25.03: Zoning Map and Zoning Districts

25.03.001 Purpose and Intent

Zones have been established to classify, regulate, and restrict the uses of land and buildings; regulate and restrict the height and bulk of buildings; regulate the area of yards and other open spaces about buildings; and regulate the density of people.

25.03.002 Official Zoning Map

The boundaries of the zones established by this Code are not included in this Code but are shown on the Official Zoning Map maintained by the Planning Division. The Official Zoning Map, together with all legends, symbols, notations, references, zone boundaries, map symbols, and other information on the maps, have been adopted by the Board of Supervisors and are hereby incorporated into this Code by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

A digital version of the Official Zoning Map is available on the County's web site.

25.03.003 Establishment and Designation of Zoning Districts

The County is divided into zones to allow for orderly, planned development and to implement the General Plan. Table 25.03-A (Zones Implementing the General Plan) identifies all zones in San Benito County. All zones shall be listed and appropriately designated on the official Zoning Map.

A. **Base Zones.** Every parcel shall have a base zone that establishes the primary type and intensity of land use permitted, along with development regulations for that particular type and intensity of land use.

B. **Specific Plan Zones.** Adopted Specific Plans located in the County are identified in Chapter 25.06 of this Code.

C. **Combining Zones.** A combining zone supplements the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the combining zone regulations, the provisions of the combining zone shall apply. Combining zones and their regulations are in Chapter 25.04 of this Code.

Table 25.03-A

Zones Implementing the General Plan		
Zone Symbol	**Zone District Name**	**General Plan Land Use Designation Implemented by Zone**
BASE ZONES		
Agricultural Zones		
AR	Agricultural Rangeland	Rangeland (RG)
AP	Agricultural Productive	Agriculture (A)
R	Rural	Rural (R)
RT	Rural Transitional	Rural Transition (RT)
Residential Zones		
RR	Rural Residential	Residential Rural (RR)
R1	Single Family Residential	Residential Rural (RR); Residential Mixed (RM)
RM	Residential Mixed	Residential Multiple (RM)
Commercial Zones		
C-1	Commercial Thoroughfare	Commercial Thoroughfare (CT)
C-2	Neighborhood Commercial	Commercial Neighborhood (CN)
Industrial Zones		
BP	Business Park	Industrial Light (IL)
M-1	Light Industrial	Industrial Light (IL)
M-2	Heavy Industrial	Industrial Heavy (IH)
Public/Quasi-Public Zones		
PQP	Public/Quasi-Public	Public/Quasi-Public (PQP)

RRP	Resource Recovery Park	Public/Quasi-Public (PQP)
Specific Plan Zones		
Santa Ranch Specific Plan		Santana Ranch Specific Plan (SRSP)
Fairview Corners Specific Plan		Fairview Corners Specific Plan (FCSP)
San Juan Oaks Specific Plan		San Juan Oaks Specific Plan (SJOSP)
COMBINING ZONES		
ES	Emergency Shelter Combining Zone	N/A
AS	Airport Safety Combining Zone	N/A[1]
FLA	Frazier Lake Airpark Combining Zone	N/A[1]
HMA	Hollister Municipal Airport Combining Zone	N/A[1]

1. These combining zones implement the Airport Land Use Compatibility Plan for each airport.

25.03.004 Agricultural and Rural Districts

The intent of the agricultural zones is to maintain the productivity of agricultural land, especially prime farmland, as well as maintain open space and grazing in more remote areas of the county. The rural zones are intended to serve as a transitional area between agricultural to rural areas and rural to urban areas. Single-family dwellings, accessory dwellings and farm worker housing are allowed in these zones, as appropriate for the level of available infrastructure.

These zones implement the Agriculture land use designation of the General Plan.

A. **Agricultural Rangeland (AR) District – Intent**

The intent of this district is to provide for areas within the county to be used for agricultural rangeland purposes as set forth in the general plan. Very low-density residential development and farmworker housing are permitted due to the lack of public infrastructure and for the preservation of open space and agriculture.

B. **Agricultural Productive (AP) District – Intent**

The intent of the AP district is to provide for areas within the county to be used for agricultural production of any type as set forth in the general plan, including agriculture support uses, vineyards, wineries and winery supporting land uses. Low-density residential uses, and the preservation of prime farmland. Low-density and farmworker housing are also permitted.

C. **Rural (R) District – Intent**

The intent of this district is to allow very low-density residential development in areas within the county that are not primarily suited for agricultural uses, and lack infrastructure needed for higher density development. The R zone is intended to provide areas for mixtures of housing and small-scale agricultural uses.

D. **Rural Transitional (RT) District – Intent**

The RT district is intended to provide a buffer of rural development between areas of residential development and agricultural areas in order to minimize the conversion of agricultural lands to urban uses.

E. **AR, AP, R, and RT Permitted Uses**

The following table designates uses are permitted, administratively permitted, conditionally permitted, or prohibited in an AR, AP, R, and RT districts. These uses apply to every lot and building site in the AR, AP, R, and RT zoning districts, except where modified by a combining zone.

