial) Sale and cultivation of ornamental trees, shrubs, and plants, including incidental sale or rental of garden and landscape materials and equipment. All uses within this classification shall fit within one of the following subcategories:

1. **Retail.** Sale of plants and related materials primarily and directly to members of the public, including retail sale of locally grown plants.
2. **Wholesale.** Sale of plants on a wholesale basis primarily and directly to retailers or landscape contractors, with less than 20 percent of transactions to the general public.

**Offices.** (Commercial) Facilities used for offices of firms or organizations providing professional, executive, management, or administrative services or offices for physicians, dentists, or chiropractors, including laboratories incidental to the medical use. This classification excludes home offices that meet the criteria for “*Home Occupations*.”

**Oil and Gas Extraction.** (Resource Extraction) The drilling for and production of oil, natural gas and other hydrocarbon substances from the ground and the temporary on-site storage of such substances.

**Parking Services & Facilities.** (Commercial) Parking lots or multilevel parking structures.

**Personal Services.** (Commercial) Services and incidental sales of a personal nature, including but not limited to beauty salons, barber shops, music and dance instruction studios, and diet centers. This classification excludes massage establishments (see *Massage Establishments*).



**Petroleum Products Distribution.** (Industrial) Bulk distribution of gasoline, oil, natural gas, propane, or other petroleum or fuel products. Does not include service stations (see *Automotive Sales and Services: Service Stations*).

**Poultry & Egg Farms –Commercial.** (Agricultural) Establishments where fowl are raised or kept in confined areas or facilities for the primary purpose of commercial distribution or sale of birds or eggs. [Criteria/Findings § 4.10.240]

**Radio-Controlled Model Aircraft Facilities.** (Recreational) Landing strips and associated facilities that are administered and supervised by a recognized radio-controlled model aircraft organization for flying of propeller-driven or un-powered model aircraft meeting the Official Model Aircraft Regulations of the Academy of Model Aeronautics. [Criteria/Findings § 4.10.250]

**Reception Facilities.** (Commercial) Indoor or outdoor facilities used for receptions, parties, weddings, or other similar gatherings. Kitchen and dining rooms may be included. [Criteria/Findings § 4.10.260]

**Recreation–Commercial.** (Recreation/Commercial) This classification includes but is not limited to active commercial recreation uses such as a bowling alley, paintball, skating rink, rock climbing, and video and amusement arcade.

**Recreational Playgrounds and Sports Fields.** (Recreational) Sports fields and play areas operated by a non-profit recreational organization. [Criteria/Findings § 4.10.270]

**Recreational Vehicle Parks.** (Recreational) Facilities providing spaces withfor recreational vehicles as defined in California Health and Safety Code Section 18010 and providing electric, water, and sanitary hookups for each recreational vehiclesvehicle. ,including incidental facilities such as a caretaker’s unit and officeRecreational Vehicle Parks may also include ancillary facilities that provide services to onsite recreational vehicles, such as a manager’s and/or caretaker’s unit, office, small ancillary retail sales, shared bathroom facilities, small recreational facilities, picnic tables, storage lockers, and cooking areas. This use classification applies to Recreational Vehicle Parks for which the owner has not obtained a waiver of the short-term stay requirements from the County. [Criteria/Findings § 4.10.280]

**Recycling Facilities.** (Industrial) Facilities for the collection, handling, and recycling of previously used materials or manufacturing by-products as raw materials or finished products. All uses within this classification shall fit within one of the following subcategories:

1. **Collection Facilities –Consumer Recycling.** Collection facilities for recycling of cans, bottles, plastic, paper, and other recyclable items and materials. Includes facilities certified by the State Department of Conservation and meeting the

requirements of the California Beverage Container Recycling and Litter 39 Santa Clara County Zoning Ordinance Chapter 2.10: Definitions: Use Classifications Rev: March 2020 Reduction Act of 1986 and any other applicable state laws. Includes reverse vending machines. [Criteria/Findings § 4.10.285]

2. **Recycling/Processing Facilities –Consumer Waste.** Recycling, storage, and reprocessing of consumer waste certified by the State Department of Conservation and meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other applicable state laws.
3. **Concrete, Asphalt, and Soil Recycling.** Crushing, recycling, storage, and reprocessing of concrete, asphalt, and soil. This classification does not include storage of topsoil as part of an approved quarry reclamation plan. May be conditioned or limited in terms of days and hours of operation, vehicle access, types of materials to be recycled or stored onsite, size and location of processing equipment and storage areas, construction or improvement of roads, surety bonds, or other matters. Such limitations or restrictions may be based on location and characteristics of the site, including parcel size, level of traffic, adjoining uses and environmental setting.
4. **Composting & Wood Recycling.** Composting, reduction, and recycling of vegetation, wood, and other non-hazardous organic wastes, including food wastes. This classification does not include composting or other treatment of sludge materials from sewage treatment plants.
5. **Hazardous Materials Recycling.** Recycling operations involving processing of chemicals or other hazardous materials.

**Religious Institutions.** (Institutional) Facilities for religious worship and incidental accessory uses. This classification includes churches, synagogues, mosques, temples and similar places of worship. May also include *Emergency Shelters: Small Scale*, as ancillary uses. Excludes monasteries and convents as primary uses (see *Residential – Communal Institutional*). [Criteria/Findings § 4.10.290]

**Restaurants & Bars.** (Commercial) Establishments serving prepared food and beverages (see *Food Preparation & Catering* for establishments where less than 25 percent of transactions are sales of food prepared for on-site consumption). All uses within this classification shall fit within one of the following subcategories:

1. **Limited-Service Eating Places.** Establishments that primarily serve prepared food to the general public for on-site consumption. with no sales or consumption of alcoholic beverages.

2. **Full-Service Eating Places.** Establishments that serve prepared food where any alcoholic beverage may be sold and/or served to the patrons.
3. **Drinking Places.** Establishments known as bars, taverns, night clubs or drinking places that primarily engage in preparing and serving alcoholic beverages to the general public for on-site consumption. These establishments may also provide limited food services.

**Retail Sales & Services.** (Commercial) Establishments engaged in retail sale of goods or provision of services. This classification includes, but is not limited to, food and beverage sales (such as grocery stores, liquor stores and delicatessens), convenience stores, clothing stores, automobile parts stores, hardware and home improvement stores, specialty stores, retail printing and office services, picture framing, laundromats, and retail dry cleaning establishments. Does not include automobile service stations, agricultural sales, or any other uses separately classified. All uses within this classification shall fit within one of the following subcategories:

1. **Local-Serving.** Establishments that primarily serve surrounding neighborhoods, that are operated completely within an enclosed building, and whose floor area does not exceed 1,200 square feet. [Criteria/Findings § 4.10.310]
2. **General.** Establishments that are oriented to a customer base beyond local residents and that are operated within an enclosed building, or which are larger than 1,200 square feet.
3. **Outdoor Sales & Storage.** Retail establishments that involve outdoor storage of merchandise, including but not limited to building materials, monument sales, and wood sales. Does not include automobile sales (see *Automotive Sales & Services: Automobile Sales*).

**Rodeos & Equestrian Events.** (Commercial) Any activity where spectators pay to view the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping and timed events, and equestrian events including handling, competition and exhibition of horses. [Criteria/Findings § 4.10.320]

**Schools.** (Institutional) Facilities for primary or secondary education, including elementary, middle, and high schools. Does not include public school district facilities that meet all criteria for exemption from zoning regulations, pursuant to state law, and does not include uses classified as “*Colleges & Vocational Schools.*” [Criteria/Findings § 4.10.330]

**Solar Energy Conversion Systems – Commercial.** (Infrastructure) Facilities used for the conversion of solar energy for the commercial sale of electricity. Does not include systems that are used primarily to supply energy to an on-site residential, agricultural or other permitted

use(s), and which are regulated as accessory uses (see § 4.20.020). [Criteria/Findings § 4.10.345]  
All uses within this classification shall fit within one of the following subcategories:

1. **Minor.** Facilities covering eight (8) acres or less, and involving only minor structures other than energy conversion equipment. Structures must be 35 feet or less in height. Land coverage calculations shall include the gross land area utilized by the systems (whether enclosed or unenclosed by security fences) including all areas covered by access roadways and parking used exclusively to support the facility. Multiple facilities proposed in conjunction that cover greater than eight (8) acres shall not meet this definition.
2. **Major.** Facilities that do not meet the definition of *Solar Energy Conversion Systems – Commercial – Minor*.

**Sport Shooting.** (Recreational) Ranges and incidental facilities such as offices and training areas for outdoor target shooting, sporting clay shooting, and similar shooting activities.  
[Criteria/Findings § 4.10.350]

**Stables –Commercial.** (Commercial) Commercial facilities for the boarding, care, riding and exercising of horses, including riding rings, exercise areas and instruction facilities.  
[Criteria/Findings § 4.10.360]

**Studios –Arts & Crafts.** (Commercial) Work space for artists, including photographers, or artisans practicing fine or performing arts or applied crafts. This classification also includes sales of items produced on-site.

