Clean Copy

POD-13-003

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO DEFINITIONS, USE REGULATIONS, PROCEDURES AND OTHER MISCELLANEOUS TOPICS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the Zoning Ordinance should be updated by amending or adding various sections regarding Definitions, Use Classifications, Animal Regulations, Development Regulations, Special Area Regulations, Temporary Use Regulations, Accessory Use Regulations, Sign Regulations, Performance Standards, Resort Services Regulations, Extractive Use Regulations, Fencing and Screening Regulations, Parking Regulations, Enclosure Regulations, Miscellaneous General Regulations and Procedures. In addition, the Board finds that miscellaneous sections should be amended to clarify or correct language. The Board finds that these amendments are reasonable and necessary for the public health, safety, convenience, and welfare.

Section 2. Section 1000 Table of Contents of the Zoning Ordinance is amended to read as follows:

TABLE OF CONTENTS

PART ONE: BASIC PROVISIONS

[no changes]

PART TWO: USE REGULATIONS

[no changes]

PART THREE: ANIMAL REGULATIONS

[no changes]

PART FOUR: DEVELOPMENT REGULATIONS

[no changes]

PART FIVE: SPECIAL AREA REGULATIONS

[no changes]

PART SIX: GENERAL REGULATIONS

6000 General Provisions
6100 Temporary Use Regulations
6150 Accessory Use Regulations
6200 Off-Premise Sign Regulations
6250 On-Premise Sign Regulations
6300 Performance Standards
6350 Density Bonus Program
6400 Resort Services Regulations
6450 Recreational Vehicle Park Regulations
6500 Mobilehome (Manufactured Home) Regulations
6550 Extractive Use Regulations
6600 Planned Development Standards
6700 Fencing & Screening Regulations
6750 Parking Regulations
6800 Enclosure Regulations
6850 Nonconformity Regulations
6900 Miscellaneous General Regulations
6900 Ambulance Service
6901 Cemeteries
6902 Animal Waste Processing
6903 Lot Line Locations
6904 Explosive Storage
6905 Fire Protection and Law Enforcement Services
6906 Requirements for Farm Labor Camps
6907 Crematoriums
6908 Columbaria
6909 Mini-Warehouses
6910 Wholesale Limited, Boutique and Small Wineries
6911 Emergency Shelters
6912 Community Gardens
6920 Cottage Industries
6930 Adult Entertainment Establishments
6935 Medical Marijuana Collective Facilities
6940 Trailer Coaches Outside Mobilehome Parks
6950 Renewable Energy
6951 Small Wind Turbine
6952 Large Wind Turbine
6954 Solar Energy System
6960 Nudist Facilities
6970 Recycling Collection Facility
6976 Marijuana Dispensaries -Non-Medical (Not Authorized Under State Law)
6975 Recycling Processing Facility
6980 Wireless Facilities

PART SEVEN: PROCEDURES

[no changes]

PART EIGHT: FALLBROOK VILLAGE REGULATIONS

[no changes]

Section 3. Section 1100 DEFINITIONS (B) of the Zoning Ordinance is amended amend the term “Boarding” and to add the terms “Boarding or Rooming House”, “Brewery” and “Brewpub” in their appropriate alphabetical locations to read as follows:

Boarding (Animals): The keeping of an animal or animals, such as a horse or dog, not owned by the property owner. In the case of a horse, this is part of the Horse Stable use type. In the case of other animals, boarding is allowed as part of a kennel or veterinary use type.

Boarding or Rooming House: A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements, leases or subleases, either written or oral, whether or not an owner, agent, or rental manager is in residence. This does not include a Family Care Home.

Brewery: An establishment which produces ales, beers, meads, hard ciders, and/or similar beverages in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Microbrewery)

Brewpub: A bona fide eating and drinking establishment (restaurant) with a limited area of the establishment designed and used for brewing beer, in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Brewery)

Section 4. Section 1100 DEFINITIONS (M) of the Zoning Ordinance is amended to add the term “Microbrewery” in its appropriate alphabetical location to read as follows:

Microbrewery: A brewery that produces no more than 15,000 barrels of ales, beers, meads, hard ciders, and/or similar beverages on-site per year, in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Brewery)

Section 5. Section 1110 DEFINITIONS (S) of the Zoning Ordinance is amended to amend the terms “Solar Energy System, Offsite Use” and “Solar Energy System, Onsite Use” and to add the term “Single Housekeeping Unit” in its appropriate alphabetical location to read as follows:

Single Housekeeping Unit: Any household whose members are an interactive group of persons jointly occupying a dwelling unit, including joint access to and use of all common areas including living, kitchen, and eating areas within the dwelling unit, and sharing household activities and responsibilities such as meals, chores, expenses and maintenance, and whose makeup is determined by the members of the unit rather than by the landlord, property manager, or other third party. This does not include a Boarding or Rooming House.

Solar Energy System, Offsite Use: A solar energy conversion system consistent with the requirements of section 6954 for offsite energy use. The energy generated is predominately used offsite.

Solar Energy System, Onsite Use: A solar energy conversion system consistent with the requirements of section 6954 for onsite energy use. The energy generated is predominately used onsite.

Section 6. Section 1430 of the Zoning Ordinance is amended to read as follows:

1430 AUTOMOTIVE AND EQUIPMENT.
Automotive and equipment refers to establishments or places of business primarily engaged in automotive related or heavy equipment sales or service. The following are automotive and equipment use types:

a. Automotive and Equipment: Cleaning. Washing and polishing of automobiles. Typical uses include auto laundries or car washes.

b. Automotive and Equipment: Fleet Storage. Storage or parking of one or more vehicles used regularly in business operations. Excluded from this use type are Automotive and Equipment: Sales/Rentals, (all types); and the incidental parking of vehicles as an accessory use to a permitted use on the same premises. Typical uses include taxi fleets, mobile catering truck storage or delivery truck fleets.

c. Automotive and Equipment: Parking. Parking of motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots or garages.

d. Automotive and Equipment: Repairs, Heavy Equipment. Repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc., as well as the sale, installation and servicing of automotive equipment and parts together with body repairs, painting and steam cleaning. Typical uses include truck transmission shops, body shops or motor freight maintenance groups.

e. Automotive and Equipment: Repairs, Light Equipment. Repair of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto repair garages or auto glass shops.

f. Automotive and Equipment: Sales/Rentals, Heavy Equipment. Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft together with incidental maintenance. Typical uses include aircraft dealers, boat dealers, or heavy construction equipment dealers.

g. Automotive and Equipment: Sales/Rentals, Farm Equipment. Sale, retail or wholesale and/or rental from the premises of farm equipment together with incidental maintenance. Typical uses include farm equipment dealers.

h. Automotive and Equipment: Sales/Rentals, Light Equipment. Sales, retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, motorhomes and trailers together with incidental maintenance. When used in this section noncommercial trucks shall mean vehicles that are not used for business purposes, e.g., trucks rented for moving household furnishings and driven by the owner of the items being moved. Typical uses include automobile dealers, car rental agencies or recreational vehicles sales and rental agencies.

i. Automotive and Equipment: Storage, Nonoperating Vehicles. Storage of nonoperating or impounded motor vehicles, but not a junkyard or motor vehicle wrecking yard (as defined by Section 21.602 of the County Code). Typical uses include storage of private parking towaways or impound yards. (Also see Section 21.601 et seq. of the County Code for regulations). Any dismantling or wrecking of vehicles is regulated by Section 1530 Scrap Operations.

j. Automotive and Equipment: Storage, Recreational Vehicles and Boats. Storage of Recreational Vehicles and Boats. Typical uses include the collective storage of personal recreational vehicles or boats.

Section 7. Section 1700 of the Zoning Ordinance is amended to read as follows:

1700 GENERAL DESCRIPTION OF AGRICULTURAL USE TYPES.
Agricultural use types include the on-site production of plant and animal products by agricultural methods. They also include certain uses accessory to the above as specified in Section 6150, Accessory Use Regulations. Prior to establishing an agricultural use on a property, all applicable provisions of the County Grading Ordinance (Title 8, Division 7 of the County Code) including Agricultural Grading and Agricultural Clearing shall be met.

Section 8. Section 2322 of the Zoning Ordinance is amended to read as follows:

2322 PERMITTED USES.
The following use types are permitted by the C32 Use Regulations:

a. Civic Use Types.