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
Agricultural Uses[1] 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	
Commercial livestock farm or ranch involving poultry or small or large livestock able to roam and/or feed over a large area	P	P	P	--	

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
Commercial livestock farm or ranch involving concentrations of poultry or small or large livestock animals in a central location, such as a chicken ranch, dairy, feed lot and similar uses	A	C	C	--	
Rangeland grazing of small or large livestock	P	P	--	--	
Non-commercial raising of poultry or other animals	P	P	P	P	See "Animal Keeping" standards in Chapter 25.08 for limits on number of animals.
Future Farmers of America (FFA) or 4-H projects, conducted by	P	P	--	--	

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
residents of the premises.					
Wholesale Plant Nursery	P	P	P	P	
Commercial Uses					
Bed and breakfast establishments	C	C	C	--	
Hotel or motel	A	A	A	--	
Winery	A	A	A	--	
Sale of agricultural products, including products not produced in San Benito County	A	A	A	A	Sale of other products, including pre-packaged and prepared food, allowed as an accessory use.
Sale of agricultural products produced in San Benito County	P	P	P	P	Sale of other products, including pre-packaged and prepared food,

Table 25.03-B					
Land Uses - Agricultural Zones					
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Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
					allowed as an accessory use.
Commercial Cannabis/Hemp Uses[1] See note 1 to this table for all cannabis uses.					
Indoor or outdoor cultivation of commercial cannabis; transport of crops to offsite locations (not including "distribution" as defined in Title 7, Chapter 7.02 of the County Code	C	C	C	--	Subject to additional requirements of Title 7, Chapter 7.02 of the County Code
Laboratory testing of commercial cannabis or hemp and/or cannabis or hemp products	C	C	C	--	
Manufacturing of commercial cannabis or hemp (mixed light,	C	C	C	--	

Table 25.03-B					
Land Uses - Agricultural Zones					
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Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
including nurseries and distribution)					
Industrial Uses[1] See note 1 to this table for all Industrial uses.					
Abattoir (Slaughterhouse)	C	C	C	--	
Agricultural Processing of products grown onsite	P	P	P	--	
Agricultural processing of products not grown onsite	C	C	C	--	
Cannery	--	--	--	--	
Pallet and agricultural bin manufacturing	C	C	C	--	
Off-site truck parking in service of agricultural operations	C	C	C	--	

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
Residential Uses[1] See note 1 to this table for all Residential uses.					
Single-family dwelling	P	P	P	P	Per the density requirements of the General Plan
Tiny Homes	P	P	P	P	See Chapter 25.08.029 for Tiny Homes standards
Accessory Dwelling Unit	P	P	P	P	See Chapter 25.08.002 for Accessory Dwelling Unit standards
Group Home (Small)	P	P	P	P	
Group Home (Large)	C	C	C	C	
Permanent Agricultural Employee Housing, not exceeding 12 dwelling units (including mobile	P	P	P	P	See Note 2

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
homes and RVs, or spaces for mobile homes and RVs), or 36 beds in group quarters					
Permanent Agricultural Employee Housing exceeding 12 dwelling units or 36 beds in group quarters	C	C	--	--	See Note 2
Labor Supply Employee Housing	P	P	P	P	See Note 2
Seasonal Agricultural Employee Housing	P	P	P	P	See Note 2
Temporary Agricultural Employee Housing	P	P	P	P	See Note 2
Senior/Congregate Care	P	P	P	P	

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
Transitional and Supportive Housing	P	P	P	P	
Recreational Uses					
Commercial outdoor recreational uses, including but not limited to RV parks, hunting clubs and riding clubs and golf courses	C	C	C	C	
Private outdoor camping facilities, including cabins and tent camping	C	C	C	C	
Other/Institutional/Utility					
Aircraft Landing Field/Helipad	C	C	C	C	
Assembly Uses, including places of worship, private clubs, fraternity/sorority					

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
houses, senior centers	C	C	C	C	
Bus stops, park and ride lots, transit stops	P	P	P	P	
Cemetery (includes columbarium)	C	C	C	C	
Day Care, Small Family	P	P	P	P	
Day Care, Large Family	A	A	A	A	
Day Care Center	C	C	C	C	
Educational institution, private	C	C	C	C	Public schools are not regulated by this Code
Hobby Kennels	A	A	A	--	See "Animal Keeping" in Chapter 25.08
Hospital	C	C	C	C	

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
Kennels, including, without limitation, kennels for hybrid animals	C	--	--	--	See "Animal Keeping" in Chapter 25.08
Library or museum not operated by a governmental entity	A	A	A	A	Publicly operated libraries and museums are not regulated by this Code
Microwave, radio and television transmission and/or relay structures	C	C	C	C	Facilities regulated by the PUC are not regulated by this Code
Private enterprise performing governmental functions	C	C	C	C	
Radio frequency emission measuring facilities (if privately operated)	C	C	C	C	Publicly operated radio frequency emission measuring facility not

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
					regulated by this Code
Railway stations, multi-modal transit centers	C	C	C	C	
Renewable Energy Generation Facilities, Commercial	C	C	C	--	See Chapter 25.08.016 for development standards
Renewable Energy Generation Facilities, Commercial and Private Non-Commercial	A	A	A	--	See Chapter 25.08.016 for development standards
Surface mining~~,~~ including concrete and asphalt batch plants and concrete and asphalt recycling plants	C	C	C	C	Must comply with Surface Mining Ordinance, title 19 of the County Code

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required "—" = Use Not Allowed *Some new structures require review, per Section 25.02.001 of this Code*					
Land Use Classification	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**	**Notes and Additional Regulations**
Veterinary hospitals and pet clinics	C	C	C	--	
Accessory/Incidental Uses	Regulated as a use per this table. Administrative Use Permit or Conditional Use Permit required if shown in the table above.				
Wireless telecommunication facilities	See the Wireless Telecommunication regulations in Title 7 of the County Code				
Similar Uses	See "Interpretations" in Chapter 25.01				

Note 1: All Agricultural, Cannabis, Industrial and Residential uses in Agricultural zones can be a primary use, if consistent with the General Plan land use designation for the property.