**Surface Mining.** (Resource Extraction) As defined in California Public Resources Code Section 2735 as "surface mining operations," the process of obtaining minerals, such as sand, gravel, rock, aggregate, or similar materials by removing overburden and mining directly from mineral deposits, by open pit mining of naturally exposed minerals, by use of the auger method, by dredging, and by quarrying. Also includes surface work incident to an underground mine.  
[Criteria/Findings § 4.10.370]

**Swim & Tennis Clubs.** (Recreational) Swimming pools, tennis courts, and related uses such as locker rooms, showers, and refreshment areas for members, users and their guests.

**Taxidermy.** (Commercial) Embalming, stuffing and mounting of animals, birds and fish.

**Theaters.** (Commercial) Commercial facilities devoted to showing motion pictures, or for live dramatic, dance, musical or other performance.

**Timber Harvest Operations –Commercial.** (Resource Extraction) The cutting and removal of commercial timber species or other solid wood forest products from timber lands for commercial purposes, together with all the preparations, work, and restoration activities incidental thereto. This classification does not include operation of a Christmas tree farm (see *Agricultural Sales: Limited*).

**Truck & Railroad Terminals.** (Infrastructure) Freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

**Truck Sales & Services.** (Industrial) Facilities for repair, sales or storage of heavy-duty, commercial trucks, truck trailers and recreational vehicles. All uses within this classification shall fit within one of the following subcategories:

1. **Repair.** Establishments for the repair of trucks and related equipment. The repair of light-duty trucks is classified as *Automotive Services: General Repair*.
2. **Sales.** Establishments for the sales or leasing of trucks and related equipment. The sale of light-duty trucks is classified as *Automotive Services: Sales & Rentals*.
3. **Storage.** Establishments for the storage of truck and related equipment. The storage of light-duty trucks is classified as *Automotive Services: Storage*.

**Underground Mining.** (Resource Extraction) The mining and extraction of subterranean mineral deposits by means of a shaft or tunnel.

**Utilities and Public Facilities.** (Infrastructure) Facilities operated by a public or quasi-public agency or other entity for the purpose of providing utility and infrastructure services such as water, power, sewer, or telephone. Commercial antennas are not included (see *Antennas – Commercial or Wireless Telecommunication Facilities*). All uses within this classification shall fit within one of the following subcategories:

1. **Minor.** Un-staffed facilities involving only minor structures. Buildings, structures and other equipment may not occupy more than 800 square feet. Buildings and equipment cabinets must be 12 feet or less in height, and other structures must be 35 feet or less in height. Minor utilities include but are not limited to small drainage channels, water storage tanks with a capacity of 50,000 gallons or less, small sewer or water pump stations, and above- or below-ground distribution or transmission lines or pipes.
2. **Major.** Utility facilities that do not meet the definition of *Utilities – Minor*, or that have the potential to have a significant effect on the surrounding environment. This classification includes but is not limited to power generating plants or substations;

refuse collection, transfer, and disposal facilities; flood control or drainage facilities; water reservoirs; and water or wastewater treatment plants.

**Veterinary Clinics & Hospitals.** (Commercial) Establishments for medical and surgical treatment of domestic and farm animals, including animal grooming and boarding of animals receiving medical care for no more than 30 days.

**Warehousing & Storage.** (Commercial/Industrial) Establishments providing storage facilities as a primary commercial or industrial use. All uses within this classification shall fit within one of the following subcategories:

1. **Indoor.** Includes self-storage of household goods, and storage of commercial or industrial goods prior to their distribution to wholesale and retail outlets. Incidental loading facilities and management offices are included.
2. **Outdoor.** Storage of commercial or industrial goods on open lots, outside of enclosed buildings, prior to distribution to wholesale and retail outlets.

**Well-Drilling Operations.** (Commercial) Establishments providing well-drilling services, including incidental on-site storage of equipment and machinery.

**Wholesaling & Distribution.** (Commercial) Indoor storage and distribution of merchandise, packages, and bulk goods. This classification includes parcel delivery services, mail-order sales, importing and sale of imported goods, and wholesale distribution. Associated activities such as packaging and crating are also permitted. For wholesaling without stock, see *Business Services*.

**Wind Energy Conversion Systems – Commercial.** (Infrastructure) Commercial facilities for the conversion of wind energy to electricity. Does not include “small wind energy systems” as defined in Government Code § 65894 that are used primarily to supply energy to an on-site residential, agricultural or other permitted use(s) with a maximum rated capacity of 50 kilowatts, and which are regulated as accessory uses (see § 4.20.020). [Criteria/Findings § 4.10.390]

**Wineries.** (Industrial) Facilities for the production of wine from fruit or fruit juices through fermentation, that are subject a Type 02 license by the California Department of Alcoholic Beverage Control. Wineries shall be entitled to all uses and activities provided under the Type 02 license. May also include ancillary distilling of wine to produce brandy or similar distilled spirit.

Such facilities may include related storage, blending and bottling activities, as well as administrative offices, marketing, tours, public tasting, wholesale and retail sales of wine. May include outdoor areas for picnics, gatherings and other activities incidental to winetasting. Incidental sale of marketing products and accessories related to the winery’s brand identity, wine drinking, food pairing, local agriculture and local history is also permitted.

All uses within this classification shall fit within one of the following subcategories:

1. **Small-Scale.** Operations whose production does not exceed 10,000 cases per year, or volume equivalent (i.e. 90,000 liters). May include limited public gatherings and promotional events that are provided in Section 4.10.395 as allowed by right.
2. **Medium-Scale.** Includes any of the following:
  - a. Operations whose production exceeds 10,000 cases per year, or volume equivalent (i.e. 90,000 liters).
  - b. Operations that include “Medium Events,” as provided in subsection 4.10.395(A)(2)(b).

Excludes such operations that include “Large Events” (see “Large-Scale).
3. **Large-Scale.** Operations that include “Large Events,” as provided in subsection 4.10.395(A)(2)(c).

**Wireless Telecommunications Facilities.** (Infrastructure) Facilities supporting equipment and network components such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to providing wireless telecommunications services as further defined under state and federal laws and regulations. Does not include uses classified as *Antennas – Commercial*. [Criteria/Findings § 4.10.400].

1. **Collocation/Modification – Minor.** The placement or installation of wireless facilities, including antennas, and related equipment, on, or immediately adjacent to, a legally established and operating utility tower, utility structure of any kind, or existing wireless telecommunications collocation facility that meets at least one of the following:
  - a. Eligible Facilities Request (47 U.S.C. § 1455(a)). The collocation of new wireless transmission equipment or the removal or replacement of wireless transmission equipment that does not constitute a “substantial change” as defined in 47 C.F.R. § 1.40001(b)(7).
  - b. The collocation of new wireless transmission equipment or the removal or replacement of wireless transmission equipment meets all requirements for nondiscretionary review under Government Code § 65850.6(b), including, but not limited to, the following:

- (i) The facility was previously approved pursuant to a discretionary permit issued on or after January 1, 2007, and either a negative declaration, mitigated negative declaration, or environmental impact report was prepared and adopted in compliance with the California Environmental Quality Act.
  - (ii) The collocation or modification is consistent with the approved plans, mitigation requirements, and conditions imposed on the existing facility.
  - (iii) The proposed collocation or modification complies with all County requirements for wireless telecommunications collocation facilities, and all applicable building codes and other structural and safety codes in Title C of this Code.
2. **Collocation/Modification – Major.** Collocation, removal or replacement (including a complete facility replacement), or other modification that effectuates a substantial change in the physical dimensions or characteristics of an existing wireless telecommunications facility and does not qualify as a Collocation Facility - Minor.
  3. **New facilities.** Any new wireless transmission facility, tower, equipment, or base station, including relocation of an existing facility.

SECTION 3. Section 2.20.020 of Chapter 2.20, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows (additions are underlined, deletions ~~overstruck~~):

**§ 2.20.020 Use Regulations**

The following tables, Tables 2.20-1 and 2.20-2, specify the allowable land uses for the rural base districts, listed by use classification as defined in Chapter 2.10. The regulations for each district are established by letter designations as follows:

- “R” designates use classifications that are permitted by right. The term “by right” indicates no discretionary permit process by the Planning Office is required. See subsection 1.20.040(D) for applicability of other rules and processes.
- “C” designates use classifications that require an administrative planning clearance from the Planning Office. Planning clearances are for uses that require adherence to the Zoning Ordinance but for which no discretionary permit from the Planning Office is required.
- “S” designates use classifications permitted with a special permit, subject to the provisions of Chapter 5.60, Special Permit.
- “A” designates use classifications permitted with architecture and site approval, subject to the provisions of Chapter 5.40, Architecture and Site Approval.



“U” designates use classifications permitted with a use permit and architecture and site approval, subject to the provisions of Chapter 5.65, Use Permit, and Chapter 5.40, Architecture and Site Approval.

“–” designates use classifications that are not allowed.

Supplemental regulations for the establishment and conduct of a use are referenced in the “Supplemental Regulations” column of the tables. Use classifications not listed in the tables are prohibited in the rural base districts.