Child Care Center
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales
Personal Services, General

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

Section 9. Section 2523 of the Zoning Ordinance is amended to read as follows:

2523 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Automotive and Equipment: Sales/Rentals, Farm Equipment "9"
Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"
Automotive and Equipment: Sales/Rentals, Light Equipment “9” (see Section 6800)
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Gasoline Sales "12"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

Section 10. Section 2524 of the Zoning Ordinance is amended to read as follows:

2524 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

Section 11. Section 2540 of the Zoning Ordinance is amended to read as follows:

M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

2540 INTENT.
The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations in Section 6706. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation -dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

Section 12. Section 2543 of the Zoning Ordinance is amended to read as follows:

2543 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services “14”
Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

Section 13. Section 2544 of the Zoning Ordinance is amended to read as follows:

2544 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M54 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

Section 14. Section 2563 of the Zoning Ordinance is amended to read as follows:

2563 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREAS THAT ARE SUBJECT TO LIMITATIONS.

The following use types are permitted by the M56 Use Regulations within the industrially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

Section 15. Section 2583 of the Zoning Ordinance is amended to read as follows:

2583 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services “14”
Automotive and Equipment: Storage, Nonoperating Vehicles "9"
Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

Section 16. Section 2584 of the Zoning Ordinance is amended to read as follows:

2584 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

Section 17. Section 2818 of the Zoning Ordinance is amended to read as follows:

2818 SPECIAL PROVISIONS AND LIMITATIONS.

a. When development is subject to issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976, said permit shall be issued in accordance with the requirements of the California Coastal Commission.

b. In addition to the findings required for granting a major use permit pursuant to Section 7358 the following specific findings shall be made:

1. The proposed use, activity or construction will not have any significant adverse effects on the habitat or scenic values of the wetlands or on associated rare, threatened or endangered species; or that adequate measures will be provided to mitigate such significant adverse effects.

2. The proposed use, activity or construction will not:

Involve wetland fill, except as related to habitat enhancement;
Increase sedimentation of the wetland;
Adversely decrease stream flow into the wetland; nor
Reduce tidal interchange or internal water circulation.

3. The proposed use, activity, or construction is consistent with the applicable goals and policies of the California Coastal Act and of the San Diego County Local Coastal Program Land Use Plan.

c. The environmental review documentation prepared and submitted pursuant to Sections 7610 and 7611 shall be utilized to the maximum extent possible in carrying out the provisions of the S81 Use Regulations.

Section 18. Section 2980 of the Zoning Ordinance is amended to read as follows:

2980 LIMITATIONS ON PERMITTED USES.
The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

"1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

"2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.

"3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.

"4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.

"5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.

"6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and outdoor treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.

"7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.

"8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.

"9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.

"10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.

"11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.

"12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.

"13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

"14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.

"15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.

"16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.

"17" Cottage Industries. Permitted subject to the provisions of Section 6920.

"18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.

"19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of “10” apply, however for additional area see Section 6158.j.

“22” Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

Section 19. Section 2990 page 3 of 6 and page 4 of 6 of the Zoning Ordinance are amended to read as follows:

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

Commercial continued on next page

USE TYPES / COMMERCIAL (cont.)	Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Construction Sales and Services (See Sec. 6300)	Convenience Sales and Personal Services	Cottage Industries (See Sec. 6920)	Eating and Drinking Establishments	Explosive Storage (See Sec. 6904)	Financial, Insurance and Real Estate	Food and Beverage Retail Sales [E]	Funeral and Internment Services:	a) Cremating	b) Interring	c) Undertaking	Gasoline Sales [E]	Laundry Services	Medical Services	Use Regulations
1400	See Section 6816				1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485				1490	1495	1500	
																							RESIDENTIAL
RS							P			P		P		P	P							P	RS Single-Family Residential
RD							P			P		P		P	P							P	RD Duplex/Two-Family Residential
RM							P			P		P		P	P							P	RM Multi-Family Residential
RV							P			P		P		P	P							P	RV Variable Family Residential
RU							P			P		P		P	P							P	RU Urban Residential
RMH							P			P		P		P	P							P	RMH Mobilehome Residential
RR	●	●	●								17												RR Rural Residential
RRO*	●	●	●				P			M		M		P	M							P	RRO* Recreation-Oriented Residential
RC	●	m	m				P	P		m		m		11	m					P		4	RC Residential-Commercial
																							COMMERCIAL
C30	●			m			●	m		10		10		●	10				M			●	C30 Office-Professional
C31	●			m			●	m		10		10		●	10				M			●	C31 Residential/Office Professional
C32	●			m						●		●			●					M			C32 Convenience Commercial
C34*	●	m	M	m		7	●	●	8	●		●		●	●		M	M	M	12	13	●	C34* Gen. Commercial/Residential
C35	●	m	M	m		7	●	●	8	●		●		●	●		M	M	M	12	13	●	C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		7	●	●	8	●		●		●	●		M	M	●	12	13	●	C36 General Commercial
C37	●	●	●	●	●	●	●	●	●	●		●		●	●		M	M	●	●	●	●	C37 Heavy Commercial
C38	●	●	●	●	●	●	●	●	●	m		m			10		M			●	●		C38 Service Commercial
C40	●	●	●	●	●	●	●	●	9	●		●		●	●		M	M	●	●	●	●	C40 Rural Commercial
C42*	●	●	●	●			20			●		●		20						M			C42* Visitor Serving Commercial
C44	●	●	●	●								●								12			C44 Freeway Commercial
C46*	●									10		10			10							●	C46* Medical Center
																							INDUSTRIAL
M50	●	m	M	m						m		m			m								M50 Basic Industrial
M52	●	m	M	m	8	●	●	●	8	m		21			10		M			12	●		M52 Limited Impact Industrial
M54	●	●	●	●	●	●	●	●	●	m		21	M		10		M			●	●		M54 General Impact Industrial
M56+					●				●			21			10								M56+ Mixed Industrial
M58	●	●	●	●	●	●	●	●	●	m		21	M		10		M			●	●		M58 High Impact Industrial
																							AGRICULTURAL
A70	●	●	●								17		M										A70 Limited Agriculture
A72	●	●	●								17		M							M			A72 General Agriculture
																							SPECIAL PURPOSE
S80*	●	S	M										M										S80* Open Space
S81																							S81 Ecological Resource Area
S82	●	●	●										M										S82 Extractive
S86	●	●	●	●																			S86 Parking
S88+	●	●	●	●																			S88+ Specific Plan Area
S90+	●	●	●	●							17		M										S90+ Holding Area
S92	●	●	●								17		M										S92 General Rural
S94+	●	●	●	●																			S94+ Transportation & Utility Corridor
SWF																							SWF Solid Waste Facility