Note 2: Farmworker housing provided by an employer must comply with all provisions of Section 17008(a) of the California Health and Safety Code. Farmworker housing provided by someone other than an agricultural employer must comply with all provisions of Section 17008(b) of the California Health and Safety Code.

F. **Agricultural and Rural District Development Standards**

Table 25.03-C establishes the basic development standards for the agricultural and rural zones. Development standards for specific uses are provided in Chapter 25.08. The regulations in this section apply to every lot and building site in the AR, AP, R, and RT zoning districts, except where modified by a combining zone.

Table 25.03-C				
Development Standards – Agricultural Zones				
Development Standard	**Agricultural Rangeland (AR)**	**Agricultural Productive (AP)**	**Rural (R)**	**Rural Transition (RT)**
Lot and Density Standards				
Maximum Density[1]	1 dwelling unit per 40 acres[1]	1 dwelling unit per 5 acres[1]	1 dwelling unit per 5 acres[1]	1 dwelling unit per 2.5 acres[1]
Minimum Lot Size	40 acres	5 acres	5 acres	2.5 acres
Setbacks and Height Limits				
Front Setback	30 feet	25 feet	25 feet[2]	25 feet [2]
Side, Interior Setback	32 feet	32 feet	32 feet [2]	32 feet [2]
Rear Setback	35 feet	35 feet required	35 feet [2]	35 feet [2]
Distance between buildings	Subject to requirements of California Building Code			
Maximum Building Height (feet)	35	35	35	35
Development standards for accessory structures are provided in sections 25.07.006, 25.07.007, and 25.07.008.				

1. Accessory dwelling units do not count toward density. See section 25.08.002.
2. R & RT zones – in state responsibility area, a vegetation clearance easement may be required for defensible space for firefighting, see County Fire Department.

25.03.005 Residential Districts

The intent of the residential districts is to provide for a range of housing types consistent with the general plan and other compatible land uses that will support and enhance the residential environment.

A. **Rural Residential (RR) District – Intent**

The RR zone is intended to provide areas of mixtures of housing and limited agricultural uses.

The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance. This category applies to areas in proximity to urban services. The density of this zone shall be a maximum of one dwelling unit per acre, unless a public sewer and public water service is available or the municipality accepts wastewater treatment responsibility, at which point the minimum net parcel size may be reduced to one-half acre. The following regulations except to the extent they may be modified by this title or by a combining or overlay district, shall apply to every lot and building in the RR district.

Development applications are by County policy referred to the city that would provide services to the project.

B. **Residential Districts**

1. These residential districts are established to provide areas in suitable locations for the various types of dwelling accommodations needed in the county and to provide a means of regulating the density and distribution of the population in conformance with the general plan.

2. There are two residential zones which implement the Residential Mixed land use designation of the General Plan:

   a. Single-family residential; or

   b. Residential Multiple.

C. **Single-Family Residential (R1) District**

The intent of the R1 district is to provide primarily for the development of single-family neighborhoods, with appropriate supporting uses. Attached or multi-family housing is not permitted, except for Accessory Dwelling Units and where state law mandates approval of these types of housing.

Development intensity is established in part by the availability of public water and sewer service. In areas where both are available, smaller lot sizes can be created. Where one or both is not available, lot sizes will be limited by the availability of local soils and underground water to provide sufficient capacity consistent with the Building Code and other health regulations.

D. **Residential Multiple (RM) District - Intent and Application of Article**

The intent of the RM district is to allow for areas of multiple-family dwellings, in areas already developed to urban density, as well as having utility services to allow this density to continue. This will allow unincorporated pockets of urban concentration to occur where public sewer and water, as well as circulation, other utilities and services exist or can be provided.

This zoning designation is to be located where commercial services, recreational facilities and

public services, such as shopping and health care, are available within a reasonable distance. The following regulations, as set out in this article, except to the extent that they may be modified by a combining or overlay district, or any adopted specific plan, shall apply to every lot and building site in an RM district.

An adopted specific plan may establish, without limitation, a separate list of permitted and conditionally permitted land uses, site development standards, height and coverage limitations and building setbacks for all land within the boundaries of the specific plan.

Development intensity is established in part by the availability of public water and sewer service. In areas where both are available, smaller lot sizes can be created. Where one or both is not available, lot sizes will be limited by the availability of local soils and underground water to provide sufficient capacity consistent with the Building Code and other health regulations.

E. **RR, R1, & RM Permitted Uses**

The following table designates uses are permitted, administratively permitted, conditionally permitted, or prohibited in an RR, R1, and RM districts. These uses apply to every lot and building site in the RR, R1, and RM zoning districts, except where modified by a combining zone.