**Table 2.20-1**

**RESIDENTIAL USES  
IN RURAL BASE DISTRICTS**

- R** Permitted by Right
- C** Planning Clearance
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
<b>Residences: Single-Family</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	Note 1
<b>Residential Accessory Structures &amp; Uses</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.20.020
<b>Accessory Dwelling Units</b>					
Standard ADUs	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.015
Movable tiny homes	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	§ 4.10.015
Junior ADUs	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.015, Note 9
<b>Agricultural Employee Housing</b>					
Small-Scale Permanent	<b>C</b>	<b>S</b>	<b>S</b>	<b>C</b>	§ 4.10.040, Notes 2, 3 (AR), 10, 11
Large-Scale Permanent	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	§§ 4.10.040, 3.80.050, Note 2
Seasonal	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	§ 4.10.040
<b>Community Care</b>					
Limited	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.090, Note 4
Expanded	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.090, Note 5
<b>Domestic Animals</b>					
Dogs & Cats	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	Note 6
Other (see Ag: Livestock, Table 2.20-2)					
<b>Home Occupations</b>					
General	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.180

**Table 2.20-1**

**RESIDENTIAL USES  
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- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
Expanded	S	S	S	S	§ 4.10.180, Note 7
<b>Residential – Communal Institutional</b>	U	U	U	U	§ 4.10.300, Note 8
<b>Temporary Residences during House Construction</b>	R	R	R	R	§ 4.10.380
<b>Temporary Agricultural Residence</b>	C	C	C	C	§ 4.10.385, Notes 11, 12

**NOTES:**

1. Single-family dwellings, including certain additions, may be subject to the building site approval provisions of § C12-300 et seq. of the Ordinance Code.
2. Agricultural employee housing may, on a limited basis, be used to accommodate overnight tourist stays as part of a winery (see § 4.10.395 for criteria and permitting requirements) or be used for emergency shelter in the Public Services and Supportive Housing Combining District (see § 3.80.050 for criteria and permitting requirements).
3. On lots 10 acres or larger in AR districts, a second one-family dwelling for agricultural employee housing is allowed by right. Such agricultural employee housing unit shall not be subject to the supplemental use regulations of § 4.10.040.
4. Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the Ordinance Code.
5. Not a permitted use in areas with the “Agriculture-Large Scale” land use plan designation of the general plan.
6. Not to exceed two (2) dogs and five (5) cats over four months of age on parcels less than five acres, or three (3) dogs and five (5) cats over four months of age on parcels five acres or more, unless the required permit is secured pursuant to Division B31 of the Ordinance Code.
7. Expanded home occupations permitted on lots one-acre or larger. For additional applicable criteria, see § 4.10.180.
8. In rural districts, the floor area of Residential – Communal Institutional uses shall be limited to 10,000 square feet or less.
9. Owner-occupancy of one unit is required in any single-family residence that contains a junior accessory dwelling unit. The owner may reside in either the single-family residence or the junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.
10. There shall be a cumulative cap of 100 new dwelling units or 120,000 square feet, whichever occurs first, of small-scale permanent agricultural employee housing developed after May 1, 2020 in the Exclusive Agriculture and Rural Residential Zoning Districts combined.

11. Building site approval per Ordinance Code § C12-300 *et seq.* is not required for small-scale permanent agricultural employee housing or a temporary agricultural residence. Compliance with all other applicable federal, state, and County laws, regulations, and ordinances is required.
12. There shall be a cumulative cap of 50 temporary agricultural residences installed after May 1, 2020 in all zoning districts combined. When one such unit has been removed from a property, it shall no longer count toward the cumulative cap.

**Table 2.20-2**

**NON-RESIDENTIAL USES  
IN RURAL BASE DISTRICTS**

- R** Permitted by Right
- C** Planning Clearance
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
<b>Agriculture</b>					
General	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	
Livestock	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	Note 1 (HS)
<b>Agricultural Accessory Structures/ Uses</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.20.020
<b>Agricultural Equipment Sales/ Services</b>	<b>A</b>	–	–	–	
<b>Agricultural Processing</b>					
Small Scale	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.030
Medium Scale	<b>A</b>	–	–	–	§ 4.10.030
Large Scale	<b>U</b>	–	–	–	§ 4.10.030
<b>Agricultural Research</b>	<b>A</b>	–	–	–	
<b>Agricultural Sales</b>					
Limited	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.40.110 (Signs)
Farmers' Markets	<b>U</b>	<b>U</b>	–	–	
<b>Agriculturally Related Entertainment &amp; Commercial Uses</b>	<b>U</b>	–	–	–	§ 4.10.050
<b>Aircraft Landing Strips–Private</b>	<b>U</b>	<b>U</b>	–	–	Note 2
<b>Antennas–Commercial</b>					
Minor	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	
Major	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	
<b>Bed &amp; Breakfast Inns</b>	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.060, Note 3
<b>Butcheries</b>	<b>U</b>	<b>U</b>	–	–	
<b>Camps &amp; Retreats</b>	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.070, Note 4
<b>Cemeteries</b>	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.080, Note 4

**Table 2.20-2**

**NON-RESIDENTIAL USES  
IN RURAL BASE DISTRICTS**

- R** Permitted by Right
- C** Planning Clearance
- S** Special Permit (Ch 5.60)
- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
<b>Churches [See “Religious Institutions”]</b>					
<b>Clubs – Private &amp; Nonprofit</b>	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 2.20.090
<b>Community Care</b>					
Limited	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.090, Note 6
Expanded	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.090, Note 4
<b>Dairies</b>	<b>U</b>	<b>U</b>	–	–	§ 4.10.110
<b>Entertainment – Seasonal Outdoor</b>	–	–	<b>U</b>	–	§ 4.10.120
<b>Emergency Shelters</b>					
Small-Scale	–	–	–	<b>R</b>	§ 4.10.115
Large-Scale	–	–	–	<b>U</b>	§ 4.10.115, Note 20
<b>Feed Lots</b>	<b>U</b>	<b>U</b>	–	–	§ 4.10.130
<b>Golf Courses &amp; Country Clubs</b>	<b>U</b>	–	<b>U</b>	<b>U</b>	§ 4.10.140, Note 4
<b>Golf Driving Ranges</b>	<b>U</b>	–	–	<b>U</b>	§ 4.10.150, Note 4
<b>Helipads</b>	–	–	<b>U</b>	–	§ 4.10.160
<b>Historic Structures – Use Conversion</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	§ 4.10.170
<b>Hospitals &amp; Clinics</b>	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 2.20.090 (AR, HS, RR Districts), § 4.10.190 (A Districts), Note 4
<b>Hunting &amp; Fishing Preserves</b>	<b>U</b>	<b>R</b>	–	–	Note 7
<b>Industrial Hemp</b>					Note 21
Cultivation	<b>C</b>	–	–	–	§ 4.10.195
Agricultural Research	<b>A</b>	–	–	–	§ 4.10.195
Agricultural Processing					
Small-Scale	<b>C</b>	–	–	–	§ 4.10.030, § 4.10.195
Medium-Scale	<b>A</b>	–	–	–	§ 4.10.030, § 4.10.195
Large-Scale	<b>U</b>	–	–	–	§ 4.10.030, § 4.10.195
<b>Informational Displays</b>					
Small	<b>R</b>	–	–	–	
Large	<b>U</b>	–	–	–	

**Table 2.20-2**

**NON-RESIDENTIAL USES  
IN RURAL BASE DISTRICTS**

**R** Permitted by Right  
**C** Planning Clearance  
**S** Special Permit (Ch 5.60)  
**A** ASA (Ch 5.40)  
**U** Use Permit/ ASA (Ch 5.65, 5.40)  
 – Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
<b>Kennels – Commercial</b>	U	U	U	U	§ 4.10.200
<b>Laboratories and Testing Services (Limited)</b>	U	–	–	–	
<b>Livestock Auction Yards</b>	U	U	–	–	§ 4.10.210
<b>Manufacturing : Small Scale Rural</b>	A	U	–	–	§ 2.20.090
<b>Museums</b>	U	U	U	U	Note 8
<b>Mushroom Farms</b>	U	U	–	U	§ 4.10.220
<b>Nonprofit Institutions</b>	U	U	U	U	§ 2.20.090 (AR, HS, RR Districts), § 4.10.230 (A Districts), Notes 4 & 19
<b>Nurseries</b>					
Retail	U	U	U	U	Note 9
Wholesale	R	R	R	U	Note 9
<b>Offices (Limited)</b>	U	–	–	–	Note 10
<b>Oil &amp; Gas Extraction</b>	U	U	U	U	
<b>Poultry and Egg Farms – Commercial</b>	U	U	–	U	§ 4.10.240
<b>Radio-Controlled Model Aircraft Facilities</b>	U	–	–	–	§ 4.10.250
<b>Reception Facilities</b>	U	U	U	U	§ 4.10.260
<b>Recreational Playgrounds &amp; Sports Fields</b>	U	U	U	U	§ 4.10.270 (A Zoning District)
<b>Recreational Vehicle Parks</b>	–	–	U	U	§ 4.10.280
<b>Recycling Facilities</b>					
Collection Facilities – Consumer Recycling	R	R	R	R	§ 4.10.285
Recycling/ Processing Facilities – Consumer Waste	–	–	–	–	
Concrete, Asphalt & Soil Recycling	U	U	U	U	Note 11
Composting & Wood Recycling	U	U	U	U	
Hazardous Materials	–	–	–	–	