MATRIX LEGEND

- ● Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- [E] Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES / COMMERCIAL (cont.)	Enclosed	Semi-Enclosed	Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services [General]	Recycling Collection Facility (See Sec. 6970)	a)Small	b) Large	Recycling Processing Facility (See Sec. 6975)	a) Light	b) Heavy	c) Wood and Green Materials	Repair Services [Consumer]	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations (See Section 6300)	Spectator Sports and Entertainment:	a) Limited	b) General	Swap Meets	Use Regulations
1400	See Section 6816				1505			1510	1512			1513				1515	1520	1525			1530	1535			1540	
																										RESIDENTIAL
RS						P	P	P		2									P	P			P			RS Single-Family Residential
RD						P	P	P		2									P	P			P			RD Duplex/Two-Family Residential
RM						P	P	P		2									P	P			P			RM Multi-Family Residential
RV						P	P	P		2									P	P			P			RV Variable Family Residential
RU						P	P	P		2									P	P			P			RU Urban Residential
RMH						P	P	P		2									P	P			P			RMH Mobilehome Residential
RR	●	●	●				M			2																RR Rural Residential
RRO*	●	●	●			P	M	P		2									P	P			P			RRO* Recreation-Oriented Residential
RC	●	m	m			P	P	P		2									m	m			P			RC Residential-Commercial
																										COMMERCIAL
C30	●			m				●		2	2		3	M			M									C30 Office-Professional
C31	●			m				●		2	2		3	M			M									C31 Residential/Office Professional
C32	●			m		m		●		2	2		3	M												C32 Convenience Commercial
C34*	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M		C34* Gen. Commercial/Residential
C35	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M		C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		●		●		2	2		3	M		●	M		●	●			●	M		C36 General Commercial
C37	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●			●	●	M	C37 Heavy Commercial
C38	●	●	●	●		M				2	2		3	3	15	●	●				M			M	M	C38 Service Commercial
C40	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●	M		●	M	M	C40 Rural Commercial
C42*	●	●	●	●		●	●													●			M	M		C42* Visitor Serving Commercial
C44	●	●	●	●						2			3	M												C44 Freeway Commercial
C46*	●									2			3	M												C46* Medical Center
																										INDUSTRIAL
M50	●	m	M	m						2	2		3	M	●		●									M50 Basic Industrial
M52	●	m	M	m		●	M			2	2		3	M	●		●									M52 Limited Impact Industrial
M54	●	●	●	●		●	M			2	2		3	3	●		●				M				M	M54 General Impact Industrial
M56+										2	2		3	M	●		●									M56+ Mixed Industrial
M58	●	●	●	●		●	M			2	2		3	3	●		●				M				M	M58 High Impact Industrial
																										AGRICULTURAL
A70	●	●	●				M			A					m											A70 Limited Agriculture
A72	●	●	●				M			A					m											A72 General Agriculture
																										SPECIAL PURPOSE
S80*	●	S	M				M			2	m				m											S80* Open Space
S81																										S81 Ecological Resource Area
S82	●	●	●				M			2	m				m						M					S82 Extractive
S86	●	●	●	●						2	m				m											S86 Parking
S88+	●	●	●	●						2	m				m											S88+ Specific Plan Area
S90+	●	●	●	●			M			2	m				m											S90+ Holding Area
S92	●	●	●				M			2	m				m											S92 General Rural
S94+	●	●	●	●			M			2	m				m											S94+ Transportation & Utility Corridor
SWF																										SWF Solid Waste Facility

Commercial continued on next page

MATRIX LEGEND

- ● Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

Section 20. Section 3100 of the Zoning Ordinance is amended to read as follows:

3100 ANIMAL SCHEDULE.
Animal designators used within the Animal Regulations shall be limited to those in the following Animal Schedule. The Animal Schedule is incorporated into this section, and all references to this section shall include references to it.

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (*See Note 4*)	**Restrictions and Density Range**	**DESIGNATOR**																							
		A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**Q**	**R**	**S**	**T**	**U**	**V**	**W**	**X**
ANIMAL SALES AND SERVICES:																									
HORSE STABLE (see Section 3130)	Permitted							X	X	X						X								X	X
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X		
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X		
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X		
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X		
KENNELS (*see Note 1*)	Permitted															X			X		X				
	Permitted provided fully enclosed							X	X	X															
	MUP required												X	X	X								X	X	
	ZAP required				X	X	X	X	X	X															
	One acre + by MUP	X	X	X																					
ANIMAL RAISING *(see Note 6)*																									
(a) Animal Raising Projects (*see Section 3115*)	Permitted							X	X	X															X
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X	
	1 acre+ by MUP	X	X	X																					
(b) Small Animal Raising (includes Poultry) (See Note 8)	Permitted													X	X	X	X							X	
	½ acre+ permitted							X	X	X															
	100 maximum											X													
	25 maximum				X	X	X				X		X					X	X				X		X
	½ acre+: 10 max	X	X	X																					
	Less than ½ acre: 100 Maximum							X	X	X															

ANIMAL USE TYPE (*See Note 4*)	**Restrictions and Density Range**	**DESIGNATOR**																							
		A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**Q**	**R**	**S**	**T**	**U**	**V**	**W**	**X**
	½ acre+ 25 max by ZAP	X	X	X																					
	100 max by ZAP				X	X	X																		X
Chinchillas (*See Note 5*)	MUP required												X												
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X	
	8 acres + permitted							X	X	X															
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X															
	1 ½ acres or less: 2 animals											X	X	X	X	X								X	
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X	
	4 acres+, 8 animals + 1 animal per 1 acre over 4 acres											X	X	X	X										
	2 animals										X						X	X	X				X		X
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X
(*See Note 2*)	Grazing Only																			X	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stables) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X																		
(e) Specialty Animal Raising: Bees (*See Title 6, Division 2, Chapter 9, County Code*) *(See Note 7)*	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (*See Note 3*)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X
	25 maximum by ZAP	X	X	X																					
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X
	Permitted							X	X	X					X	X								X	
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X					X	X	X	X	X			
	100 maximum							X	X	X	X	X					X						X		
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X		
	Permitted													X	X	X								X	X
(i) Racing Pigeons	100 Maximum										X	X											X		
	100 Max 1/acre plus																	X							

ANIMAL USE TYPE (*See Note 4*)	**Restrictions and Density Range**	**DESIGNATOR**																								
		A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**Q**	**R**	**S**	**T**	**U**	**V**	**W**	**X**
	Permitted												**X**	**X**	**X**	**X**	**X**							**X**	**X**
ANIMAL ENCLOSURE SETBACKS (*See Section 3112*)																									
Most Restrictive		**X**			**X**			**X**			**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	
Moderate			**X**			**X**			**X**																
Least Restrictive				**X**			**X**			**X**															**X**

MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

Section 21. Section 3112 of the Zoning Ordinance is amended to read as follows:

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal use types listed in Section 3100 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within an appropriate enclosure. A pasture containing a minimum of 1 acre for use as a riding area or grazing area, having no interior fencing and not used as an animal enclosure for the permanent keeping of an animal is exempt from the animal enclosure setback requirements. Stables, barns, agricultural buildings and other structures located adjacent to or within an animal enclosure must meet both animal enclosure setbacks and setback regulations in section 4800.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (b)		
	MOST RESTRICTIVE	MODERATE	LEAST RESTRICTIVE
Distance from Street Center Line	Same as for standard setback(a)	Same as for standard setback (a)	Zero (0) feet (from street line)

Distance from Interior Side Lot Line	10 feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.	Zero (0) feet

NOTE:

a. Refer to applicable setback designator and setback schedule at Section 4810.

b. See County Code Section 62.692 (b) for additional enclosure setback requirements for the keeping of roosters.

Section 22. Section 4120 of the Zoning Ordinance is amended to read as follows:

4120 EXCEPTIONS TO DENSITY REGULATIONS.

The following are exceptions to the Density Regulations:

a. Farm Employee Housing. Farm Employee Housing is not subject to Density Regulations.

b. Farm Labor Camps. Dwelling units built pursuant to a use permit to accommodate a farm labor camp are not subject to Density Regulations.

c. Employee Housing. Employee housing, pursuant to California Health & Safety Code §§ 17000 et seq., is not subject to Density Regulations.

Section 23. Section 4818 of the Zoning Ordinance is amended to read as follows:

4818 THROUGH LOTS TO HAVE TWO FRONT YARDS.

A through lot shall maintain a front yard adjacent to each street upon which it fronts and to which it has access rights. When access rights are relinquished to one of the abutting streets, that portion of the lot shall maintain the rear yard setback.

Section 24. Section 4823 of the Zoning Ordinance is amended to read as follows:

4823 FRONT YARD REQUIREMENTS FOR CORNER LOTS HAVING RELINQUISHED ACCESS RIGHTS.

For corner lots where all access rights except for a private easement road have been relinquished to an abutting street, the required front yard setback shall be measured from the street which provides access. That portion of the lot abutting the street where access rights have been relinquished shall observe the required exterior side yard setback. For a lot with streets on three sides, that portion of the lot which is opposite and most distant from the street

which provides access, shall observe the required rear yard setback if access rights have been relinquished to that abutting street.

Section 25. Section 4835 of the Zoning Ordinance is amended to read as follows:

4835 EXCEPTIONS TO REQUIRED OPENNESS OF REQUIRED YARDS.
Every part of each required yard shall be open and unobstructed from finished grade to the sky except for buildings, structures and projections allowed in such yard by the following table. Any building, structure or projection not specifically allowed in a required yard by the following table is prohibited. These restrictions shall not apply to buildings, structures or projections located in yards or portions thereof which are not required by an applicable setback designator or by other provisions of these Setback Regulations. (Provisions of the County Building Code, County Fire Code, local Fire Protection District Fire Code or other applicable regulations may be more restrictive. Detached accessory buildings shall observe the most restrictive setbacks, those prescribed by Section 4842.)