Table 25.03-D				
Land Uses - Residential Zones				
P = Permitted Use *A = Administrative Use Permit Required* *C = Conditional Use Permit Required* *"—" = Use Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classification	**Rural Residential (RR)**	**Single Family Residential (R1)**	**Residential Multiple (RM)**	**Additional Regulations**
Agricultural Uses				
Commercial agricultural as defined in the Glossary	P	--	--	
Hobby/Personal agriculture	P	P	P	
Small livestock farming	P	--	--	
Sale of agricultural produce grown on the premises	P	P	P	
Residential Uses				
Single-family dwelling, Primary	P	P	C	
Additional Single-Family dwellings	P	P	P	Must meet density requirements of the General Plan
Tiny Homes	P	P	P	See Chapter 25.08.029 for

				Tiny Homes standards
Accessory Dwelling Unit	P	P	P	See Accessory Dwelling Unit Standards in Chapter 25.08.002
Boarding House	P	P	P	
Duplex or Half-plex	--	--	P	
Group Home (Small)	P	P	P	
Group Home (Large)	C	C	C	
Mobile Home Park	--	--	P	
Multiple-family dwellings, condominiums and apartments	--	--	P	
Senior/Congregate Care	P	P	P	
Transitional and Supportive Housing	P	P	P	
Other				
Assembly Uses, including places of worship, private clubs, fraternity/sorority houses, senior centers	C	C	C	
Bus stops, park and ride lots, transit stops	P	P	P	

Cemetery (includes columbarium)	C	C	C	
Commercial outdoor recreational uses, including but not limited to RV parks, hunting clubs and riding clubs and golf courses	C	--	--	
Day Care, Small and Large Family	P	P	P	Must be operated in accordance with California Health & Safety Code, Chapter 3.6, Sections 1597.44, 1597.45,1597.46, and 1597.465
Day Care Center	C	C	C	
Educational institution, private	C	C	C	Public schools are not regulated by this Code
Hospital	C	C	C	
Library or museum not operated by a governmental entity	A	A	A	Publicly operated libraries and museums are not regulated by this Code
Microwave, radio and television transmission and/or relay structures	C	C	C	Facilities regulated by the PUC are not regulated by this Code
Private enterprise performing	C	C	C	

Governmental functions				
Railway stations, multi-modal transit centers	C	C	C	
Renewable Energy Generation Facilities, Commercial Scale	--	--	--	
Renewable Energy Generation Facilities, Private Non-Commercial	A	A	A	See Chapter 25.08.016 for development standards
Recreational uses incidental to single-family residential uses and for the exclusive use of the residents residing on the same parcel	P	P	P	
Accessory/Incidental uses	Regulated as a use per this table. Administrative Use Permit or Conditional Use Permit required if shown in the table above.			
*Similar Uses	See "Interpretations" in Chapter 25.01.009			

F. **Residential District Development Standards**

The following table establishes the basic development standards for the rural residential and urban residential zones. Development standards for some specific uses are provided in Section 25.08 of this Code.

These standards apply to every lot and building site in the RR, R-1, and RM zoning districts, except where modified by a combining zone.

Table 25.03-E			
Development Standards – Residential Zones			
Development Standard	Rural Residential (RR)	Single Family Residential (R1)	Residential Multiple (RM)
Lot and Density Standards			
Maximum Density	2 dwelling units per acre [1]	Up to 20 units per acre if both public water and sewer are available [1]	8 - 20 dwelling units per acre if both public water and sewer are available [1]
Minimum Lot Size	0.5 to 1 acre • 0.5 acre: public sewer + public water • 1 acre: only one public water/sewer service provided)	5,000 sq. ft., 1 acre, and 2.5 acres minimums for single family homes, depending on availability of services:[3] • 5,000 sq. ft.: public sewer + public water • 1 acre: septic tanks + public water • 2.5 acre: septic tanks + well water)	No minimum lot size for multi-family [2] Single family development intensity depends on availability of services: [3] • 1 acre: septic tanks + public water • 2.5 acre: septic tanks + well water)
Minimum Lot Requirements			
Interior lot width/lot depth	Depth of lot cannot be more than three times the width of the lot (Planning Commission can waive for parcels larger than 5 acres in size)		
Maximum lot coverage (percentage)	40%	40%	60%
FAR 0.8	N/A	0.8 FAR	0.8 FAR

Building Form and Location			
Front setback	25	20	20 feet, except the setback shall be 15 feet for parcels of less than 7,200 square feet if administrative approval by the Planning Director is granted
Side setback (each side)	15% of width (not less than 8 feet, but not more than 32 feet required)	10% of the lot width (not less than 6 feet, but not more than 20 feet required)	10% of the lot width (not less than 6 feet, but not more than 20 feet required)
Rear setback	20% of lot depth, not less than 20 feet, but not more than 35 feet required	20% of lot depth, not less than 20 feet, but not more than 35 feet required	20% of lot depth, not less than 20 feet, but not more than 30 feet required
Distance between main buildings	Subject to requirements of California Building Code		
Maximum Building Height (feet)	35	30	35

1. ADUs and JADUs not counted toward density.
2. 30% mixed housing types required for RM lots with public infrastructure/utilities.
3. Note: Site-specific soil characteristics may result in larger lot sizes.

25.03.006 Commercial Districts

The intent of the C-1 and C-2 districts is to provide for commercial development that is compatible with other land uses and will conveniently and effectively serve the needs of the people. The objective is to encourage commercial services to meet the needs of rural citizens as well as the needs of the weekend or recreational uses.

A. **Commercial Thoroughfare (C-1) District - Intent**

The C-1 district implements the Commercial Thoroughfare land use designation of the General Plan, which seeks to:

> *"… provide commercial services for motorists near highway interchanges, along thoroughfares, and near Federal, State, and regional parks, and other tourist attractions to capture pass-through traffic, and to allow for commercial uses that serve the agricultural and rural unincorporated community. These uses could include small shopping centers, truck and automobile stations, and tourist-serving commercial uses."*
>
> *The purpose of this designation is to provide areas that function as destinations for commercial activity serving the regional population. This designation intends to accommodate the location of such commercial uses at key intersections along Interstate 101 and other major State Routes. These uses could include shopping centers, truck and automobile stations, tourist-serving commercial uses, and hotels/motels."*

The C-1 zoning district allows the establishment of businesses offering accommodations, supplies or services especially to motorists, and for certain uses such as commercial amusement and specialized automotive and related sales and service establishments which serve persons coming to them from large trading areas by automobile.