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- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
<b>Religious Institutions</b>	U	U	U	U	§ 2.20.090 (AR, HS, RR Districts), § 4.10.290 (A Districts), Notes 4 & 19
<b>Restaurants &amp; Bars</b>					
Limited-Service Eating Places	–	U	U	–	Note 12
Full-Service Eating Places	–	U	U	–	Note 12
Drinking Places	–	U	U	–	Note 12
<b>Retail Sales &amp; Services: Local-Serving</b>	–	U	U	–	§ 4.10.310
<b>Rodeos and Equestrian Event Facilities</b>	U	U	–	–	§ 4.10.320
<b>Schools</b>	U	U	U	U	§ 2.20.090 (AR, HS, RR Districts), § 4.10.330 (A Districts), Note 4
<b>Solar Energy Conversion Systems – Commercial</b>					
Minor	A	U	U	A	§ 4.10.345, Notes 4 & 13
Major	U	U	U	U	§ 4.10.345, Notes 4 & 13
<b>Sport Shooting</b>	–	U	U	–	§ 4.10.350
<b>Stables – Commercial</b>	U	U	U	U	§ 4.10.360
<b>Surface Mining</b>	U	U	U	U	§ 4.10.370
<b>Swim &amp; Tennis Clubs</b>	–	–	U	U	
<b>Timber Harvest – Commercial</b>	–	U	U	–	Note 14
<b>Truck Sales &amp; Services: Storage (Limited)</b>	U	–	–	–	Note 15
<b>Underground Mining</b>	U	U	U	U	
<b>Utilities and Public Facilities</b>					Note 16
Minor	A	A	A	A	
Major	U	U	U	U	
<b>Veterinary Clinics &amp; Hospitals</b>	U	U	U	U	Note 17
<b>Well-Drilling Operations</b>	A	–	–	–	

**Table 2.20-2**

**NON-RESIDENTIAL USES  
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USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A	AR	HS	RR	
<b>Wind Energy Conversion Systems – Commercial</b>	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.390
<b>Wineries</b>					
Small-Scale	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	§ 4.10.395, § 4.40.110 (Signs)
Medium-Scale	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	§ 4.10.395, § 4.40.110
Large-Scale	<b>U</b>	<b>U</b>	<b>U</b>	<b>U</b>	§ 4.10.395, § 4.40.110
<b>Wireless Telecommunication Facilities</b>					Note 5
Collocation/Modification – Minor	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	
Collocation/Modification – Major	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	§ 4.10.400
New Facilities	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	§ 4.10.400

**NOTES:**

1. Livestock breeding, raising and keeping is limited in HS districts as follows: Not more than three (3) large animals or six (6) medium animals per acre as a matter of right, or a proportional combination totaling three (3) animal units where each large animal constitutes one (1) animal unit, and each medium animal constitutes 0.5 animal unit. Special permit required for numbers of large and medium animals exceeding these limits. There are no specified numerical limits for small animals.
2. Landing strip, including approach and departure zones, shall be located a safe distance from residential development to prevent significant hazard.
3. Bed and breakfast inns ancillary to on-site wineries, agricultural sales operations or other agriculturally related uses shall be subject to a special permit, in lieu of a use permit, provided they are situated within the primary residence on the property. Bed and breakfast inns are prohibited within the Los Gatos Hillside Specific Plan area, except as provided under the classification Historic Structures–Use Conversion.
4. Not a permitted use in areas with the “Agriculture-Large Scale” land use plan designation of the general plan.
5. Wireless telecommunications facilities are exempt from the development standards listed in Table 2.20-3.
6. Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
7. The minimum lot size for hunting preserves shall be one hundred sixty (160) acres.
8. Museums in rural districts shall be limited in scale and must relate to the locally significant cultural, historical or social themes of the rural area.

9. The size of buildings for on-site sales and ancillary office associated with nurseries shall be kept to a minimum.
10. Offices ancillary to a permitted agricultural activity in A districts that contain no more than 2,400 square feet of floor area are allowed as a matter of right. Offices larger than 2,400 square feet are subject to a use permit.
11. Concrete, asphalt and soil recycling within rural districts is a permitted use only in association with an existing quarry operation in any rural base zoning district.
12. Restaurants and bars in rural districts shall be limited in scale, with a maximum publically accessible floor area of 1,200 square feet (measured from outer surfaces of enclosing walls, includes bathrooms).
13. Not a permitted use in areas with the –d1 (Santa Clara Valley Viewshed) or –d2 (Milpitas Hillside) Design Review combining zoning districts.
14. Timber harvest of commercial tree species as defined by the County Tree Preservation and Removal Ordinance, Division C16 of the County Ordinance Code, including but not limited to Redwood and Douglas Fir, may be subject to the regulatory and permitting authority of the California Department of Forestry and Fire Protection (CDF). No County permit shall be required if CDF has approved a *Timber Harvest Plan* or *Non-Industrial Timber Management Plan* for the activity.
15. Truck storage uses in rural districts shall be limited to agriculture-related tractors, trucks, trailers, and similar equipment.
16. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
17. The minimum lot size for veterinary clinics and hospitals shall be two and one-half (2.50) acres.
18. Wireless telecommunications facilities are exempt from the development standards listed in Table 2.20-3.
19. Established *Religious Institutions* and *Nonprofit Institutions* may include *Emergency Shelters: Small-Scale* as an ancillary use by right.
20. Emergency Shelters are a permitted use only within the –sm San Martin Use Permit Areas Combining District, as depicted in Chapter 3.90 of the Zoning Ordinance.
21. *Industrial Hemp* uses may be established, consistent with the Supplemental Use Regulations in Section 4.10.195, the later date of (1) 30 days from final adoption by the Board of Supervisors of Ordinance No. NS-1200.373 or (2) effective date of the state plan for California approved by the United States Department of Agriculture pursuant to Section 297B of the Federal Agricultural Market Act of 1946 (added by Section 10113 of the federal Agricultural Improvement Act of 2018 (Public Law 115-334)). *Industrial Hemp: Cultivation* and/or *Industrial Hemp: Agricultural Processing (small scale)* activities undertaken on multiple parcels by one operator may be authorized with a single application for Planning Clearance.

**SECTION 4.** Section 2.50.020 of Chapter 2.50, Article 2 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows (additions are underlined, deletions ~~overstruck~~):

### **§ 2.50.020 Use Regulations**

The following table, Table 2.50-1, specifies the allowable land uses for the special purpose base districts, listed by use classification as defined in Chapter 2.10. The regulations for each district are established by letter designations as follows:



- “R” designates use classifications that are permitted by right. The term “by right” indicates no discretionary permit process by the Planning Office is required. See subsection 1.20.040(D) for applicability of other rules and processes.
- “C” designates use classifications that require an administrative planning clearance from the Planning Office. Planning clearances are for uses that require adherence to the Zoning Ordinance but for which no discretionary permit from the Planning Office is required.
- “S” designates use classifications permitted with a special permit, subject to the provisions of Chapter 5.60, Special Permit.
- “A” designates use classifications permitted with architecture and site approval, subject to the provisions of Chapter 5.40, Architecture and Site Approval.
- “U” designates use classifications permitted with a use permit, and architecture and site approval, subject to the provisions of Chapter 5.65, Use Permit, and Chapter 5.40, Architecture and Site Approval.
- “–” designates use classifications that are not allowed.

Supplemental regulations for the establishment and conduct of a use are referenced in the “Supplemental Regulations” column of the table. Use classifications not listed in the table are prohibited in the special purpose base districts.

