



# SAN BENITO COUNTY ZONING CODE UPDATE

San Benito County Planning Commission  
March 2, 2022



# Zoning Code Update Overview

- Why a Zoning Code Update?
- Purpose of Zoning Regulation
- What We Did/Selected Changes to the Code
- Project Timeline
- Next Steps





## Why Update the Zoning Code?

- Code was last comprehensively updated in 1984
- Make the Code more clear, concise, and user-friendly
- Implement the 2015 General Plan
- Modernize land uses and regulations
- Streamline development review
- Comply with changes in state law

## What Did We Do?

- Reorganized the Code, moving topics into a more logical order—like topics grouped together
- Added tables for permitted uses and development standards
- Revised and simplified permitted and conditional uses, especially to streamline review and approval of agricultural uses

## What Did We Do?

- Eliminated some types of permits that were seldom or never used
- Added sections required by changes in state law
- Added numerous explanatory illustrations

## Reorganized the Code

- Grouped similar topics together into 9 chapters to make them easier to find
- All administrative functions are now in one section
- Added chapter for Specific Use standards
- Eliminated redundant sections
- Added explanatory illustrations

# Land Use Tables

Table 25.03-B					
Land Uses - Agricultural Zones					
<p>P = Permitted Use</p> <p>A = Administrative Use Permit Required</p> <p>C = Conditional Use Permit Required</p> <p>“—” = Use Not Allowed</p> <p><i>Some new structures require review, per Section 25.02.001 of this Code</i></p>					
Land Use Classification	Agricultural Rangeland (AR)	Agricultural Productive (AP)	Rural (R)	Rural Transition (RT)	Notes and Additional Regulations
<b>Agricultural Uses<sup>1</sup></b> See note 1 to this table for all agricultural uses.					
Commercial agriculture (see Glossary)	P	P	P	--	
Commercial composting	C	C	C	--	
Commercial mushroom growing	C	C	C	--	
Crowing fowl (6-10)	A	A	A	--	
Crowing fowl (11+)	C	C	C	--	
Indoor commercial production of plants	C	C	C	C	

## Permitted and Conditional Uses

- Expanded the definition of Commercial Agriculture to include the range of typical activities
- Wineries allowed with Administrative Permit (staff approval) in Ag and Rural zones
- Updated Home Occupations and Rural Home Enterprises
- Simplified list of uses into more general categories (“Light Industrial” “Heavy Industrial”)



## Commercial Agriculture

***Commercial Agriculture.*** *Commercial agriculture involves the production crops for sale as a commercial enterprise, intended for widespread distribution to wholesalers or retail outlets. Commercial agriculture includes the delivery or distribution of crops to customers located elsewhere. Commercial agriculture also includes operations typically associated with farming, including equipment, vehicle, and materials storage; and the repair of equipment and vehicles used onsite. See also, “Agricultural Processing”*

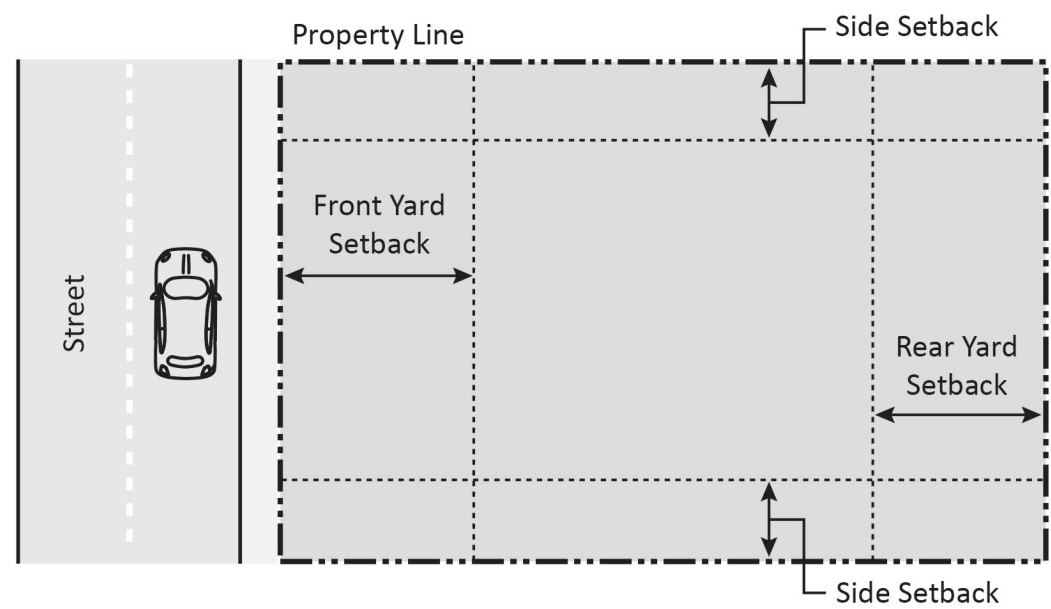
## Eliminated Processes and Permits

- Lot Line Adjustments (changed to Public Works approval)
- Nonconforming Parcel Review
- Animal Keeping Regulations (still in the County Code)
- Noise standards (in the County Code and General Plan)