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

	Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
a.	Detached accessory storage buildings, work and hobby shops, barns except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842. The combined area of all structures projecting (partially or wholly) into the setback shall not exceed 1,000 sq. ft.	Not permitted.	Permitted in agricultural, residential, and S92 use regulations.	Not permitted.	Permitted in agricultural, residential and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, and S92 use regulations, but may not cover more than 50 percent of required yard in combination with all detached accessory structures
b.	Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks.	Not permitted.	Permitted in agricultural, residential, and S92 use.	Not permitted.	Permitted in agricultural, residential, and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, and S92 use regulations, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.
c.	Private detached garages and carports; must meet setback per Section 4842. The combined area of all structures projecting (partially or wholly) into the setback shall not exceed 1,000 sq. ft.	Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837.	Permitted in agricultural, residential, and S92 use regulations.	Not permitted.	Permitted in agricultural, residential, and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

	Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
d.	Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms.	----------Not permitted----------				
e.	Stands	Permitted where stands are allowed by Section 6156.	----------Not permitted----------			
f.	A Photovoltaic Solar Energy System	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height.	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.
g.	Fences	Permitted in all zones if in conformance with Fencing and Landscaping Regulations commencing at Section 6700.				
h.	Outdoor area lighting on poles.	Permitted in commercial and manufacturing/industrial zones only if in conformance with regulations at Section 6324. Tennis court lighting permitted pursuant to regulations in Sections 6324 and 6708.				

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

	Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
i.	Roofed, open sided patios which are attached and part of main building or roofed, open sided patios which are detached, less than 12 feet in height and less than 1,000 square feet in area.	----------Not permitted.----------			Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory structures and must be set back from the rear lot line a distance equal to the required interior side yard.	
j.	Sidewalk arcades and similar architectural features of buildings containing principal commercial use types.	Permitted by Minor Use Permit.	----------Not permitted.----------			
k.	Uncovered, unenclosed balconies, extending above the level of first floor with exterior access of building.	---------- Not permitted. ----------				
l.	Uncovered, unenclosed porches, platforms or landing places not extending above level of first floor with exterior access of building and not more than 30 inches above grade	----------Permitted in all zones.----------			Permitted in all zones but may not cover more that 50 percent of the required yard in combination with all detached accessory structures and must be set back from the rear lot line a distance equal to the required interior side yard.	
m.	Cornices, eaves, belt courses, water tables, sills, buttresses, capital, bases, fireplaces and garden windows.	----------Permitted in all zones but may not extend more than 2 feet into yard.----------				

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

	Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
n.	Open unenclosed stairways, and fire escapes, not covered by a roof or canopy and open beneath.	Not permitted.	Permitted in all zones but may not extend or project more than 3 feet into the required yard.			
o.	Bay and architectural windows provided floor area is not increased, not exceeding 24 square feet each in wall opening area, and with a sill height not less than 18 inches above finished floor.	Permitted in all zones but may not extend more than 2 feet into required yard.	Permitted if the required side yard is not less than 10 feet and may not extend more than 2 feet into required yard.		Permitted in all zones but may not extend more than 2 feet into required yard.	
p.	Uncovered, unenclosed pedestrian access deck, bridge, ramp or walkway to the level of the floor closest to the street level.	Permitted on single-family lots on downhill side of street but may not project more than 3 feet into any required yard.				
q.	Guard railings for safety protection around depressed ramps, open-work fences, hedges, or landscape architectural features.	---------- Permitted in all zones but may not be more than 42 inches in height. ----------				
r.	Animal containments including pens, coops, aviaries, hutch, stables and corrals.	----------See Animal Regulations commencing at Section 3100----------				
s.	Trees, shrubs, and flowers.	----------Permitted in all Zones ----------				
t	Electric Vehicle Charging Station pedestals not more than 54 inches above grade	Permitted in commercial and industrial use regulations but must be a minimum of 3 feet from property line.				

Section 26. Section 4842 of the Zoning Ordinance is amended to read as follows:

4842 SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

a. No detached accessory building shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines.

b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within a required setback pursuant to Section 4810.

c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion within the required setback pursuant to Section 4810, shall not exceed 1,000 square feet.

Section 27. Section 5802 of the Zoning Ordinance is amended to read as follows:

5802 APPLICATION OF PLANNED DEVELOPMENT SPECIAL AREA REGULATIONS.
These regulations shall be applied where appropriate to achieve the purpose set forth in Section 5800 and in accordance with the Planned Development Standards in Section 6600.

Section 28. Section 5804 of the Zoning Ordinance is amended to read as follows:

5804 LIMITATION ON USE AND CONSTRUCTION.
No use or construction otherwise permitted is allowed on land subject to the Planned Development Area Regulations except as follows:

a. Development of a planned development in accordance with the Planned Development Standards in Section 6600 is allowed pursuant to a Major Use Permit.

b. Civic Use Types are permitted provided that a Major Use Permit is granted for any Civic Use Type (other than Essential Services) for which a use permit is not otherwise required.

c. The Director may waive the application of this Section to a parcel of not more than 5 acres in area upon a finding that such waiver is consistent with the General Plan and the purposes of these regulations.

d. The Director may waive the application of this section for a parcel of 5 acres or more for the development of one single-family dwelling upon a finding that such waiver is consistent with the General Plan and the purposes of these regulations.

e. The decision of the Director pursuant to subsections c and d above may be appealed pursuant to Section 7200 et seq.

For purposes of applying this section, the term "use" shall not include divisions of land into parcels each of which has a gross area of 40 acres or larger.

Section 29. Section 6102 of the Zoning Ordinance is amended to read as follows:

6102 IDENTIFICATION OF PERMITTED TEMPORARY USES.
The following temporary uses shall be permitted as specified by these regulations:

a. Circus, Carnival, or Other Outdoor Entertainment Event. The temporary gathering of people for a circus, carnival, or other outdoor entertainment event.

b. Antique or Art Show on Public Property. The temporary use of public property for antique or art shows.

c. Civic, Fraternal or Religious Assembly. The temporary gathering by an organization listed in Section 1348 on public or private property that is not the regular gathering place for that organization.

d. Construction Support. Temporary building and structures supporting residential development and major construction.

e. Reversible Uses of Future Highway Rights-of-Way. Temporary uses on land required for a future County or State Highway.

f. Uses in New Subdivisions. Temporary uses in new subdivisions and other residential developments which support the sale of dwellings and lots within the same subdivision or residential development.

g. Use of Trailer Coach. Temporary use of a trailer coach for certain purposes.

h. Use of Public School Sites. Temporary use of a public school site for certain specified purposes.

i. Certified Farmers' Market. Temporary use of certain public or commercial property for a Certified Farmers' Market.

j. Meteorological Testing (MET) Facility. Temporary use of a Meteorological Testing (MET) Facility permitted in accordance with Section 6123.

k. Temporary Outdoor Sales. Temporary outdoor sales, incidental to the existing commercial uses on a site, in certain commercial or industrial zones.

l. Commercial Filming. Temporary use of public or private property (not including public road rights-of-way) for commercial motion picture production, television production, still photography and related activities.

Section 30. Section 6106 of the Zoning Ordinance is amended to read as follows:

6106 CIRCUS, CARNIVAL, OR OTHER OUTDOOR ENTERTAINMENT EVENT.
The temporary gathering of people for a circus, carnival, or other outdoor entertainment event may be permitted by the Sheriff pursuant to Title 2, Division 1, Chapter 8 and Chapter 24 of the

County Code through the issuance of a license pursuant to the Uniform Licensing Procedure of the County Code and in compliance with the following provisions:

a. Location. A circus, carnival or other outdoor entertainment event may be permitted in any zone except zones subject to the RS, RD, RM, and RV Use Regulations. Notwithstanding this subsection, a circus, carnival or other public outdoor assembly event may be permitted in any zone, including the RS, RD, RM and RV Use Regulations on properties with a valid Major Use Permit subject to the requirements of this section.

b. Duration. The period of operation of the circus, carnival or other outdoor entertainment event shall not exceed five consecutive days, no more than six events per year on the same property. There shall be a minimum of 14 consecutive days between events. Events exceeding these limitations shall be considered Participant Sport and Recreation Use type.

c. Noticed Hearing Not Required. The Sheriff may issue a license pursuant to this section without notice or public hearing.

d. Community Events pursuant to Title 2, Division 1, Chapter 2 of the County Code shall be under the authority of the Department of Environmental Health. Community Events may be permitted in any zone except zones subject to the RS, RD, RM, and RV Use Regulations and are permitted on properties with a valid Major Use Permit subject to the Department of Environmental Health requirements. However, a temporary event or any aspect of an event that is specifically prohibited by the Use Permit conditions shall not be allowed by this Section.