These uses ordinarily do not seek locations in shopping centers, and therefore, must be provided at independent locations. The C-1 district, when appropriate, will be located along major thoroughfares. Special development standards are incorporated in the district regulations in order to provide for orderly development and to minimize traffic hazards.

The following regulations apply to every lot and building site in a C-1 district, except where modified by a combining zone.

B. **Neighborhood Commercial (C-2) District - Intent**

The C-2 district implements the Commercial Neighborhood land use designation of the General Plan, which seeks to:

> *"… provide convenience goods within or near communities or other concentrations of population. This designation intends to reduce unnecessary vehicular trips to commercial centers in the cities of Hollister and San Juan Bautista and outlying cities in other counties, encouraging a focus on local businesses, with a destination retailer or restaurant. This designation also allows mixed-use developments that could include residential, retail, and office uses."*

The C-2 zoning district is specifically intended to establish and provide centers for convenient shopping to residential neighborhoods.

The following regulations apply to every lot and building site in a C-2 district, except where modified by a combining zone.

C. **C-1 & C-2 Permitted Uses**

The table below designates uses are permitted, administratively permitted, conditionally permitted, or prohibited in C-1 and C-2 districts.

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Agricultural Uses			
Commercial agriculture as defined in Glossary	P	P	
Future Farmers of America/4-H projects	--	P	Must be conducted by occupants of premises. Projects involving crowing fowl require crowing fowl affidavit
Hobby/Personal agriculture	--	P	
Grazing	P	P	

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Plant Nursery, Wholesale Only	P	P	
Small livestock farming	P	P	One adult animal per acre (see Chapter 25.08)
Residential Uses			
Single-family dwelling	--	C	One per lot or parcel
Tiny Homes	--	C	See Chapter 25.08.029 for Tiny Homes standards
Accessory Dwelling Unit	--	P	Per Accessory Dwelling Unit regulations in Chapter 25.08.002
Caretaker unit	P	P	
Duplex or two-family dwelling	--	C	

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Multiple-family dwellings, condominiums and apartments	--	C	Per General Plan density
Transitional and Supportive Housing	--	P	
Commercial Uses			
Alcohol sale for on-site or off-site consumption	P	P	
Automotive/vehicle related uses (see Glossary)	A	--	
Automobile service stations and car washes (full service and self service)	C	C	
Commercial entertainment and amusement establishments	C	--	
Custom clothing retail and tailoring services	--	P	
Drive-through restaurants	C	--	
Drugstore/Pharmacy	--	A	

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Eating and drinking establishments, including nightclubs	C	--	
Farm equipment sales with accessory repairs and services	A	--	
Sale of fruit and vegetable in a roadside stand	A	--	
Greenhouse, plant nursery, including sales of garden hardware	A	--	
Home improvement stores	C	--	
House trailer sales and rentals	A	--	
Mobile home parks	--	C	
Motels and hotels	C	--	
Outdoor display and sale of merchandise, permanent	A	A	
Outdoor display and sale of merchandise, temporary	Requires Temporary Use Permit		

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Outdoor storage of materials	--	--	
Restaurant	P	P	
Retail business establishments, small scale	P	P	
Retail business establishments, large scale	C	--	
Secondhand sales (auction shop, merchandise liquidator, surplus or salvage outlet or store, secondhand store or close-out store or other business of a similar type or nature)	C	--	
Trailer rentals (U-Haul type)	A	--	
Truck stops/travel plazas	C	--	
Personal Service Uses			
Bank	P	P	
Personal Services, excluding massage parlors	P	P	

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Retail clothes cleaning, dry cleaning, or laundry, including self-service laundromat	P	P	
Office, business or professional (including medical/dental)	P	P	
Veterinary hospitals and pet clinics	C	--	
Undertaking establishments, funeral homes, mortuaries	C	--	
Other Uses			
Assembly Uses, including places of worship, private clubs, fraternity/sorority houses, senior centers	--	C	
Bus stops, park and ride lots, transit stops	P	P	
Day Care, Small Family	P	P	
Day Care, Large Family	A	A	
Day Care Center	C	C	

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Educational institution, private	--	C	Public schools are not regulated by this Code
Hospital	--	C	
Library or museum or information center not operated by a governmental entity	--	C	Publicly operated libraries and museums are not regulated by this Code
Microwave, radio and television transmission and/or relay structures	C	C	Facilities regulated by the PUC are not regulated by this Code
Outdoor recreation and/or education	C	--	
Private enterprise performing governmental functions	--	C	
Privately operated swimming pool	--	C	Publicly operated pools are not regulated by this Code

Table 25.03-F			
Land Use Regulations – Commercial Zones			
"P"= *Permitted Use* "A"= *Administrative Use Permit Required* "C"= *Conditional Use Permit Required* "--" = Use Not Allowed *All new structures require review, per Chapter 25.02 of this Code*			
Land Use Classification	**Commercial Thoroughfare (C-1)**	**Neighborhood Commercial (C-2)**	***Additional Regulations***
Recreation trailer parks	C	C	
Recycling Collection facilities	P	P	Minor Development Plan Review required. In C-1, limited to 200SF of outside storage. No outside storage in C-2
Recycling equipment to briquette, shred, transform or otherwise process recyclable materials	C	C	See chapter 25.08
Recycling Processing facilities	--	--	
Unmanned Aircraft takeoff and landing facilities	C	--	
Railway stations, multi-modal transit centers	C	C	
Accessory/Incidental uses	Regulated as a use per this table. Administrative Use Permit or Conditional Use Permit required if shown in the table above.		
*Similar uses	See “Interpretations” in Chapter 25.01		

D. **Commercial District Development Standards**

The table below establishes the basic development standards for the C-1 and C-2 zones.