**Table 2.50-1**

**USES IN SPECIAL PURPOSE BASE DISTRICTS**

- R** Permitted by Right
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- A** ASA (Ch 5.40)
- U** Use Permit/ ASA (Ch 5.65, 5.40)
- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Accessory Dwelling Units</b>					
Standard ADUs	<b>R</b>	<b>R</b>			§ 4.10.015
Movable tiny homes	<b>C</b>	<b>C</b>			§ 4.10.015
Junior ADUs	<b>R</b>	<b>R</b>			§ 4.10.015, Note 19
<b>Adult Uses</b>	<b>U</b>	–	–	–	§ 4.10.020
<b>Agriculture</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	Note 1 (OS/F and SCA)
<b>Agricultural Accessory Structures &amp; Uses</b>	<b>R</b>	<b>R</b>	<b>A</b>	–	§ 4.20.020, Note 2 (OS/F)

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- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Agricultural Employee Housing</b>					
Small-Scale Permanent	<b>S</b>	-	-	-	§ 4.10.040, Notes 16, 20
Large-Scale Permanent	<b>U</b>	-	-	-	§§ 4.10.040, 3.80.050, Notes 16, 20
<b>Agricultural Equipment Sales &amp; Services</b>	<b>U</b>	-	-	-	
<b>Agricultural Processing</b>					
Small Scale	<b>R</b>	-	<b>A</b>	-	§ 4.10.030; Notes 2, 3 (OS/F)
Medium Scale	<b>A</b>	-	-	-	§ 4.10.030
Large Scale	<b>U</b>	-	-	-	§ 4.10.030
<b>Agricultural Research</b>	<b>A</b>	-		<b>A</b>	
<b>Agricultural Sales</b>					
Limited	<b>R</b>	<b>R</b>	<b>A</b>	-	§ 4.40.110 (Signs), Notes 2, 3 (OS/F)
Farmers' Markets	<b>U</b>	<b>U</b>	-	-	
<b>Agriculturally Related Entertainment &amp; Commercial Uses</b>	<b>U</b>	<b>U</b>	-	-	§ 4.10.050
<b>Antennas – Commercial</b>					
Minor	<b>A</b>	<b>A</b>	<b>A</b>	-	
Major	<b>U</b>	<b>U</b>	<b>A</b>	-	
<b>Auction Houses</b>	<b>U</b>	-	-	-	
<b>Automotive Sales &amp; Services</b>					
Limited Repair	<b>U</b>	-	-	-	
General Repair	<b>U</b>	-	-	-	
Sales & Rentals	<b>U</b>	-	-	-	
Service Stations	<b>U</b>	<b>U</b>	-	-	
Storage	<b>U</b>	-	-	-	
Washing	<b>U</b>	-	-	-	

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USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Banks</b>	U	-	-	-	
<b>Bed &amp; Breakfast Inns</b>	U	U	-	-	§ 4.10.060
<b>Billboards</b>	U	-	-	-	
<b>Broadcasting</b>	U	-	-	-	
<b>Business Services</b>	U	-	-	-	
<b>Butcheries</b>	U	-	-	-	
<b>Camps &amp; Retreats</b>	-	-	-	-	
<b>Caretaker’s Residences</b>	U	-	A	-	Note 4 (OS/F)
<b>Cemeteries</b>	U	-	-	-	
<b>Churches (See “Religious Institutions”)</b>					
<b>Clubs–Private &amp; Nonprofit</b>	U	-	-	-	
<b>Colleges &amp; Vocational Schools</b>	U	-	-	-	
<b>Community Care</b>					
Limited	R	R	-	-	§ 4.10.090, Note 5
Expanded	U	U	-	-	§ 4.10.090
<b>Contractors’ Facilities</b>	U	-	-	-	
<b>Dairies</b>	U	-	-	-	
<b>Domestic Animals</b>	R	R	-	-	
<b>Emergency Shelters</b>					
Small-Scale	R	R	-	-	§ 4.10.115
Large-Scale	U	-	-	-	§ 4.10.115
<b>Feed Lots</b>	U	-	-	-	
<b>Field Research</b>	R	R	R	R	Note 2 (OS/F & SCA)
<b>Food Preparation &amp; Catering Services</b>	U	-	-	-	
<b>Funeral &amp; Cremation Services</b>	U	-	-	-	
<b>Golf Courses &amp; Country Clubs</b>	U	-	-	-	§ 4.10.140(B)
<b>Golf Driving Ranges</b>	U	-	-	-	§ 4.10.150(B)

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- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Health &amp; Fitness Clubs</b>	U	-	-	-	
<b>Helipads</b>	U	-	-	-	§ 4.10.160
<b>Historic Structure–Use Conversion</b>	A	A	-	-	§ 4.10.170
<b>Home Occupations</b>					
General	R	R	-	-	§ 4.10.180
Expanded	S	S	-	-	§ 4.10.180
<b>Hospitals &amp; Clinics</b>	U	-	-	-	
<b>Hotels &amp; Motels</b>	U	U	-	-	
<b>Kennels</b>	U	-	-	-	§ 4.10.200
<b>Laboratories &amp; Testing Services</b>	U	-	-	-	
<b>Laundries–Commercial</b>	U	-	-	-	
<b>Livestock Auction Yards</b>	U	-	-	-	§ 4.10.210
<b>Machinery &amp; Equipment Services</b>					
Limited	U	-	-	-	
General	U	-	-	-	
<b>Maintenance &amp; Repair Services</b>	U	-	-	-	
<b>Manufactured-Home Sales &amp; Rentals</b>	U	-	-	-	
<b>Manufacturing</b>					
Limited	U	-	-	-	
General	U	-	-	-	
Intensive	U	-	-	-	
<b>Massage Establishments</b>	U	-	-	-	Note 8
<b>Museums</b>	U	-	-	-	
<b>Mushroom Farms</b>	U	-	-	-	§ 4.10.220
<b>Nonprofit Institutions</b>	U	-	-	-	Notes 18
<b>Nurseries</b>					
Retail	U	-	-	-	
Wholesale	U	-	-	-	

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- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Offices</b>	U	-	-	-	
<b>Oil and Gas Extraction</b>	U	-	-	-	
<b>Parking Services &amp; Facilities</b>	U	-	-	-	
<b>Personal Services</b>	U	-	-	-	
<b>Petroleum Products Distribution</b>	U	-	-	-	
<b>Poultry &amp; Egg Farms</b>	U	-	-	-	§ 4.10.240
<b>Radio-Controlled Model Aircraft Facilities</b>	U	-	-	-	§ 4.10.250
<b>Reception Facilities</b>	U	-	-	-	§ 4.10.260
<b>Recreation – Commercial</b>	U	-	-	-	
<b>Recreational Playgrounds &amp; Sports Fields</b>	U	-	-	-	
<b>Recreational Vehicle Parks (Residential and Recreational)</b>	<del>U</del>	U	-	-	§ 4.10.280, <a href="#">Note 21</a>
<b>Recycling Facilities</b>					
Collection Facilities – Consumer Recycling	R	-	-	-	§ 4.10.285
Recycling/ Processing Facilities – Consumer Waste	U	-	-	-	
Concrete, Asphalt, & Soil Recycling	U	-	-	-	
Composting & Wood Recycling	U	-	A		Notes 2, 9 (OS/F), 19
Hazardous Materials	U	-	-	-	
<b>Religious Institutions</b>	U	-	-	-	Notes 18
<b>Residential</b>					
Single-Family	R	U	-	-	Note 10
Two-Family	U	-	-	-	
Multi-Family	U	-	-	-	
<b>Residential Accessory Structures &amp; Uses</b>	R	R	-	-	§ 4.20.020

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- Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Residential – Communal Institutional</b>	U	-	-	-	
<b>Restaurants &amp; Bars</b>					
Limited-Service Eating Places	U	U	-	-	
Full-Service Eating Places	U	U	-	-	
Drinking Places	U	U	-	-	
<b>Retail Sales &amp; Services</b>					
General	U	U	-	-	Note 6 (RS)
Outdoor Sales & Storage	U	-	-	-	
<b>Rodeos &amp; Equestrian Events</b>	U	-	-	-	
<b>Rooming Houses, Fraternities &amp; Sororities</b>	U	-	-	-	
<b>Schools</b>	U	-	-	-	
<b>Solar Energy Conversion Systems – Commercial</b>					
Minor	A	-	-	-	§ 4.10.345
Major	U	-	-	-	§ 4.10.345
<b>Sport Shooting</b>	U	-	-	-	§ 4.10.350
<b>Stables – Commercial</b>	U	-	-	-	§ 4.10.360
<b>Stanford – Specialized Facilities &amp; Installations</b>	-	-	A	-	Note 11 (OS/F)
<b>Studios – Arts &amp; Crafts</b>	U	-	-	-	
<b>Surface Mining</b>	U	-	-	-	§ 4.10.370
<b>Swim &amp; Tennis Clubs</b>	U	-	-	-	
<b>Taxidermy</b>	U	-	-	-	
<b>Temporary Residences / Construction</b>	R	R	-	-	§ 4.10.380
<b>Theaters</b>	U	-	-	-	
<b>Timber Harvest Operations – Commercial</b>	U	-	-	-	
<b>Truck &amp; Railroad Terminals</b>	U	-	-	-	

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**S** Special Permit (Ch 5.60)  
**A** ASA (Ch 5.40)  
**U** Use Permit/ ASA (Ch 5.65, 5.40)  
**-** Not Permitted