Section 31. Section 6122 of the Zoning Ordinance is amended to read as follows:

6122 CERTIFIED FARMERS' MARKET

A Certified Farmers' Market is allowed on a legal lot provided the following conditions are met:

a. Location. A Certified Farmers' Market shall be located on public property, property owned by a school district which is developed with a school use, within the C31, C32, C34, C35, C36, C37, C40 or C42 use regulations, or within the S88 use regulations and designated commercial in the Specific Plan. A Certified Farmers' Market shall not be located within a private road easement or on vacant or unimproved land.

b. Duration. A Certified Farmers' Market shall not operate on more than two days per week.

c. Hours of Operation. No activities, including setup, preparation, sales and close up, shall begin before 6:30 a.m. or continue after than 10:00 p.m. on Monday through Saturday. On Sunday the applicable hours shall be 7:30 a.m. and 6:00 p.m. respectively.

d. The sales area shall not disrupt the flow of traffic onto and off of the site.

e. The market shall have a current Certified Farmers' Market Certificate issued by the County Agricultural Commissioner and shall comply with all applicable laws, including

the applicable provisions of the Food and Agricultural Code, the applicable regulations of the California Department of Food and Agriculture and the applicable ordinances of the County.

Section 32. Section 6123 of the Zoning Ordinance is amended to read as follows:

6123 METEOROLOGICAL TESTING FACILITY

A Meteorological Testing (MET) Facility is permitted as a temporary use if the following requirements are met:

[a. through j. no changes]

k. Security. The operator shall provide security in the form and amount determined by the Director to ensure removal of the MET Facility. The security shall be provided to PDS prior to building permit issuance. Once the MET Facility has been removed from the property pursuant to a demolition permit to the satisfaction of the Director, the security may be released to the operator of the MET Facility.

[l. through m. no changes]

Section 33. Section 6125 of the Zoning Ordinance is amended to read as follows:

6125 COMMERCIAL FILMING

Temporary commercial motion picture production, television production (including commercials), still photography and related activities on public or private property (excluding public road rights-of-way), for occasional commercial filming on location, subject to the following:

a. All commercial filming activities shall be conducted under the auspices of the Chief Administrative Office. A Certificate of Insurance indemnifying the County of San Diego as an additional insured, shall be provided.

b. Prohibited activities:

i. Any filming activity that creates a substantial risk of injury to persons, damage to property or a significant degradation of the environment or that is contrary to the public health, safety or welfare, including but not limited to, disruption of emergency access to surrounding properties.

ii. Any filming activities that violate any applicable County codes including, but not limited to, the Grading Ordinance, Noise Ordinance or Resource Protection Ordinance.

c. Limitations. On properties where commercial filming activities are the principal use of the property or structures, the use shall not be considered temporary and shall be subject to all applicable provisions of the Zoning Code.

d. Exempted activities. The filming, videotaping or production of current news which includes reporters, photographers or cameramen employed by a newspaper, news service, broadcasting station or similar entity engaged in on-the-spot broadcasting of news events, or the filming or videotaping of motion pictures solely for private family use, shall be exempt from these provisions.

Section 34. Section 6156.a of the Zoning Ordinance is amended to read as follows:

a. Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses.

1. The total area allowed on a lot shall be limited to 25% of the living area of the principal residence, or as follows, whichever is greater:

Lot Size (gross)	Att. Accessory Structure area
< 1 ac	1000 sf
1 ac - <2 ac	1500 sf
2 ac - <4 ac	2000 sf
4 ac or larger	3000 sf

2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as guest living quarters.

3. Additional area may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6.

4. For properties on which more than one detached residence is allowed per legal lot pursuant to Section 4310 (not including a Second Dwelling Unit pursuant to subsection x.), the total attached garage area, based upon lot size, per a.1 above, shall be allowed for each residence.

Section 35. Section 6156.g of the Zoning Ordinance is amended to read as follows:

g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, Barns, Agricultural Buildings and other similar non-habitable uses (non business purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with the structures authorized by subsection b above, shall be limited as follows:

1. The total area of all detached accessory structures shall be limited to 25% of the living area of the principal residence, or as follows, whichever is greater:

Lot Size (gross)	Det. Accessory Structures in all Res, Ag & S92 Zones (formerly 6156.g and 6156.h)
< 1 ac	2000 sf
1 ac - <2 ac	3000 sf
2 ac - <4 ac	4000 sf
4 ac - <8 ac	5500 sf
8 ac - <12 ac	6000 sf
12 ac - <16 ac	6500 sf
16 ac - <20 ac	7000 sf
20 ac or more	8000 sf

(Note that detached accessory structures are subject to setbacks specified in Section 4842. Buildings not meeting the setback requirement of Section 4842 are limited to a combined area of 1000 square feet.)

Buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan

2. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters. However, a one story accessory structure designed to store a recreational vehicle (RV) may exceed 12 feet in height, not exceeding 16 feet, if the accessory structure meets the main building setbacks.

3. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and

findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator. The Administrative Permit shall not authorize reductions to required setbacks. Reductions to setbacks shall be subject to Section 7100, Variances.

4. A barn or agricultural building is not considered an animal enclosure. Therefore the animal enclosure area on a property is not included in the calculation of total barn square footage. A barn used as part of a commercial Horse Stable use is not considered an accessory structure for purposes of this section and therefore not included in or limited by this section.

Section 36. Section 6156.h of the Zoning Ordinance is amended to read as follows:

h. Barns and Agricultural Storage Buildings: see 6156.g.

Section 37. Section 6156.m of the Zoning Ordinance is amended to read as follows:

m. Home Occupations. Home occupations, including in-home offices, shall be permitted in compliance with the following conditions:

1. There shall be no exterior evidence of the conduct of a home occupation.

2. A home occupation shall be conducted entirely within a dwelling, or an attached garage. However, a Cottage Foods Operation, as defined by Health and Safety Code Section 113758, shall be conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.

3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.

4. The residents of the dwelling unit, and no more than one non-resident employee, may be engaged in the home occupation.

5. Limited indoor storage of goods or supplies (125 cubic feet maximum) may take place within no more than one room of the dwelling and/or in the attached garage (provided required parking on-site is maintained and properly located).

6. There shall be no on-premise sale of goods except as allowed for a Cottage Food Operation by Health and Safety Code Section 114365 and with a valid County of San Diego Cottage Food permit from Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premise sale of goods.

7. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit or property involved.

8. There shall be no signs identifying or advertising the home occupation other than those permitted by Section 6252(d) of this ordinance.

9. The required residential off-street parking shall be maintained.

10. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the zone in which it is located.

11. No more than six non-resident students at one time, and no more than 18 students during any one (1) day may be given tutoring in music, academics, dance, sports (such as swimming or tennis, notwithstanding subsection 1 and 2 above), or other subjects at a residence. No students may be given instruction between the hours of 9:00 p.m. and 8:00 a.m. All provisions of Noise Abatement and Control, Section 36.401 et seq. of the County Code, shall apply.

Section 38. Section 6156.hh of the Zoning Ordinance is amended to read as follows:

hh. Agricultural Homestay. An Agricultural Homestay is a permitted accessory use upon issuance of a Minor Use Permit provided the following criteria are met:

1. Located in a zone subject to the A70, A72 or S92 Use Regulations.

2. A maximum of three bedrooms in a farmer or rancher occupied residence shall be made available for rent. If a detached cabin is used in lieu of the ranch or farmhouse, it shall not exceed 500 square feet. Mobile homes and trailers are not permitted to be used for guest bedrooms.

3. The facility shall be on a working farm or ranch. Proof of a continuous agricultural enterprise on the property shall be provided to the satisfaction of the Department of Agricultural Weights and Measures and the Department of Planning and Development Services.

4. The working farm or ranch shall be located on a parcel or adjoining parcels totaling at least 4 acres in size and under the same ownership. The Agricultural Homestay activity shall cease if a subdivision or conveyance of land results in a reduction of the site to less than 4 acres or if agricultural activity ceases.