Table 25.03-G		
Development Standards - Commercial Zones		
	Commercial Thoroughfare (C-1)	**Neighborhood Commercial (C-2)**
Density and Lot Requirements		
Density (units/acre)	N/A	20 dwelling units per acre
Minimum Lot Size (square feet)	20,000	20,000
Building Form and Location		
Floor Area Ratio (FAR)	0.8	0.8
Maximum Height (feet)	35	35 feet or more as determined by the Planning Commission as part of Development Plan Review
Maximum lot coverage	40%	50%
Front setback	10 feet or as determined by the Planning Commission as part of Development Plan Review	10 feet or as determined by the Planning Commission as part of Development Plan Review
Side setback (each side) [1, 2]	0 unless required by Planning Commission, then a minimum of 10 feet, **or** 10 feet when adjacent to a residential zone	Same as most restrictive adjacent zone
Rear setback [1, 2]	0 unless required by the Planning Commission, then a minimum of 10 feet, **or** 10 feet when	Same as most restrictive adjacent zone

	adjacent to a residential zone	

1. In C-1 zone - in state responsibility area, a vegetation clearance easement may be required for defensible space for firefighting, see County Fire Department.

2. In C-1 zone – a commercial use abutting a residential use shall provide a ten- foot screened and landscaped setback buffer. Walls shall be not less than five feet nor more than eight feet in height.

25.03.007 Industrial Districts

The BP, M-1, and M-2 districts are intended to provide specialized areas where industrial uses can be located in a setting which will preserve and enhance the existing environment and where such uses will be compatible with other uses. These zoning categories implement the Industrial Light and Industrial Heavy land use designations of the General Plan.

A. **Business Park (BP) District – Intent**

The business park district is intended to provide specialized areas where industrial uses of high quality can be located in a park-like setting which will preserve and enhance the existing environment and will be compatible with multiple residential and institutional uses.

B. **Light Industrial (M-1) District – Intent**

The M-1 district is intended to allow light industrial development near existing transportation systems (e.g., highways, rail, air). This includes: warehouses, contractor yards, nurseries, lumber yards, auto repair shops, light manufacturing and/or assembly, and research and development operations that do not cause significant environmental hazards or create major pollution.

C. **Heavy Industrial (M-2) District – Intent**

The M-2 district is intended to provide areas for heavy industrial activities that are not suitable for urban areas because of their size, noise, dust, traffic, or safety concerns. This could include large-scale manufacturing operations, mining and aggregate production facilities, recycling transfer centers, chemical and explosives manufacturing, or other similar uses.

D. **BP, M-1 & M-2 Permitted Uses**

The table below designates uses are permitted, administratively permitted, conditionally permitted, or prohibited in BP, M-1 and M-2 districts.

The regulations in this section apply to every lot and building site in the BP, M-1 and M-2 zoning districts, except where modified by a combining zone.

Table 25.03-H				
Land Use Regulations -Industrial Zones				
"P" = Permitted Use *"A" = Administrative Use Permit Required* *"C" = Conditional Use Permit Required* *"--" = Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classifications	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
Residential Uses				
Caretaker units	P	P	P	As an accessory use to a primary industrial use
Commercial Cannabis/Hemp Uses				
Cultivation of commercial cannabis or hemp (mixed light, including nurseries)	C	C	C	Subject to Title 7, Chapters 7.02 and 7.04 of the Municipal Code
Cultivation of commercial cannabis or hemp (indoor, including nurseries)	C	C	C	
Distribution of commercial cannabis or hemp and/or cannabis or hemp products	C	C	C	
Laboratory testing of commercial cannabis or hemp and/or cannabis or hemp products	C	C	C	
Manufacturing of cannabis or hemp and/or	C	C	C	

Table 25.03-H				
Land Use Regulations -Industrial Zones				
"P" = Permitted Use *"A" = Administrative Use Permit Required* *"C" = Conditional Use Permit Required* *"--" = Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classifications	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
cannabis or hemp products				
Microbusiness for commercial cannabis (excluding retail activity)	C	C	C	Subject to Title 7, Chapter 7.02 of the Municipal Code
Commercial and Office Uses				
Building material sales, including the sale of rock, sand, gravel and the like	--	P	P	
Executive and professional offices as a standalone use	P	A	A	
Mini-Storage	--	A	--	See Chapter 25.08.015 for development standards
Offices associated with an industrial use	P	P	P	
Plant nurseries and greenhouses	--	C	C	

Table 25.03-H				
Land Use Regulations -Industrial Zones				
"P" = Permitted Use *"A" = Administrative Use Permit Required* *"C" = Conditional Use Permit Required* *"--" = Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classifications	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
Restaurants, bars, coffee shops	A	--	--	
Retail lumberyard, including mill or cabinet work	--	A	A	
Retail sale of products manufactured on-site, including food and beverage products (including on-site consumption)	--	C	C	Allowed as an accessory use to the manufacturing facility
Industrial Uses				
Bus stops, park and ride lots, transit stops	P	p	P	
Contractor's equipment storage or plant, or rental of equipment commonly used by contractors	--	A	A	
Explosives handling, storage or manufacture	--	--	C	
Fuel manufacturing, refining or storage	--	--	C	Liquid, gas or solid