USE CLASSIFICATIONS	ZONING				Supplemental Regulations
	A1	RS	OS/F	SCA	
<b>Truck Sales &amp; Services</b>					
Repair	U	-	-	-	
Sales	U	-	-	-	
Storage	U	-	-	-	
<b>Underground Mining</b>	U	-	-	-	
<b>Utilities and Public Facilities</b>					Note 14
Minor	A	A	A	A	Notes 12, 13 (OS/F & SCA)
Major	U	U	A	A	Notes 12, 13 (OS/F & SCA)
<b>Veterinary Clinics &amp; Hospitals</b>	U	-	-	-	
<b>Warehousing &amp; Storage</b>					
Indoor	U	-	-	-	
Outdoor	U	-	-	-	
<b>Well-Drilling Operations</b>	U	-	-	-	
<b>Wholesaling &amp; Distribution</b>	U	-	-	-	
<b>Wind Energy Conversion Systems – Commercial</b>	U	U	-	-	§ 4.10.390
<b>Wineries</b>					
Small-Scale	R	R	-	-	§ 4.10.395, § 4.40.110 (Signs)
Medium-Scale	S	S	-	-	§ 4.10.395, § 4.40.110
Large-Scale	U	U	-	-	§ 4.10.395, § 4.40.110
<b>Wireless Telecommunication Facilities</b>					
Co-location	A	A	A	-	§ 4.10.400, Note 15
Minor	A	A	A	-	§ 4.10.400
Major	U	U	A	-	§ 4.10.400

## NOTES:

1. Within the OS/F district, tree farm operations that grow trees in containers or in the ground are consistent with the “Agriculture” use classification. Within the SCA district, agricultural uses shall be limited to non-riparian areas and areas outside of conservation easements and California tiger salamander (CTS) reserve areas managed pursuant to the Stanford Habitat Conservation Plan (HCP), except for grazing for vegetation management as specifically provided in the Stanford HCP. Within the riparian areas and conservation easement/CTS reserve areas of the SCA district, use of pesticides and herbicides shall be prohibited; however, this does not prohibit weed abatement activities, non-native wildlife or plant abatement activities (including the use of pesticides, biocides, and herbicides or other agricultural chemicals) conducted in accordance with the Stanford HCP or Stanford Special Conservation Areas Plan (SCAP).
2. Within the OS/F district, structures ancillary to any allowed use or activity are permitted subject to the requirements of ASA (Chapter 5.40 and subsection 2.50.040(B)). Within the SCA district, no new permanent development in the form of buildings or structures is allowed, except for the construction, modification, and maintenance of improvements to support conservation efforts; structures or improvements that are necessary for safety reasons; small markers or other identifiers indicating the presence of sensitive resources (such as Native American remains); new signs, bridges, utilities, erosion control improvements; and fences; provided that they are constructed in accordance with the terms of the Stanford HCP and SCAP. This provision shall not prohibit maintenance of existing structures or improvements or prohibit the replacement of structures or improvement with new structures or improvements that serve the same purpose as the existing structures or improvements, provided any new or modified structures or improvements located within the HCP conservation easement/CTS reserve areas are approximately the same size as the existing structures or improvements.
3. Within the OS/F district, agricultural processing is limited to low intensity processing and agricultural sales activities that would not significantly impact local transportation patterns. For example, activities such as packaging products for off-site shipping and allowing limited on-site purchase of agricultural commodities are consistent with allowable uses for this district. Activities such as a canning operation, or establishing a commercial outlet for sale of multiple agricultural commodities, would exceed the intensity allowed in this district. Prior to establishment of any use or activity, the Planning Office must determine that such use or activity is of low intensity and consistent with the General Use Permit requirements for the OS/F district.
4. Within the OS/F district, caretaker’s residences, as defined in § 2.10.030, are allowed as follows: A cumulative total of five caretaker’s residences is allowed to the extent they are consistent with all provisions of the Stanford General Use Permit and the zoning ordinance. This cumulative total includes all legal existing residential structures within the OS/F district, including any that may be legal nonconforming uses. Any existing legal nonconforming caretaker’s residences that existed on December 12, 2000 and have not been subsequently abandoned may continue to be utilized as caretaker residences. Stanford University bears the burden of establishing that any existing structure and use is legal or legal nonconforming. Consistent with all other provisions of the zoning ordinance, any legal structure that has been converted to a caretaker’s residence may be relocated, replaced, or modified, so long as there is no cumulative increase in the overall square footage of all residential structures. Caretaker’s residences are subject to ASA (Chapter 5.40 and subsection 2.50.040 (B)). Cumulative building area (square footage and building footprint) for the five caretaker’s residences shall not exceed the total square footage of documented building area for all legal or legal nonconforming residential structures that existed in the OS/F district on December 12, 2000.
5. Facilities qualifying as “Large-Family Day-Care Homes,” serving between 7 and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
6. In Roadside Services (RS) districts, general retail sales uses must be limited in scale and ancillary to a permitted use that is primarily oriented toward serving the needs of the motoring public, consistent with the general plan.



7. The existing Stanford University Golf Course may be modified or reconfigured within its boundaries as they existed on December 12, 2000, but the Golf Course footprint may not be expanded. Modification or replacement of the golf course clubhouse or ancillary support facilities is permitted if consistent with all applicable provisions of the Community Plan, General Use Permit, and the zoning ordinance.
8. Massage establishments shall comply with the provisions of Division B22 of the County Ordinance Code.
9. Within the OS/F district, composting facilities are limited to those servicing Stanford University purposes, and no other communities, jurisdictions or uses (e.g., Stanford Shopping Center).
10. Single-family dwellings, including certain additions, may be subject to the building site approval provisions of Division C12-300-399 of the County Ordinance Code. In Roadside Services districts, single-family residential use is permitted only if incidental to and necessary to support a permitted non-residential use, as defined by the land use approval and conditions of that primary non-residential use.
11. Within the OS/F district, Stanford specialized facilities and installations are limited to those structures or facilities that require a remote setting, including but not limited to facilities for astronomical or atmospheric research. Only those structures or facilities that require isolation from sources of interference (such as noise, vibration, electromagnetic fields, or similar impediments) are allowed.
12. Within the OS/F and the SCA districts, existing utilities may be replaced if there is no increase in size or scale of aboveground structures. Above-ground disturbance resulting from the maintenance or replacement of such structures shall be restored to pre-disturbance condition. Within the SCA district, existing utilities may be replaced with utilities that serve the same purpose as the existing structures or improvements (provided the new or modified structures or improvements located within the HCP conservation easement/ CTS reserve areas are approximately the same size as the existing structures or improvements) and utilities are constructed in accordance with the terms of the Stanford HCP or SCAP.
13. Within the OS/F and the SCA districts, new utilities may be constructed that serve either Stanford or other lands if such facilities reasonably minimize degradation to the natural environment and maintain the predominantly natural appearance and habitat values of the setting. In addition, within the SCA district, new utilities may be constructed consistent with the purposes of the SCA district, provided they are in accordance with the terms of the Stanford HCP where covered by the Stanford HCP.
14. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
15. Co-location of wireless telecommunication facilities may be eligible for an ASA administrative review and approval (§ 5.40.050), where consistent with the provisions of this ordinance. Where the proposed co-location meets the criteria in Government Code § 65850.6(b) relating to previously approved facilities permitted by a means of a discretionary permit issued on or after January 1, 2007, and either a negative declaration, mitigated negative declaration, or environmental impact report was prepared and adopted, the co-location shall be reviewed for consistency with the approved plans, mitigation requirements, and conditions imposed on the existing facility, and if found consistent, will be subject only to a building permit or other applicable permits required by Title C of the County Ordinance Code.
16. Agricultural employee housing may, on a limited basis, be used to accommodate overnight tourist stays as part of a winery (see § 4.10.395 for criteria and permitting requirements) or be used for emergency shelter in the Public Services and Supportive Housing Combining District (see § 3.80.050 for criteria and permitting requirements).
17. Bed and breakfast inns ancillary to on-site wineries, agricultural sales operations or other agriculturally related uses shall be subject to a special permit, in lieu of a use permit, provided they are situated within the primary residence on the property.
18. Established *Religious Institutions* and *Nonprofit Institutions* may include *Emergency Shelters: Small-Scale* as an ancillary use by right.

19. Owner-occupancy of one unit is required in any single-family residence that contains a junior accessory dwelling unit. The owner may reside in either the single-family residence or the junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.
20. Small-scale permanent agricultural employee housing is allowed with a planning clearance (“C”) instead of a special permit (“S”) in the A1 zone where the General Plan designation is Agriculture or Rural Residential.
21. No Architecture and Site Approval is required for Recreational Vehicle Parks.