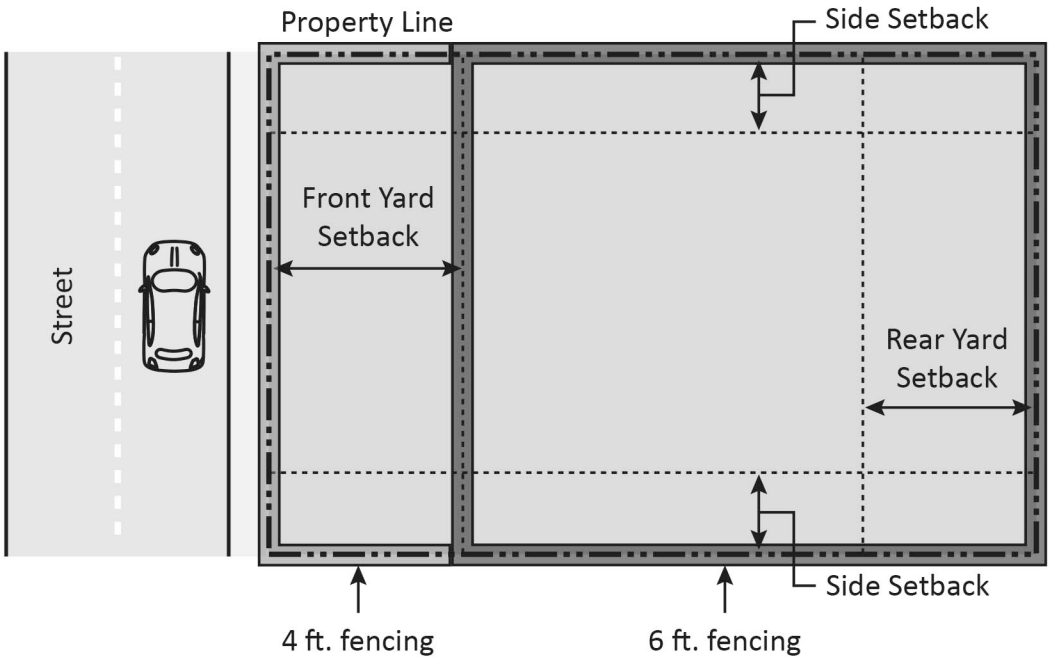
## Added Sections per State Law

- Updated Accessory Dwelling Unit standards
- Transitional Housing
- Farmworker Housing
- Objective Design Standards for Multi-Family
- Reasonable Accommodation