Table 25.03-H				
Land Use Regulations -Industrial Zones				
"P" = Permitted Use *"A" = Administrative Use Permit Required* *"C" = Conditional Use Permit Required* *"--" = Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classifications	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
Industrial activity occurring outdoors	--	--	C	
Industrial cleaning and laundry facilities	--	--	C	
Junkyard or wrecking yard	--	--	C	
Nuclear generator	--	--	C	
Outdoor activity	--	--	C	
Outdoor storage, incidental to a primary use	--	C	C	See Standards for Specific Uses Chapter
Outdoor storage as a primary use	--	--	C	See Standards for Specific Uses, Chapter 25.08
Public utility service yard for electrical receiving or transformer station	P	P	P	Facilities regulated by the PUC are not regulated by this Code
Recycling	--	--	C	

Table 25.03-H				
Land Use Regulations -Industrial Zones				
"P" = Permitted Use *"A" = Administrative Use Permit Required* *"C" = Conditional Use Permit Required* *"--" = Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classifications	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
Recycling Collection facilities	--	P	P	Requires Minor Development Plan Review
Recyling equipment to briquette, shred, transform or otherwise process recyclable materials			C	See chapter 25.08.014
Recycling Processing facilities	--	--	C	Must operate within an enclosed building; no outdoor storage allowed
Renewable Energy Generation Facilities, Private and Non-Commercial	--	A	A	See Chapter 25.08 for development standards
Renewable Energy Generation Facilities, Commercial	--	C	C	See Chapter 25.08.016 for development standards
Research and development laboratories	A	A	--	Provided such use does not cause any danger or produce undue odor, smoke,

Table 25.03-H				
Land Use Regulations -Industrial Zones				
"P" = Permitted Use *"A" = Administrative Use Permit Required* *"C" = Conditional Use Permit Required* *"--" = Not Allowed* *All new structures require review, per Chapter 25.02 of this Code*				
Land Use Classifications	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
				noise, pollution of surface or underground water or other objectionable effects
Warehouses	A	A	P	
Logistics Facility	--	C	A	
Light Industrial facilities (see glossary)	A	A	A	
Heavy Industrial facilities (see glossary	--	--	A	
Railway stations, multi-modal transit centers	C	C	C	
Accessory/Incidental Uses	Per the use table. Administrative Use Permit or Conditional Use Permit required if shown in the table above.			
Wireless telecommunication facilities	See the Wireless Telecommunication regulations in Title 7 of the County Code			
Similar Uses	See "Interpretations" in Chapter 25.01			

E. **Industrial District Development Standards**

The table below establishes the basic development standards for the light and heavy industrial zones. Development standards for specific uses are established in Section 25.08 of this Code.

Table 25.03-I				
Development Standards - Industrial Zones				
Development Standard	**Business Park (BP)**	**Light Industrial (M-1)**	**Heavy Industrial (M-2)**	**Additional Regulations and Notes**
Lot and Density Standards				
Minimum Lot Size (square feet unless otherwise indicated)	No minimum	No minimum	No minimum	
Building Form and Location Standards				
Maximum Floor Area Ratio (FAR)	0.8	0.8	0.8	
Maximum Height (feet)	40	40	40	
Maximum Lot coverage	50%	50%	50%	
Minimum Setbacks (feet)				
Front	25	25	25	Front setback shall be landscaped
Street side	25	25	25	Shall also apply to lots adjacent to residential zones
Interior Side	10 [1]	10 [1]	10 [1]	25-foot side setback required for uses

				adjacent to residential zones
Rear	10 [1]	10 [1]	10 [1]	

1. 10 feet landscape strip or less as determined by Planning Commission as part of Development Plan Review, and as determined by the Fire Department for emergency access.

F. **Industrial District Special Regulations**

In the BP, M-1, and M-2 districts, any building type is permitted if permitted by other regulations.

25.03.008 Public/Quasi-Public Districts

The purpose of the Public/Quasi-Public Districts is to provide for needed community and infrastructure supporting services. This designation is typically applied to lands owned by the County or other public agencies. These zoning districts implement the Public/Quasi Public land use designation of the General Plan.

A. **Public/Quasi-Public (PQP) District – Intent**

The PQP district is intended to provide for the public and quasi-public uses, including public facilities and services. This designation applies to the following uses: schools, landfills, recycling, resource recovery, government lands (non-parkland), sewage treatment plants, fire stations, sheriff stations/substations, jails, libraries, energy generation and distribution, water distribution, and public meeting halls, and other similar uses related to the operation of County government services.

B. **Resource Recovery Park (RRP) District - Intent**

The RRP District is intended to provide specialized areas where diverted material resources from local and regional waste streams are directed to a controlled, central facility where recycling, co-locating reuse, manufacturing, and both wholesale and retail businesses can develop and thrive. The following regulations shall modify the regulations of the base zone with which the RRP district is combined within San Benito County. Except as modified herein, the base zone regulations apply.

1. The purposes of the RRP district are as follows:

    a. To provide economic development opportunities through materials management, thereby facilitating job creation in the green economy.

    b. To further the public health, safety and general welfare in a time of increasing waste

generation, emphasizing material diversion requirements and promoting the growing demand for the recycling and reuse of resources diverted from local and regional waste streams;

c. To encourage innovations in the manufacturing of value-added products that are created from materials diverted from landfills;

d. To create greater opportunities for the reuse of discarded materials to extend their useful life and conserve waste disposal space;

e. To encourage energy-producing businesses that use recycled materials, such as landfill gas, biomass, anaerobic digestion and renewable energy sources;

f. To centralize the county's waste disposal, waste diversion, waste materials reuse, waste materials recycling and waste materials remanufacturing activities to reduce traffic and circulation effects and to reduce greenhouse gas generation;

g. To provide a campus setting where the type, design and layout of development to the particular site and the particular demand for recycled materials can be developed in a unified and complimentary manner while preserving the property uses and values within adjacent areas; and

h. To provide a modern and convenient household hazardous waste and electronics recycling facility for county residents.