5. No Agricultural Homestay shall be located on a site containing a Bed and Breakfast or Host Home operation.

6. The farmer or rancher shall reside on the site of the agricultural operation or on an adjoining parcel under the same ownership.

7. One off-street parking space for each room rented shall be provided in addition to adequate off-street parking for the permanent residents and full-time employees.

8. Services shall be limited to the rental of rooms, activities traditionally associated with farms and ranches and the optional provision of meals for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom or cabin made available for rent.

9. Signs shall be limited to one on-premise sign not to exceed two square feet.

10. An adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health, for use by the proposed Agricultural Homestay or letters from the appropriate water and sewer agencies indicating there is sufficient water supply and sewage treatment capacity for the proposed use shall be submitted by the applicant.

11. The owner of the facility shall keep records of the number of guests and lengths of stay and shall retain said records for five (5) years.

12. All Minor Use Permits shall be subject to review by the Department at five (5) year intervals.

Section 39. Section 6158 of the Zoning Ordinance is amended to read as follows:

6158 CIVIC, COMMERCIAL, INDUSTRIAL, OR EXTRACTIVE USE TYPES. Accessory structures and uses necessarily and customarily associated with, and appropriate, incidental and subordinate to the principal civic, commercial, industrial or extractive uses shall be permitted where the principal civic, commercial, industrial or extractive uses are permitted. As provided for in Section 6152, the Director shall determine whether proposed accessory uses and structures conform to the Accessory Use Regulations, and said determinations are subject to appeal pursuant to the Administrative Appeal Procedure commencing at Section 7200.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Civic, Commercial, Industrial, or Extractive Use Types are permitted:

[a. through d. no changes]

e. Recycling of salvaged concrete, asphalt and rock.

It has been recognized by the County of San Diego and the State of California that recycling of materials such as used concrete, asphalt and rock is essential to effective solid waste management and protection of public and private open space from illegal disposal of solid waste. Because of the high priority the public assigns to recycling of these materials, the following Accessory Use provision has been created to assist in the expansion of this activity in conjunction with related mining and processing land uses.

Persons having an approved Major Use Permit for a mining and processing land use, or having an established mining and processing land use that is legally nonconforming and located in a zone where it could be permitted by Major Use Permit, as of _____ shall be allowed to recycle salvaged concrete, asphalt and rock in conjunction with mining and processing use types, where rock crushing, asphalt production and/or concrete batching are occurring as an accessory use, pursuant to the following:

1. All proposed operations shall conform to the restrictions and conditions of the use permit regulating the project site, if one is present, except as otherwise specified herein.

2. No increase in the size of the mining and processing site shall be authorized by this Section.

3. The following increases or changes in operational limitations may be authorized in connection with the recycling operation:

   a) Additional average daily one-way truck trips up to 10 percent of the number authorized under the Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 10 percent of the average daily one-way truck trips of the existing operation;

   b) Additional onsite stockpiling of material of up to 25 percent of that authorized under the Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 25 percent of the amount typical to the existing operation; and

   c) Replacement or additional equipment, only as may be necessary to adapt the existing operation to the recycling function.

   Any changes or increases in the existing authorized operations beyond those specified above shall require modification of the existing Major Use Permit or approval of a new Major Use Permit. The limitations specified in subsection 3, above shall not apply to a mining and processing use that has been recycling salvaged concrete, asphalt and rock as of _____.

[f. through i. no changes]

j. Brewery or Microbrewery with an Eating and Drinking Establishment.

   1. An Eating and Drinking Establishment may be a permitted accessory use to a Brewery or Microbrewery upon issuance of an Administrative Permit, subject to applicable state and local regulations, and the following:

      a) In M52, M54 or M58 Use Regulations:

         i) The gross floor area of the brewery operation is a minimum of 12,000 sf.

ii) No more than 25 percent of the floor area of the licensed premises shall be used for the Eating and Drinking Establishment use.

iii) Brewery operator shall obtain Type 1 or Type 23 License from Alcoholic Beverage Control.

b) In M56 Use Regulations:

i) The gross floor area of the brewery operation is a minimum of 12,000 sf.

ii) More than 15 percent of the floor area, up to a maximum of 25 percent of the floor area of the licensed premises may be used for the Eating and Drinking Establishment use.

iii) Brewery operator shall obtain Type 1 or Type 23 License from Alcoholic Beverage Control.

A Tasting Room (no food service allowed) associated with a Brewery or Microbrewery shall be considered as “Food and Beverage Retail Sales” and is a separately regulated accessory use.

2. In Commercial use regulations C32, C34, C35 and C36, where Eating and Drinking Establishments are permitted, on-site brewing shall be permitted as part of a bona fide restaurant (Brewpub) subject to applicable state and local regulations, and the following:

a) Up to of the 50% of the gross floor area of the licensed premises may be used for the brewery use.

b) Brewpub operator shall obtain a Type 75 License from Alcoholic Beverage Control.

c) Outdoor seating shall be subject to the provisions of 6158.a.

For other commercial use regulations where both Eating and Drinking Establishments and General Industrial Uses are permitted, these limitations shall not apply.

Section 40. Section 6261 of the Zoning Ordinance is amended to read as follows:

6261 ON-PREMISE SIGNS REGULATED.
Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following provisions:

a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:

1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.

2. On premises in any zone where a nonconforming commercial or industrial use type exists.

3. Fallbrook Village Zones.

b. Restricted Locations. Locations subject to Special Area Regulations and to use permits shall be additionally subject to the following limitations:

1. On-premise signs are permitted in zones subject to the Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations in accordance with an approved Site Plan. The aggregate area of all signs for any premises shall not exceed one square foot for each linear foot of street frontage. The aggregate sign area for each establishment shall not exceed one square foot for each linear foot of building. No establishment shall have an aggregate sign area greater than 100 square feet.

2. On premise signs are permitted on sites subject to use permits in accordance with the terms and conditions of the use permit or modification. Signs may be altered, relocated or added upon the issuance of a modification or minor deviation to the use permit provided that such change is not specifically prohibited by the use permit condition.

[c. through f. no changes]

Section 41. Section 6454 of the Zoning Ordinance is amended to read as follows:

6454 PERMIT REQUIRED.
Where required by the applicable Use Regulations, an RV park may be authorized upon the issuance of a Major Use Permit as provided by the Use Permit Procedure commencing at section 7350 or by the Site Plan Permit Procedure (in the C42 Use Regulations in the California Coastal Zone) commencing at section 7150. An RV park shall comply with Section 6456 and 6458 except as authorized by Section 6460.

Section 42. Section 6458 of the Zoning Ordinance is amended to read as follows:

6458 DEVELOPMENT CRITERIA.

[a through o. no changes]

p. Permanent accessory structures. Permanent accessory structures within an RV Park on approved individual RV lots shall be allowed per California Code of Regulations, Title 25, Division 1, Chapter 2.2, Article 9, as permitted by the owner of the park and a building permit. No other accessory structures are allowed. The addition of accessory structures within an RV Park individual lot does not require approval of a modification or minor deviation of the Use Permit.

Section 43. Section 6462 of the Zoning Ordinance is amended to read as follows:

6462 ACCESSORY USES AND STRUCTURES.
A recreational vehicle park may include the following accessory uses and structures; provided such uses and structures are designed to be clearly accessory to the recreational vehicle park and intended for the convenience of the occupants and their guests and are permitted by the Use Permit applicable to the recreational vehicle park:

a. Assembly and Recreation. A building or buildings designed for indoor assembly and/or recreation.

b. Commercial Services. Commercial structures and uses such as a general store, restaurant, lunch counter, and/or snack bar.

c. Personal Services. Service buildings and facilities incidental to and customarily accessory to permitted uses, including sauna baths and swimming pools.