SECTION 5. Section 4.10.280 of Chapter 4.10, Article 4, of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows (additions are underlined, deletions ~~overstruck~~):

#### **§ 4.10.280 Recreational Vehicle Parks**

This section refers to uses classified as *Recreational Vehicle Parks* as described in § 2.10.030 and § 2.10.040. Such uses shall be subject to all of the following provisions:

- A. **General.** Recreational ~~vehicle parks~~Vehicle Parks (RV ~~parks~~Parks) are required to obtain a permit from the California Department of Housing and Community Development prior to opening. Nothing in this section shall be construed to abrogate or conflict with any state ~~law~~laws or regulations relevant to RV ~~parks~~Parks.
- ~~B. **Time Limits.** The Planning Commission or Board of Supervisors may impose a time limit on the use permit and may require a periodic inspection by appropriate County agencies to ensure compliance with conditions of approval, in which case the applicant will be required to pay a reasonable inspection and monitoring fee, as determined by the County, to pay for necessary staff time.~~
- ~~C. **Development Guidelines.** RV park development guidelines, adopted by the Planning Commission, shall be used by the applicable decision-making authority in the review and approval of an RV park or expansion.~~
- B. **RV Park Boundary-** The -site plan for a proposed RV Park shall clearly identify the RV Park boundary, which shall at minimum exclude setback areas required by the applicable base zoning district and any required perimeter landscaping.
- C. **Compliance with State and Local Laws.** RV Parks shall comply with all applicable state laws and regulations; County ordinances, guidelines, and standards; and other local ordinances and regulations. If application of any County ordinance, guideline, or standard would conflict with or be preempted by state law, state law shall govern, but only to the extent of the specific issues of conflict.
- D. **FindingsCriteria.** An RV park (including approved ancillary uses under the same ownership or management), shall ~~be subject to comply with~~ all of the following ~~provisions~~requirements before it may be approved:

1. **Duration of Stays.** ~~The RV park is designed primarily to accommodate short-term occupancy stay (fewer than 30 days) At least 65 percent of all the spaces within an RV park shall be designed for and designated as short-term occupancy spaces. Not more than 25 percent of the total park spaces may accommodate stays up to 180 days. Not more than ten (10) percent of the total number of park spaces may accommodate stays up to 360 days. Furthermore, the park shall be designed to provide for all the needs and amenities of the long-term occupancy of families with and without children. No recreational vehicle shall stay at an RV Park for more than 30 consecutive days or for more than 30 total days in any 90-day period. An RV Park owner may apply for a waiver of this stay limitation from the County pursuant to Health & Safety Code Section 18865.2. Waiver requests submitted after a use permit is granted shall be processed as a use permit modification. Impacts to be considered in determining whether to grant a waiver shall include, but are not limited to, whether there will be any adverse impact on local school districts due to the additional enrollment of residents from the RV Park.~~
  
2. **General Health and Safety.** ~~The RV park is designed to accommodate~~ Park shall comply with all applicable state and local health and safety concerns requirements as required by state law and appropriate local regulations. This may include facilities such as public restrooms, showers, and laundry facilities. ~~Long-term~~ All recreational vehicle ~~RV~~ spaces ~~will~~ shall be provided with ~~a connection~~ individual connections to an adequate ~~sewage~~ wastewater disposal system, potable water, electrical hookups, and individual closed trash containers or a common closed trash container as approved by the ~~health~~ Department of Environmental Health. ~~The RV park is~~ Park shall not ~~be~~ located in the 100-year floodplain unless the approved plans show appropriate mitigation in compliance with Ordinance Code Division C12, Chapter VII, Article 5. - Provisions For Flood Hazard Reduction.
  
3. **Amenities.** ~~The RV park is designed to provide for convenience and recreation as required by state law and appropriate local regulations. The RV park may include facilities such as a public telephone(s), mail drop(s), a children's play area(s) separated from vehicle traffic, active recreation facilities (which may include a recreation room), lawn area for outdoor activities, an outdoor all-weather surfaced (could be grass) patio space, and may include a small grocery store.~~
  
3. 4. **Fire Safety.** ~~The RV park is designed to accommodate~~ Park shall meet all applicable fire safety concerns as required by state law and appropriate local regulations. The site is fully accessible throughout laws, regulations, and ordinances. All areas within the RV park to Park shall be provided with adequate emergency ~~vehicles~~ vehicle access and ~~provides adequate~~ fire protection

facilities, including water supply through hydrants; or other methods ~~as approved by the County fire marshal in compliance with state regulations.~~ Driveways are at least surfaced with oil and screenings, or preferably asphalt or concrete, and are designed to County standards to sustain 35,000 pounds of weight or more. ~~Driveways shall be~~ named with signs placed at intersections, and individual sites are numbered with the number displayed in a conspicuous location facing the driveway. ~~lots shall be identified as required by state regulations.~~

- 45. Access, Circulation and Parking.** The RV park ~~is designed to~~ Park shall provide for adequate access, circulation, and on-site parking as required by ~~state law and appropriate local~~ all applicable laws, regulations. Individual RV spaces are designed with an all-weather surface (preferably asphalt or concrete). Each space should have a minimum width of 20 feet and ordinances, and an area of at least 750 square feet. ~~As a guideline, a~~ shall provide a sufficient number of on-site parking space for an extra vehicle should be provided every 100 feet, and a small spaces to prevent any off-site parking lot(s) (one space for every 10 RV spaces as a guideline) for guests by RV Park users, employees, or visitors.
- 56. School District Review.** This subsection applies if an RV Park owner requests a waiver of the short-term stay requirement in subsection (D)(1) herein. The County decision-making body shall consider comments from that are submitted to the County by the affected school district in which the project is located has indicated in writing that the school(s) regarding any adverse impact fee requirements will be met to its satisfaction or that on the school district is not impacted(s) due to the additional enrollment of residents from the RV Park and the any district(s) recommendations for appropriate conditions to mitigate or avoid those impacts.
- 67. Unoccupied RV Storage.** The RV ~~park~~ Park may set aside specific designated ~~spaces~~ areas for ~~short term or long term~~ the storage of unoccupied recreational vehicles ~~RVs with the approval of the County Department of Environmental Health.~~ These ~~spaces~~ areas shall be shown on the approved site plan ~~and shall be designed to avoid any impacts to surface or ground-water resources.~~
- 87. Screening and Signage.** The RV ~~park is~~ Park shall be designed to provide adequate perimeter landscaping and fencing to minimize off-site visibility, potential noise, lighting and glare, and impacts from other activities at the RV Park that could be a nuisance to neighboring properties. On-site signs advertising the ~~park~~ RV Park shall be designed in conformance with the provisions of Chapter 4.40, Signs, ~~and consistent with the rural setting.~~
- 98. Neighborhood Compatibility.** Off-site appearance of the RV Park shall not be detrimental to the character of the surrounding neighborhood or zoning district, as determined by substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and any other applicable guidelines adopted by the County.

~~109. **Manager/Employee Housing.** Manager and employee housing, if any, **Caretaker Residences.** A maximum of one (1) single-family residence and one (1) accessory dwelling unit (ADU) for an on-site manager and/or caretaker shall be allowed and shall be shown on the site plan and approved as part of the use permit.~~

~~140. **Noise.** Where adjoining uses, such as highways or railroads, will generate a noise level of 60 Ldn or higher at any recreational vehicle space in the RV Park, noise attenuation shall be provided to achieve a noise level of 55 Ldn or lower consistent with the County Noise Ordinance, Section B11-160 et seq. A perimeter berm and/or masonry wall along with screening vegetation is the preferred method of noise reduction. A noise reduction and attenuation plan shall be prepared by a noise evaluation expert acceptable to the County.~~

SECTION 6. Section 4.30.030 of Chapter 4.30, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows (additions are underlined, deletions ~~overstruck~~):

**§ 4.30.030 Parking Spaces Required – Residential Uses**

Table 4.30-1 sets forth the number of parking spaces required for each residential use.

**Table 4.30-1**

**Parking Spaces Required  
RESIDENTIAL USES**

<b>USE CLASSIFICATIONS</b>	<b>SPACES REQUIRED</b>
Residences	
Single-Family	2 per unit (1 shall be covered)
Two-Family	2 per unit (1 per unit shall be covered)
Multi-Family	1.5 per unit
Accessory dwelling unit	1 per unit [Section 4.10.015(I)]
Standard (attached or detached)	1 per unit [Section 4.10.015(I)]
Movable tiny home	None
Junior ADU	None
Agricultural Employee Housing (all)	1 per unit or each 1,200 square feet of group living quarters, whichever is greater
Caretaker’s Residences	2 per residence

**Table 4.30-1**

**Parking Spaces Required  
RESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Home Occupations	
General	None
Expanded	1 in addition to total residential requirement
<u>Recreational Vehicle Parks</u>	<u>1.5 per recreational vehicle space, plus 1 per employee</u>
Residential – Communal Institutional	1 for each guest room, plus 1 for each employee (may be reduced if occupants normally do not have cars)
Rooming Houses, Fraternities & Sororities	1 for each guest room, plus 1 for each employee

SECTION 7. Section 4.30.040 of Chapter 4.30, Article 4 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, is amended to read as follows (additions are underlined, deletions ~~overstruck~~):

**§ 4.30.040 Parking Spaces Required – Nonresidential Uses**

Table 4.30-2 sets forth the number of parking spaces needed for each nonresidential use.

- A. **Requirement Based on Square Footage.** When a number of spaces per square feet is required, that measurement shall be of the gross floor area of each building devoted to such use less any interior space used for parking, loading, heating and air-conditioning equipment, stairs and elevators, mechanical and electrical equipment, and communications equipment, unless otherwise specified.
- B. **Requirement Based on Employees.** When a number of spaces "per employee" is required, that number shall be based on the maximum number of employees working on the premises at any given time during a normal work schedule.
- C. **Company Vehicles.** Parking spaces shall be provided for all vehicles used by the operators of the use and parked on the site during any portion of the normal operating hours. This requirement does not apply to vehicles used by employees to get to and from

the premises. The spaces for company vehicles are in addition to those required by Table 4.30-2.