C. **PQP and RRP Permitted Uses**

The following table designates uses are permitted, administratively permitted, conditionally permitted, or prohibited in RRP and PQP districts.

Table 25.03-J			
Land Use Regulations -Public/Quasi-Public Zones			
"P" = Permitted Use "A" = Administrative Use Permit Required "C" = Conditional Use Permit Required "--" = Not Allowed			
Land Use Classification	**Resource Recovery Park (RRP)**	**Public/Quasi-Public (PQP)**	**Additional Regulations**

Agricultural Uses			
Agriculture	A	--	
Grazing	A	--	
Residential Uses			
Caretaker quarters	P	P	
Labor Supply Employee Housing	A	--	Farmworker housing provided by an employer must comply with all provisions of Section 17008(a) of the California Health and Safety Code. Farmworker housing provided by someone other than an agricultural employer must comply with all provisions of Section 17008(b) of the California Health and Safety Code.
Permanent Employee Housing, not exceeding 12 dwelling units (including mobile homes and RVs, or spaces for mobile homes and RVs), or 36 beds in group quarters	A	P	

Permanent Employee Housing exceeding 12 dwelling units or 36 beds in group quarters	--	--	
Seasonal Employee Housing	P	--	As defined by Section 17010 (b) of the California Health and Safety Code
Temporary Employee Housing	P	--	As defined by Section 17010 (a) of the California Health and Safety Code
Transitional and Supportive Housing	--	P	
Industrial Uses			
Construction and demolition materials sorting and management	A	--	
Energy and gas recovery	C	--	
Recycling, buy back, salvage, repair, and restoration of all household goods, indoor	P	--	
Recycling, buy back, salvage, repair, and restoration of all household goods, with outdoor operations	A		
Wood and green waste grinding	A	--	
Household hazardous waste collection, processing and transportation, indoors	P	--	
Household hazardous waste collection, processing and transportation, with outdoor operations	A		

Renewable Energy Generation Facilities, Commercial and Private Non-Commercial	A	A	See Chapter 25.08.016 for development standards
Research and development laboratories	A	--	
RRP-supporting operations facilities such as offices, equipment and materials, etc., indoor	P	--	
Outdoor equipment or materials storage or handling	A		
Wholesale and retail sales of RRP materials	A	--	
Institutional/Administrative Uses			
Conference Centers	--	C	
Educational demonstrations of use of compost in gardens and landscaping and use of recycled building products in construction	P	--	
Education facilities, private	--	A	Public uses not regulated by this Code
Facilities owned and operated by other government agencies	--	P	Public uses not regulated by this Code
Hospital	--	C	
Museums and Libraries, public	--	P	
Private enterprise performing governmental functions	--	A	
Public facilities owned or operated by the County	P	P	Public uses not regulated by this code

Other Uses/Utilities			
Aircraft Landing Field/Helipad	--	C	
Bus stops, park and ride lots, transit stops	P	P	
Cemetery (includes columbarium)	C	C	
Microwave, radio and television transmission and/or relay structures	--	C	
Radio frequency emission measuring facilities (if privately operated)	--	P	
Railway stations, multi-modal transit centers	C	C	
Wireless telecommunication facilities	See the Wireless Telecommunication regulations in Title 7 of the County Code.		
Accessory uses	Per the use table. Administrative Use Permit or Conditional Use Permit required if shown in the table above.		
Uses similar to the above determined by the Director or the Planning Commission	P/A/C	P/A/C	Based on the Director's determination

D. **Public/Quasi-Public District Development Standards**

The following table establishes the basic development standards for the RRP and Public/Quasi-Public zones.

Table 25.03-K		
Development Standards – Public/Quasi-Public Zones		
Development Standard	**Resource Recovery Park (RRP)**	**Public/Quasi-Public**
Lot and Density Standards		
Minimum Lot Size	1 acre	Subject to Design Review
Minimum Lot Width (feet)	150	
Minimum Lot Depth to Width (feet)	150	
Minimum Lot Frontage (feet)	100	
Building Form and Location Standards		
Maximum Floor Area Ratio (FAR)	1.0	Subject to Design Review
Maximum Height (feet)	40 [1]	
Minimum Setbacks (feet)		
Front	22 [2, 3]	Subject to Design Review
Street side	22 [2, 3]	
Interior Side	0	
Rear	0	
Minimum distance between buildings and/or structures	Subject to requirements of California Building Code	

1. Accessory structures, such as barns, silos, grain elevators, oil derricks, mechanical devices, radio, communication and antenna, and other similar structures shall be allowed to exceed the height limitations in accordance with Chapter 25.02 of this Code.

2. Vegetated biofiltration treatment areas can be included within the front and corner yard setbacks.

3. Heating, ventilation, air conditioning, cooling, electrical, structural equipment, water heating equipment and architectural projections may project into front and corner yard setbacks up to (one) 1 foot.

E. **Special Regulations for RRP**

Any building type is permitted if permitted by other regulations set forth in this title. Effort shall be made to reflect the architecture of its surroundings.