Section 44. Section 6758 of the Zoning Ordinance is amended to read as follows:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Single Family[3]	The Sum of the Following:
Detached, Semi-Detached/Attached, Duplex	2 Parking spaces per dwelling unit
Recreation Center in Planned Developments	0.1 Parking space per dwelling unit
Bicycle Parking	None Required
Multi-Dwellings	The Sum of the Following:
(3 units or more on a single lot)	
Studio, 1 and 2 Bedroom	1.5 Parking spaces per dwelling unit
3 or More Bedrooms	2 Parking spaces per dwelling unit
Guest Parking[1]	0.2 Parking space per dwelling unit
Recreation Center (> 1,000 sq.ft.)	0.1 Parking space per dwelling unit
Bicycle Parking	0.5 space per dwelling unit
Mobile Home Residential	The Sum of the Following:

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Mobile Home Dwelling Unit	2 Parking spaces per dwelling unit
Guest Parking[1]	0.2 Parking space per dwelling unit
Recreation Center (> 1,000 sq.ft.)	0.1 Parking space per dwelling unit
Bicycle Parking	None Required
Group Residential Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries	0.75 Parking space per person *(Based on the total occupancy permitted by the County Building Code)*
Bicycle Parking	0.25 Bike space per person (except for Convents/Monasteries)
Multiple-Unit Housing for Senior Citizens	The Sum of the Following:
Dwelling Unit/ Bedroom	1.5 Parking spaces per dwelling unit/bedroom
Guest Parking	0.2 Parking space per dwelling unit/bedroom
Bicycle Parking	None Required
Residential Care Facilities	The Sum of the Following:
Employee Parking	1 Parking space per employee *(Largest work shift)*
Guest Parking	0.33 Parking space per bedroom
Bicycle Parking	None Required
Accessory Apartment	1 Parking Space[2]

[1] Up to one-third of the required guest parking may be met by on-street parking-on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.
[2] Space shall not be in tandem with any other required space.
[3] Additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use. However, additional required parking must be provided for any accessory uses as required by the applicable section(s) of the Zoning Ordinance.

Section 45. Section 6762 of the Zoning Ordinance is amended to read as follows:

6762 PARKING REQUIREMENTS: **COMMERCIAL**

ANIMAL SERVICES	
Veterinarian Clinic or Hospital	The Sum of the Following: 2.5 Parking spaces per examination room

	1 Parking space per employee/doctor but not less than 4 *(Largest work shift)*
Bicycle Parking	0.05 Bike space per car space but not less than 3
Commercial Equine or Horse Stable	0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure. 1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786. * Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the standard space required of 10 feet wide by 35 feet long.
Commercial Kennel	2 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

Section 46. Section 6814 of the Zoning Ordinance is amended to read as follows:

6814 EXCEPTIONS TO ENCLOSURE MATRIX.

a. Exception for Barns and Greenhouses. Whenever the open enclosure is permitted by right for agricultural use types, enclosed and semi- enclosed barns and greenhouses necessary to carry on, and accessory to, the use in the open enclosure also are permitted.

b. Exception for Parking. The Automotive and Equipment: Parking use type is exempt from the enclosure regulations.

c. Other Exceptions. Notwithstanding the provisions of the Enclosure Matrix (Section 68l6), semi-enclosed and open enclosures are permitted for the following uses in the zones including the following Use or Special Area Regulations.

C32: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)

C34: Agricultural and Horticultural Sales (Plant Nursery Only)
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
Retail Sales: Specialty (flower kiosks only)

C35: Agricultural and Horticultural Sales (Plant Nursery Only)
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation l2)
Retail Sales: Specialty (flower kiosks only)

C36: Agricultural and Horticultural Sales (Plant Nursery Only)
Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Sections 6787.c and 6792)
Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
Food and Beverage Retail Sales (when conducted from a food sales push cart)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)
Retail Sales: Specialty (flower kiosks only and all other uses when conducted in a civic plaza)

C37: Retail Sales: Specialty (flower kiosks only)

C40: Retail Sales: Specialty (flower kiosks only)

C42: Retail Sales: Specialty (flower kiosks only)

C44: Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

M50: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1., provided that the Minor Use Permit required by Section 2504 b. is obtained or amended.)

M52: Eating and Drinking Establishments (only accessory outdoor cafés that comply with Section 6158 a.1., provided that the Minor Use Permit required by Section 2524 b. is obtained or amended.)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation 12)

Scenic Areas:
Agricultural and Horticultural Sales (Plant Nursery Only)

Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Section 6787.c)
Food and Beverage Retail Sales (when conducted from a food sales push cart)
Gasoline Sales (providing that the use complies with Section 2980 - Limitation l2)
Retail Sales: Specialty (flower kiosks only)

[d. through i. no changes]

Section 47. Section 6881 of the Zoning Ordinance is amended to read as follows:

6881 NONCONFORMING STRUCTURE - DAMAGE OR DESTRUCTION.

a. If a nonconforming structure is damaged or destroyed by fire, wind, earthquake, flood, or other accidental cause beyond the control of the owner, to the extent that the cost of reconstruction, repair, or rebuilding will exceed 75 percent of the replacement valuation of the structure immediately prior to the damage or destruction, as determined by the Building Official pursuant to Section 51.0107 of the County Code, the structure may not be restored. If such reconstruction, repair, or rebuilding would constitute 75 percent or less of the replacement valuation of the structure immediately prior to the damage or destruction, as determined above, such structure may be restored and the previous occupancy may be renewed. If restoration and renewed occupancy is permitted pursuant to this Section 6881, a building permit for such restoration must be obtained within one year after the damage or destruction. If it is not, the structure is considered to be abandoned and cannot be restored, and the previous occupancy cannot be renewed.

b. Notwithstanding the provisions of subsection a. above, if the structure contains two or more dwellings and is damaged or destroyed as described in subsection a., said dwellings may be reconstructed, repaired, or rebuilt to their predamaged size and number of dwelling units (pursuant to Section 65852.25 of the Government Code). However, if said structure is located in an area zoned with industrial use regulations, then the provisions of subsection a. above shall apply.

c. Notwithstanding the provisions of subsection a. above, if a structure (not covered by subsection b. above) was damaged or destroyed by a natural disaster that has been proclaimed by the Board of Supervisors as a local emergency, the structure may be reconstructed or repaired, provided that the reconstructed or repaired structure shall not exceed the size, number of dwelling units, or extent of nonconformity of the structure damaged or destroyed, except as provided in Section 6883.

d. Once a nonconforming structure, or the nonconforming portion of a structure, is voluntarily demolished or removed by the owner or owner's agent, said nonconformity shall not be restored. Any structure, or that portion of the structure, which is rebuilt or replaced shall conform to all applicable sections of this ordinance.

Section 48. Section 6904 of the Zoning Ordinance is amended to read as follows:

6904 EXPLOSIVE STORAGE.
All explosive storage shall comply with the following provisions.

a. Conformance to Federal and State Law. Explosive storage shall conform to all applicable provisions of federal and state law, including the tables of quantity and distance criteria, except where conditions of the Major Use Permit are more stringent, in which case such conditions shall apply.

b. Location. The area in which explosive storage is proposed shall be open in character and essentially free of development.

c. Setbacks. Explosive storage shall comply with the minimum setback distances as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives.

d. Buffering. Explosives storage shall be effectively screened by a natural land form or artificial barricade either surrounding the entire site or surrounding each magazine located thereon, which land form or barricade shall be of such height that:

   1. A straight line drawn from the top of any side wall of all magazines to any part of the nearest building or structure will pass through said land form or barricade; and

   2. A straight line drawn from the top of any side wall of all magazines to any point 12 feet above the centerline of a railroad or a street traversable by the public will pass through said land form or barricade.

   Artificial barricades shall be a mound or revetted wall of earth with a minimum thickness of 3 feet.

e. Compliance Review. A Major Use Permit for storage of explosives shall be conditioned to require the submittal of a compliance report to the Department once every 5 years (from the date of approval of the Use Permit) demonstrating, to the satisfaction on the Director, that the use meets the requirements of this section and all applicable conditions of the Major Use Permit. As a result of such review, the Director may determine that the use is in compliance with the Major Use Permit or may determine that the Major Use Permit shall be subject to review by the Approving Authority. As the result of such review, or at any time, if said Approving Authority finds that circumstances or conditions have changed so that the use no longer meets the requirements of this section or the conditions of the Major Use Permit, said permit may be modified, or revoked, whichever is more appropriate.