- D. **Additional Spaces.** The approval authority shall have the authority to require additional spaces over and above the requirements in Table 4.30-2 when either: (a) the nature of a specific use is demonstrably more parking-intensive than typical uses under that use classification; or (b) the roads adjacent to that use do not have the physical capacity to provide on-street parking. The requirement for additional parking shall be supported by a parking study prepared by a qualified parking or transportation expert. Conversely, a reduction in required spaces may be allowed per the provisions of § 4.30.100: Parking Exception.

**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Adult Uses	1 per 200 square feet
Agricultural Equipment Sales & Services	1 per 500 square feet, plus 1 per employee
Agricultural Processing (all)	1 per 500 square feet, plus 1 per employee
Agricultural Research	1 per 350 square feet, plus 1 per employee
Agricultural Sales--Limited	5 per stand, plus 3 additional spaces for operations that allow customers access to the growing areas and pick the product themselves.
Agriculturally Related Entertainment & Commercial Uses	As specified by use permit / ASA
Aircraft Landing Strips--Private	As specified by use permit / ASA
Antennas--Commercial (all)	1 if attended, plus 1 for service vehicle
Auction Houses	1 per 400 square feet
Automobile Sales & Services	

**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Limited Repair	4 per vehicle work station, plus 1 per employee
General Repair	4 per vehicle work station, plus 1 per employee
Sales & Rentals	1 per 500 square feet, plus 1 per employee
Service Stations	3 per service bay, plus 1 per employee
Storage	2, plus 1 per employee
Washing	2 per 500 square feet, plus 1 per employee
Banks	1 per 250 square feet
Bed & Breakfast Inns	2 (both shall be covered), plus 1 for each guest room, plus 1 for each employee
Broadcasting	1 per employee
Business Services	1 per 250 square feet
Butcheries	1 per 500 square feet
Camps and Retreats	As specified by use permit/ ASA
Cemeteries	As specified by use permit/ ASA
Clubs – Private & Nonprofit	1 per 200 square feet
Colleges & Vocational Schools	<p><i>Colleges:</i> 1 per staff, plus 1 per 3 students, plus 1 per 4 fixed seats in auditorium or gymnasium (or 1 per 6 lineal feet of bench)</p> <p><i>Vocational Schools:</i> 1 per staff, plus 1 per 2 students</p>
Community Care (all)	<p><i>Daycare:</i> 1 per staff, plus 1 per 15 children, plus passenger loading area</p> <p><i>24-hour Care:</i> 1 per 6 beds, plus 1 per employee</p>
Corporation Yards	2, plus 1 per employee
Dairies	1 per employee



**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Entertainment – Seasonal Outdoor	As specified by use permit/ ASA
Farmers’ Markets	1 per 300 square feet of indoor and outdoor sales area
Feed Lots	1 per employee
Food Preparation & Catering Services	1 per 500 square feet, plus 1 per employee
Funeral & Cremation Services	1 per 4 seats used for services, plus 1 per employee
Golf Courses & County Clubs	As specified by use permit/ ASA
Golf Driving Ranges	As specified by use permit/ ASA
Health & Fitness Clubs	1 per 400 square feet
Historic Structure – Use Conversion	See requirements for new use(s)
Hospitals & Clinics	<i>Hospital (beds available for 24-hour stay):</i> 1 per 4 beds, plus 1 per employee <i>Clinics:</i> 1 per 200 square feet
Hotels & Motels	1 per guest room, plus 1 per employee
Hunting & Fishing Preserves	1 per employee
Informational Displays	
Small	None
Large	As specified by use permit/ASA
Kennels – Commercial	0.25 per animal (at design capacity), plus 1 per employee
Laboratories & Testing Services	1 per 500 square feet, plus 1 per employee
Laundries – Industrial	1 per employee
Livestock Auction Yards	As specified by use permit/ASA
Machinery & Equipment Services	
Limited	1 per 500 square feet, plus one per employee

**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
General	1 per 1,000 square feet, plus one per employee
Maintenance & Repair Services	1 per 400 square feet
Manufactured-Home Sales & Rentals	2, plus 1 per employee
Manufacturing (all)	1 per 500 square feet
Massage Establishments	1 per 250 square feet
Museums	As specified by use permit/ASA
Mushroom Farms	As specified by use permit/ASA
Nonprofit Institutions	1 per 250 square feet
Nurseries	
Retail	1 per 350 square feet, plus 1 per 1,000 square feet of outdoor display space, plus 1 per employee
Wholesale	1 per 4,000 square feet including outdoor display space, plus 1 per employee
Offices	1 per 250 square feet
Oil & Gas Extraction	1 per employee
Parking Services & Facilities	1 per employee
Personal Services	1 per 250 square feet
Petroleum Products Distribution	1 per employee
Poultry & Egg Farms – Commercial	1 per employee
Radio-Controlled Model Aircraft Facilities	As specified by use permit/ASA
Reception Facilities	1 per 2 people allowed under occupancy limit, plus 1 per employee
Recreation – Commercial	As specified by use permit/ASA
Recreational Playgrounds & Sports Fields	As specified by use permit/ASA
Recreational Vehicle Parks	1.5 per recreational vehicle space, plus 1 per employee

**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Recycling Facilities	
Collection Facilities – Consumer Recycling	1 per 500 square feet of collection area, plus 1 per employee
Consumer Waste	1 per employee
Concrete, Asphalt & Soil Recycling	1 per employee
Composting & Wood Recycling	1 per employee
Hazardous Materials	1 per employee
Religious Institutions	1 per 4 fixed seats (or 1 per 6 lineal feet of bench), plus 1 per cleric and staff
Restaurants & Bars	1 per 3 seats, plus 5 for take-out service (if provided), plus 1 per employee
Retail Sales & Services	
Local-Serving	1 per 200 square feet
General	<i>Small (carry-out) Items:</i> 1 per 200 square feet <i>Large Items:</i> 1 per 500 square feet
Outdoor Sales & Storage	Same as “General,” plus 1 per 1,000 square feet of outdoor space open to the public
Rodeos & Equestrian Events	As specified by use permit/ASA
Schools	<i>Elementary and Junior High:</i> 1 per staff, plus 1 per 4 fixed seats in auditorium or gymnasium (or 1 per 6 lineal feet of bench) <i>High:</i> 1 per staff, plus 1 per 7 students, plus 1 per 4 fixed seats in auditorium or gymnasium (or 1 per 6 lineal feet of bench)
Sport Shooting	As specified by use permit/ASA
Stables – Commercial	1 per 3 horses (at design capacity), plus 1 per employee
Studios – Arts & Crafts	1 per 1,000 square feet

**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Surface Mining	1 per employee
Swim & Tennis Clubs	As specified by use permit/ASA
Taxidermy	1 per 400 square feet
Theaters	1 space per 3 seats, plus 1 per employee
Timber Harvest Operations—Commercial	1 per employee
Truck & Railroad Terminals	1 per employee
Truck Sales & Services	
Repair	2 per vehicle work station, plus 1 per employee
Sales	1 per 1,000 square feet, plus 1 per employee
Storage	1 per employee
Underground Mining	1 per employee
Utilities	
Minor	1 per employee (manned facilities only)
Major	As specified by use permit/ASA
Veterinary Clinics & Hospitals	1 per 500 square feet, plus 1 per employee
Warehousing & Storage	
Indoor	1 per 2,000 square feet, plus 1 per 250 sq ft of office area
Outdoor	1 per 2,000 square feet, plus 1 per 250 sq ft of office area
Well-Drilling Operations	1 per employee
Wholesaling & Distribution	1 per 2,000 square feet open to the public, plus 1 per employee
Wind Energy Conversion Systems—Commercial	1 per employee

**Table 4.30-2  
Parking Spaces Required  
NONRESIDENTIAL USES**

USE CLASSIFICATIONS	SPACES REQUIRED
Wineries	
Small-Scale	1 per 1,000 square feet of warehouse area, plus 1 per 200 sq ft of tasting room
Medium-Scale	1 per 1,000 square feet of warehouse area, plus 1 per 200 sq ft of tasting room  One space per 3 attendees of receptions and special events.
Large-Scale	1 per 1,000 square feet of warehouse area, plus 1 per 200 sq ft of tasting room  One space per 3 attendees of receptions and special events.

**SECTION 8.** This ordinance shall not apply to any pending application for a Recreational Vehicle Park that the County Department of Planning and Development has deemed complete, in accordance with Section 4.20.080 of the Zoning Ordinance, on or before the effective date of this ordinance, provided the application is not abandoned. Any such complete application shall comply with all provisions of the County General Plan and Ordinance Code, including Appendix I, Zoning, applicable to Recreational Vehicle Parks that were in effect immediately preceding the effective date of this ordinance.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Santa Clara, State of California, on \_\_\_\_\_ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MIKE WASSERMAN, President  
Board of Supervisors

Signed and certified that a copy of this document has been delivered by electronic or other means to the President, Board of Supervisors.

ATTEST:

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MEGAN DOYLE  
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:

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LIZANNE REYNOLDS  
Deputy County Counsel

DRAFT