



SAN BENITO COUNTY ZONING CODE UPDATE

San Benito County Planning Commission
April 27, 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

Changes to the Zoning Code:

- 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

Changes to the Zoning Code:

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

Reorganized Code

- 1: General Provisions and Administration
- 2: Permits and Other Planning Actions
- 3: Zoning Map and Zoning Districts
- 4: Combining Zones
- 5: Planned Unit Developments
- 6: Specific Plans
- 7: General Development and Design Standards
- 8: Standards for Specific Uses and Areas
- 9: Glossary

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
Agricultural Uses¹ 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 associated with farming
- 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 is the practice of agriculture as a commercial enterprise, with products intended for distribution to wholesalers or retail outlets or for direct sale to the public. 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, “Agriculture” and “Agricultural Processing”*

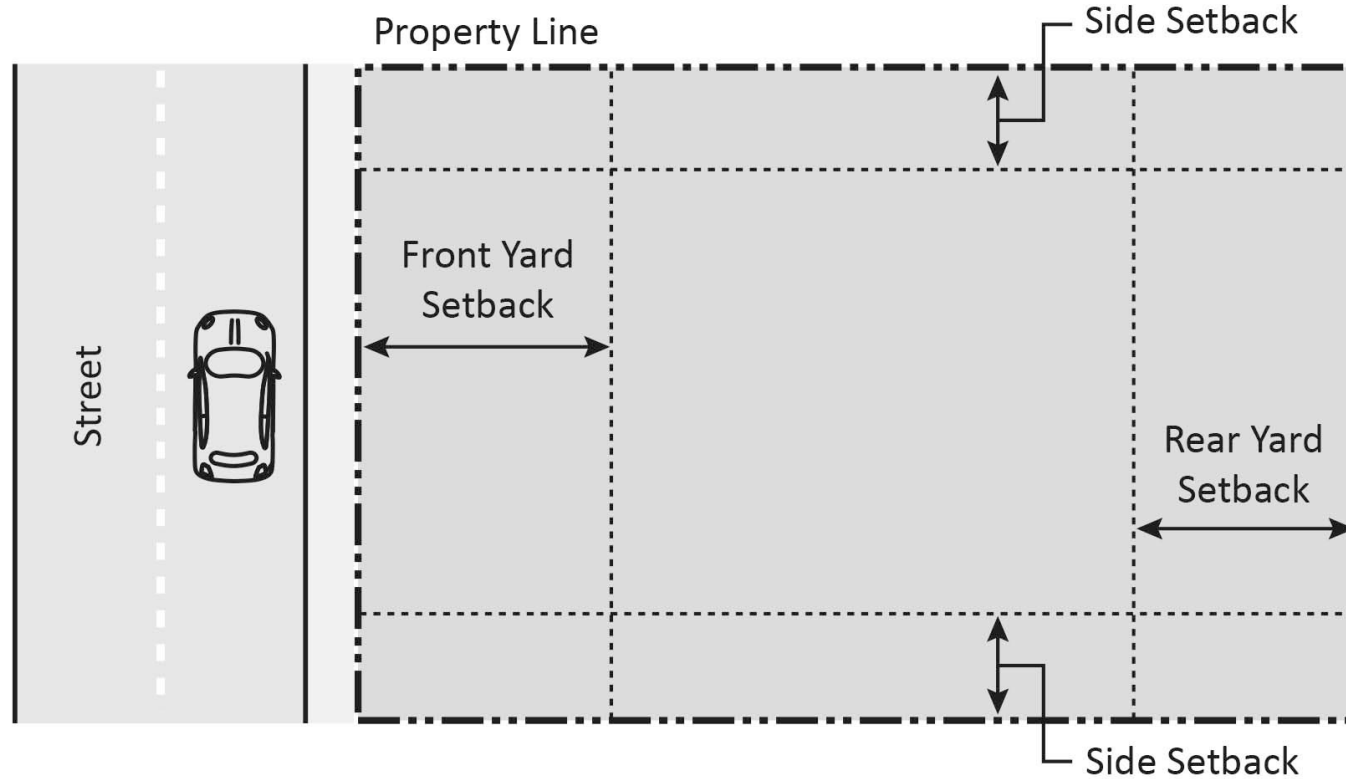
Eliminated Processes and Permits

- 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

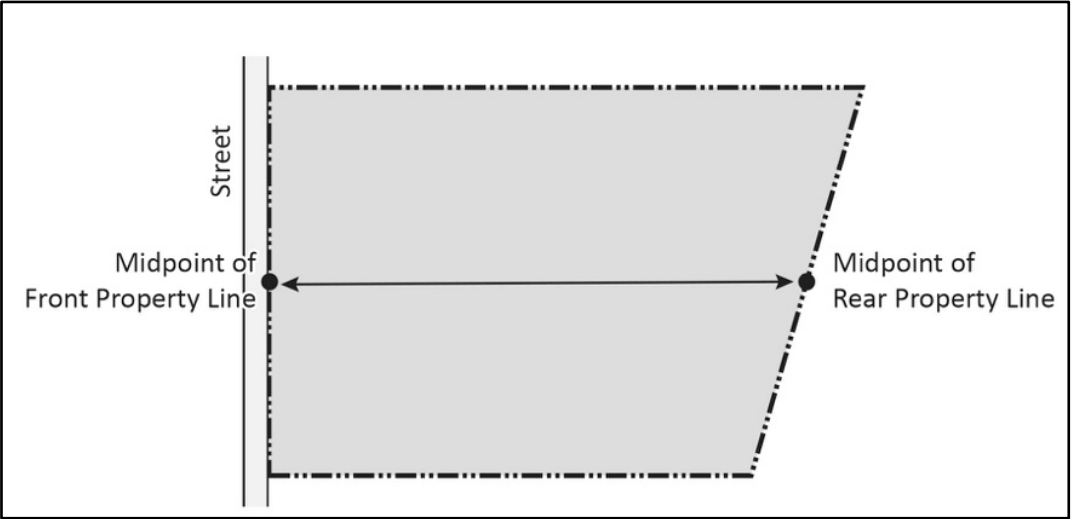
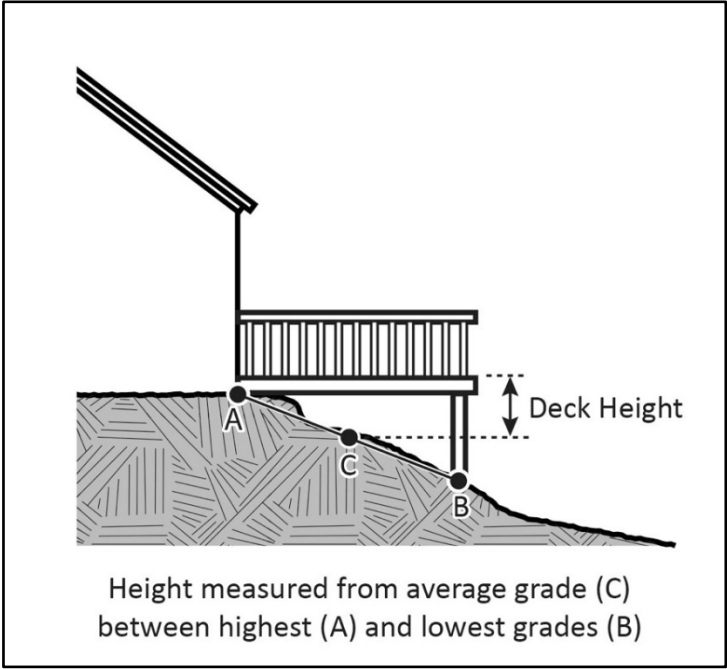
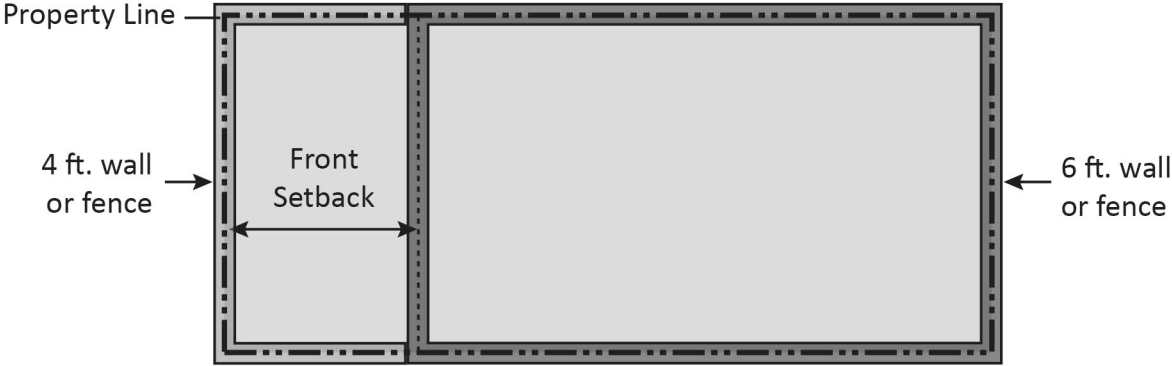
- Updated Accessory Dwelling Unit standards
- Transitional Housing
- Farmworker Housing
- Objective Design Standards for Multi-Family
- Reasonable Accommodation

Explanatory Illustrations



Yards and Setbacks

Explanatory Illustrations



Explanatory Illustrations



“Breezeway”



“Efficiency Kitchen”

Changes Since March 2022

Following the March 22 Public Workshops and Planning Commission presentation, the updated Zoning Code has been revised to incorporate Commission, staff, and public comments.

Changed pages with redline are included in the staff report package.

Staff Recommendation

Staff recommends that the Planning Commission recommend that the Board of Supervisors adopt the updated Zoning Code, with any additional changes not shown in the version presented tonight.

PRESENTED BY



THANK YOU



QUESTIONS?