Section 49. Section 6952 of the Zoning Ordinance is amended to read as follows:

6952 LARGE WIND TURBINE

Any number of large wind turbines may be allowed as a Major Impact Services and Utilities use type with a Major Use Permit approved in accordance with the Use Permit Procedure commencing at Section 7350 and subject to the following requirements:

a. Lot size and status. The lot on which the large wind turbine(s) is to be located shall be at least five acres in size and shall be a legal lot.

b. Location. The lot shall be located in a wind resources area shown on the Wind Resources Map approved by the Board of Supervisors on May 15, 2013 (Item 8) on file at the Clerk of the Board of Supervisors.

[c. through m. No changes]

Section 50. Section 6952 SOLAR ENERGY SYSTEM of the Zoning Ordinance is renumbered to 6954 and amended to read as follows:

6954 SOLAR ENERGY SYSTEM

a. Solar Energy System, Onsite Use shall be permitted as follows:

1. A photovoltaic solar energy system for onsite use shall be allowed as an accessory use to all Agricultural, Civic, Commercial, Industrial and Residential use types in all zones in accordance with the following requirements:

i. Setback. A System shall meet all of the main building setback requirements of the zone or comply with Section 4835.f.

ii. Height. A System shall meet the height limit of the height designator of the zone, except when allowed to extend not more than 5 feet above the highest point of the roof, in accordance with Section 4620.i.

iii. Solar Panel Description. The panel manufacturer and model shall be specified as part of the building permit.

iv. Special Area Regulations: Photovoltaic solar energy systems for onsite use subject to a Special Area Designator must comply with the applicable Special Area Regulations provisions of Sections 5000 through 5999.

b. Solar Energy System, Offsite Use shall be permitted as follows:

1. A photovoltaic solar energy system for offsite use with a project area of less than 10 acres shall be allowed with an Administrative Permit in all zones in accordance with the Administrative Permit Procedure commencing at Section 7050. The following findings must be made prior to approval of an Administrative Permit:

(a.) That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

i. Harmony in scale, bulk, coverage and density;

ii. The availability of public facilities, services and utilities;

iii. The harmful effect, if any, upon desirable neighborhood character;

iv. The generation of traffic and the capacity and physical character of surrounding streets;

v. The suitability of the site for the type and intensity of use or development which is proposed; and to

vi. Any other relevant impact of the proposed use; and

(b.) That the impacts, as described in paragraph "b.1.(a.)" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan; and

(c.) That the requirements of the California Environmental Quality Act have been complied with; and

(d.) That the applicant has provided the County with an owner consent letter demonstrating to the satisfaction of the Director that the operator of the Solar Energy System is authorized to use the property for a Solar Energy System, unless the operator owns the land upon which the Solar Energy System will be located.

2. A photovoltaic solar energy system for offsite use with a project area of 10 acres or more, or a combination of parcels with a combined area of 10 acres or more is a Major Impact Service and Utility in all zones and shall require a Major Use Permit permitted in accordance with the use permit procedure commencing at section 7350. The use permit conditions shall include the requirements in subsection b.1(d) and subsection 3(a) through (d) of this Section.

3. All other types of a solar energy systems or solar power plants including concentrating solar power plants, parabolic troughs, concentrating linear fresnel reflectors, stirling solar dish, or a solar power tower are a Major Impact Service and Utility in all zones and shall require approval of a Major Use Permit in accordance with section 7350 and the following requirements on any parcel of land:

(a.) Setback. A system or plant shall meet all of the setback requirements of the zone.

(b.) Height. A system or plant of more than 200 feet in height is required to comply with Federal Aviation Administration safety height requirements.

(c.) Visual. The following measures shall be followed in order to minimize the visual impact of the project:

i. Removal of existing vegetation shall be minimized.

ii. Internal roads shall be graded for minimal size and disruption.

iii. Any accessory buildings shall be painted or otherwise visually treated to blend with the surroundings.

iv. A structure shall be non-reflective in all areas possible to blend with the surroundings.

(d.) Security. The operator shall provide a security in the form and amount determined by the Director to ensure removal of the Solar Energy System. The security shall be provided to ~~DPLU~~PDS prior to building permit issuance. Once the Solar Energy System has been removed from the property pursuant to a demolition permit to the satisfaction of the Director, the security may be released to the operator of the Solar Energy System.

4. Special Area Regulations: Photovoltaic solar energy systems for offsite use subject to a Special Area Designator must comply with the applicable Special Area Regulations provisions of Sections 5000 through 5999.

Section 51. Section 6983.P, (Wireless Telecommunications Facilities, Definitions) of the Zoning Ordinance is amended to read as follows:

P. Panel Antenna - An antenna or array of antennas designed to concentrate a radio signal in a particular area. Also called directional antennas.

Public Safety Communications facilities - Telecommunications facilities operated and maintained by public agencies that support Public Safety Communications Systems, which provide wireless communications to law enforcement, fire services, emergency medical services, and other public safety/service agencies. These facilities are considered Essential Services pursuant to Section 1335.

Section 52. Section 6983.W (Wireless Telecommunications Facilities, Definitions) of the Zoning Ordinance is amended to read as follows:

W. Whip Antenna – An antenna that transmits signals in 360 degrees. Whip antennas are typically cylindrical in shape and are less than 3 inches in diameter and measure up to 6

feet in length, including the mounting. Also called omni-directional, stick or pipe antennas.

Wireless Community Master Plan – a Master Plan of preferred sites and designs for wireless facilities for a defined geographic area prepared in cooperation with one or more wireless service providers; formally submitted by the community planning group or sponsor group or by a homeowners association representing at least 4,000 residents and at least 5,000 acres to the Director; reviewed by the Director for such issues as aesthetics and community compatibility; and following public review, approved by the Director. A Community Master Plan can be applicable to all providers or to selected providers as defined in the Plan.

Wireless Telecommunications Facility – Any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas and other types of equipment for the transmission or receipt of such signals, telecommunications towers or similar structures supporting said equipment, equipment buildings, parking area and other accessory development. Also known as a wireless communications facility. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules nor to TV and radio transmission facilities, nor to Public Safety Communications facilities.

Section 53. Section 7352 of the Zoning Ordinance is amended to read as follows:

7352 CLASSIFICATION OF USE PERMITS AND ORIGINAL JURISDICTION.
Use Permits shall be classified and original jurisdiction exercised over them as follows, except as otherwise provided in Sections 7376 and 7378:

a. Major Use Permit. Applications for granting or modifying the conditions of a permit for one or more uses, structures or actions, any one of which requires a Major Use Permit, shall require Major Use Permits and shall be under the original jurisdiction of the Planning Commission, except that Major Use Permits which are not within the Village Regional Category as shown by the General Plan, Land Use Element and propose connection to the Rancho San Diego Interceptor sewer line shall be under the original jurisdiction of the Board of Supervisors with the Planning Commission making a report to the Board of Supervisors.

b. Minor Use Permit. Application for granting or modifying the conditions of a permit for any use, structure, or action requiring a Minor Use Permit shall be under the original jurisdiction of the Director, except that applications for Minor Use Permits filed concurrently with tentative subdivision maps, reclassifications or Major Use Permits shall be under the jurisdiction of the body having jurisdiction over the tentative subdivision maps, reclassifications and Major Use Permits. Any use allowed by a Minor Use Permit may be allowed by a Major Use Permit.

c. Concurrent Use Permit. Applications for granting or modifying the conditions of a use permit filed concurrently with any other application under the original jurisdiction of the Board of Supervisors shall be under the original jurisdiction of the Board of Supervisors,

and shall receive a recommendation from the Planning Commission prior to action by the Board of Supervisors.

Section 54. Section 7357 of the Zoning Ordinance is amended to read as follows:

7357 EFFECT OF USE PERMIT ON OTHER USE OF THE PROPERTY

The granting of a use permit does not limit or preclude the establishment or operation of any uses on the remainder of the lot(s) or parcel(s) outside the boundaries of the use permit as delineated pursuant to Section 7354.b.2. For the portion of the parcel covered by the use permit, no use shall be allowed within the use permit boundary other than those specified in the use permit except as specified in Section 6106 or 6158.e of the Zoning Ordinance. No additional uses, by right or conditionally permitted, shall be allowed within the use permit area without modification of the permit. If, subsequent to the granting of a use permit, the use(s) authorized thereby become permitted uses through a zoning amendment, or the holder of the use permit desires to terminate the use permit, the holder of the use permit may request, and the Director may approve, termination of the use permit. Upon such termination, the terms and conditions of the use permit shall no longer be applicable to that property or to the use thereof.

Section 55. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.