

- c. Model homes. A model home or model home complex may be authorized before the completion of subdivision improvements;
- d. Temporary real estate offices, including sales trailers and related facilities. May be established within the area of an approved residential subdivision project, solely for the first sale of homes. In addition, conditions of approval regulating the hours of operation, landscaping, or other aspects as deemed necessary may be imposed as part of the Temporary Use Permit;
- e. Seasonal sales lots. Temporary seasonal sales activities (e.g., Christmas trees, pumpkin sales, and other similar outdoor sales) may be permitted in any commercial or industrial zoning district, or on any religious facility or school site that abuts a collector or arterial roadway as designated in the General Plan. Seasonal sales may be permitted in any non-residential zoning district upon issuance of a Temporary Use Permit. The term of permit shall not exceed sixty (60) days per calendar year, which may be used in up to three (3) consecutive or nonconsecutive periods (e.g. 20+20+20 or 10+10+40).
- f. Food Trucks. Food Trucks may operate in fixed locations or at any given location for more than four hours after obtaining a Temporary Use Permit. The Temporary Use Permit may be used by one truck to operate in up to four (4) locations.

The following standards apply to the operation of food trucks:

- 1) Food trucks shall operate with all required health and other permits as required by the San Benito County Code and other applicable state and local regulations.
- 2) Food trucks and any associated improvements or accessories (such as picnic tables or seating) shall not occupy parking which is required to meet the needs of permanent uses on the parcel, and shall not block vehicle circulation or emergency access.
- 3) Restroom and other facilities shall be provided as required by the County Department of Environmental Health.
- 4) Food trucks shall be parked safely and out of the public right of way.

The Temporary Use Permit for a food truck shall specify:

- 1) Address(es) at which the truck will operate, up to a maximum of four (4) locations.
- 2) Site plan for the placement of the food truck and any accessories.
- 3) Any requirements from the Department of Environmental Health or other County departments.

Table 25.03-B					
Land Uses - Agricultural Zones					
P = Permitted Use A = Administrative Use Permit Required C = Conditional Use Permit Required “—” = Use Not Allowed <i>Some new structures require review, per Section 25.02.001 of this Code</i>					
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	C	C	C	--	
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,

				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	--	See Note	P	A mix of residential development types is required in the R-1 for projects of more than 5 units where public water and sewer are available. Project must meet General Plan density requirements for the RM land use designation (Land Use Table 3-1)
Senior/Congregate Care	P	P	P	
Transitional and Supportive Housing	P	P	P	