# Explanatory Illustrations

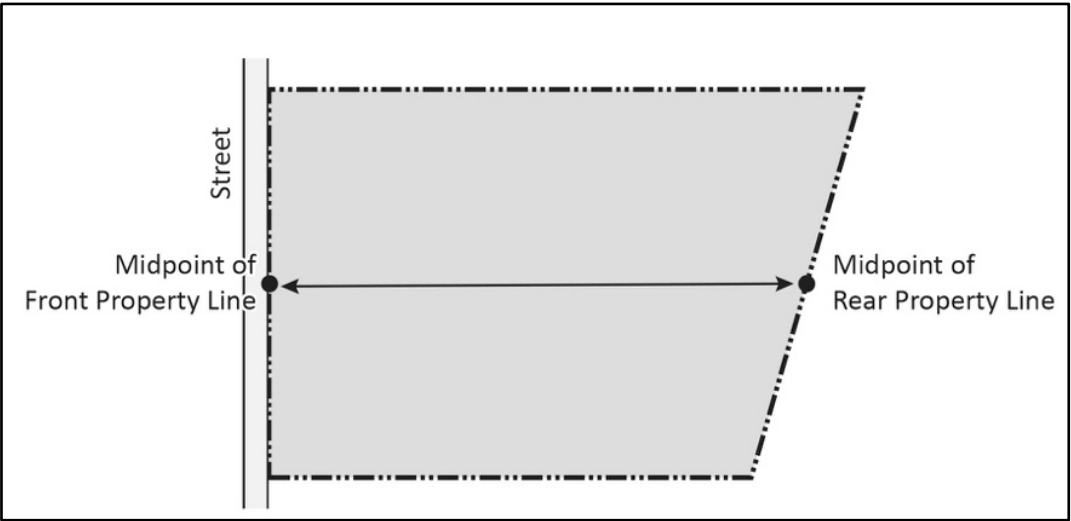
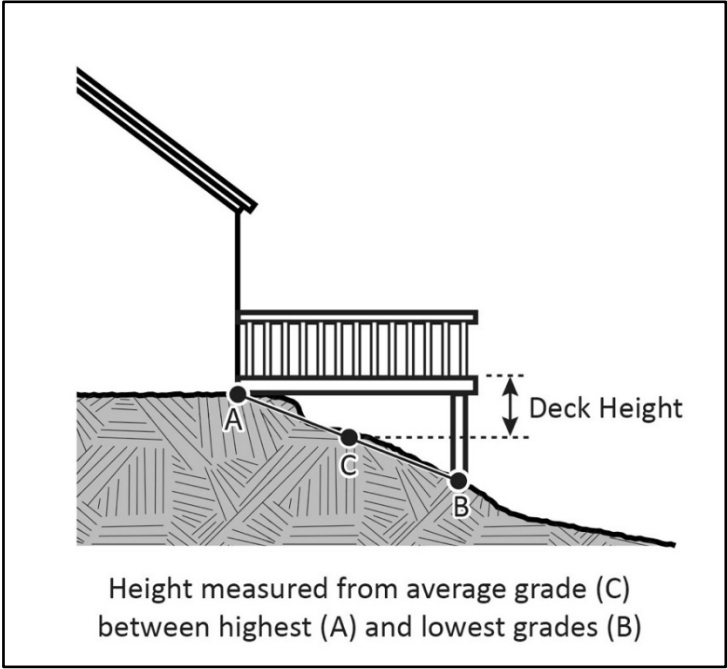
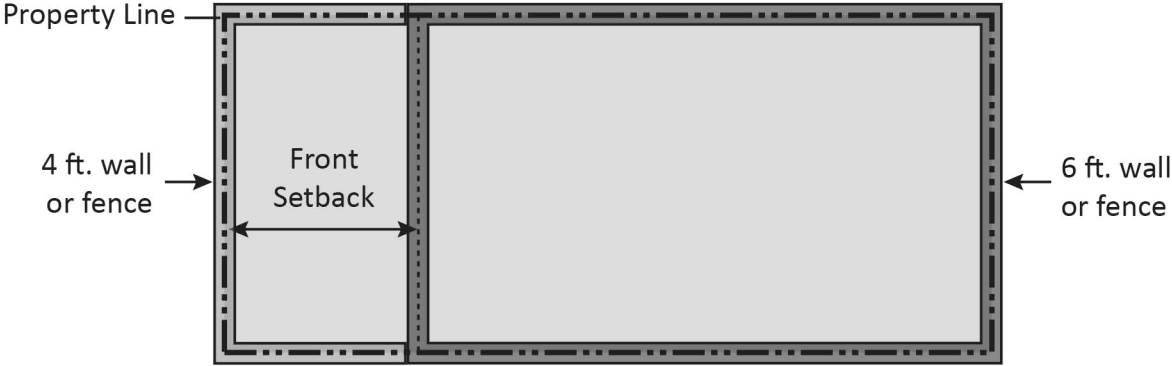


Yards and Setbacks



Fence Heights

# Explanatory Illustrations



# Schedule

Anticipated Dates	Milestone
<del>Oct. 2020</del>	<del>Project Initiation</del>
<del>Nov.-Jan. 2020</del>	<del>Review of Existing Zoning Code and Stakeholder Meetings</del>
<del>Jan. 27, 2021</del>	<del>Zoning Kickoff Presentation</del>
<del>Jan.-Apr. 2021</del>	<del>Draft Zoning Code Document</del>
<del>Apr.-May 2021</del>	<del>Public Review Zoning Code Draft</del>
<del>Jun.-Jul. 2021</del>	<del>Workshop to Discuss Public Review Draft Code</del>
<del>Jul.-Sep. 2021</del>	<del>Final Draft Zoning Code</del>
<del>Dec. 2021 to March 2022</del>	<del>Public Review of Draft Zoning Code</del>
<del>Spring 2022</del>	<del>Zoning Code Adoption Hearings</del>



## Next Steps

- Planning Commission and Board public hearings
- Stay connected on the Zoning Code Update site via the County's web page
- Watch for news about future Zoning Code hearings

[www.cosb.us](http://www.cosb.us)

PRESENTED BY



# THANK YOU



# QUESTIONS?