

County of San Diego

Planning & Development Services

Local Coastal Program Update

LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN

May 31, 2019

Appendix B

Implementation Plan Regulations

Prepared For:

County of San Diego

Planning & Development Services

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DEFINITIONS (C)

California Coastal Zone: That portion of the Coastal Zone described in Section 30103 of the California Coastal Act of 1976 (Public Resources Code Section 20000 et seq.) which is within the unincorporated territory of the County of San Diego.

County Park: Any park (including Public Park/Playground/Recreational & Public Passive Park/Recreational Areas), community center, museum, beach park, or recreation facility, owned by, leased by, or under the control of the County.

DEFINITIONS (P)

Public Active Park/Playground/Recreational Area: An outdoor area, along with its incidental buildings and structures, at least part of which is designed, developed, and intended for organized sport or athletic activities and/or other activities or events to which groups of people greater than the family unit might be attracted as participants or spectators.

Public Park/Playground/Recreational Area: An outdoor area, along with its incidental buildings and structures, owned and/or operated by a public agency or a non-profit organization, which is designed, developed and intended to provide one or more recreational opportunities to the general public. Public Park/Playground/Recreational Area includes the following: Public Passive Park/Recreational Area, and Public Active Park/Playground/Recreational Area.

Public Passive Park/Recreational Area: An outdoor area, along with minimal incidental buildings and structures, designed, developed and intended for low intensity passive recreational use by individuals, families, or small groups. Public Passive Park/Recreational Areas may be of any size and may include wilderness, ecological or natural preserves.

- a. Any application for a permit or other approval regulated in any manner by the provisions of this Implementation Plan shall only be required to meet the provisions of this Implementation Plan that were in effect on the date that application was deemed complete. The foregoing provision relates only to individual application(s) regulated by this Implementation Plan, not to the overall project (for which several applications may be required).
- b. For purposes of this section, an application is "deemed complete" 30 days following the date it was submitted, unless the applicant has been informed that the application is not complete, or at such earlier date that the County informed the applicant that the application was complete.

1325 COMMUNITY RECREATION.

The Community Recreation use type refers to recreational, social or multi-purpose uses within buildings with no fixed seats and occupancy limited to 500 persons. County Parks are excluded from the Community Recreation use type.

1335 ESSENTIAL SERVICES.

The Essential Services use type refers to services which are necessary to support principal development and involve only minor structures, such as utility lines and/or poles, which are necessary to support principal development.

1350 MAJOR IMPACT SERVICES AND UTILITIES.

The Major Impact Services and Utilities use type refers to public or private services and utilities which have substantial impact. Such uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community wide interest. Typical places or uses are schools, sanitary landfills, public and private airports, hospitals, psychiatric facilities, cemeteries, nursing homes, detention and correction institutions, trade schools (with outdoor training facilities) or security, law enforcement, military, paramilitary type training facilities, or field medical training uses.

1355 MINOR IMPACT UTILITIES.

The Minor Impact Utilities use type refers to public utilities which have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are electrical and gas distribution substations.

1360 PARKING SERVICES.

The Parking Services use type refers to parking services involving garages and lots which are publicly operated.

1365 POSTAL SERVICES.

The Postal Service use type refers to mailing services excluding major processing, owned or operated by governmental agencies as traditionally provided by the United States Postal Service.

1375 SMALL SCHOOLS.

The Small Schools use type refers to the education of 7 or more children, adults, elderly persons, or handicapped persons at one time (but not more than 50), but excluding overnight care or uses classified as Group Care or Major Impact Services and Utilities. Typical uses include day care facilities for the elderly and schools for not more than 50 children or adults.

1400 GENERAL DESCRIPTION OF COMMERCIAL USE TYPES.

Commercial use types include the distribution and sale or rental of goods; and the provision of services other than those classified as Civic Uses. They also include certain uses accessory to the above, as specified in Section 6150, Accessory Use Regulations.

1415 AGRICULTURAL AND HORTICULTURAL SALES.

The Agricultural and Horticultural Sales use type refers to a business establishment with retail sale of agricultural and horticultural goods not cultivated on the premises.

- a. Agricultural Sales. Sale of feed, grain, fertilizers, pesticides and similar goods. Typical items include nurseries, hay, feed and grain stores.
- b. Horticultural Sales. Retail sale only of horticultural and flori-cultural specialties and related nursery items. Typical items include flowers, shrubs, trees and garden tools and supplies.

1425 ANIMAL SALES AND SERVICES.

Animal Sales and Services refers to a property, establishment or place of business primarily engaged in animal related sales and services. The following are animals sales and services use types:

- a. Animal Sales and Services: Horse Stables. Boarding, breeding, raising, rehabilitation, riding training or performing of horses for commercial purposes. This does not include the private use of horses owned by the owners or the occupants of the premises allowed under Section 1725 Animal Raising, such as Horsekeeping. Typical uses include boarding stables or public stables.
- b. Animal Sales and Services: Kennels. Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, dog daycare or dog training centers.
- c. Animal Sales and Services: Veterinary (Large Animals). Veterinary services for large animals. Typical uses include animal hospitals (large animals) or veterinary hospitals (large animals). Boarding of animals or grooming of animals may be allowed as accessory to the veterinary use.
- d. Animal Sales and Services: Veterinary (Small Animals). Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals (small animals). Boarding of animals or grooming of animals may be allowed as accessory to the veterinary use.

1445 BUSINESS SUPPORT SERVICES.

The Business Support Services use type refers to establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms rather than individuals and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, or blueprint services.

1450 COMMUNICATIONS SERVICES.

The Communication Services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms but excludes those classified as Major Impact Services and Utilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.

1460 CONVENIENCE SALES AND PERSONAL SERVICES.

The Convenience Sales and Personal Services use type refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale. Typical uses include neighborhood grocery or drug stores. The Convenience Sales and Personal Services use type can include uses permitted by Sections 1465 (Eating and Drinking Establishments), 1480 (Food and Beverage Sales), 1510 (Personal Services, General) and 1525 (Retail Sales, General) provided it is administratively determined that they meet the convenience description set forth above, except that the following uses are not allowed:

- a. Any use which includes the serving of alcoholic beverages, except beer and wine, for consumption on the premises;
- b. Any use which includes the provision of live entertainment;
- c. Any use which includes selling goods by auction; or
- d. Any use which includes selling equipment or parts for automobiles, marine craft, aircraft, motorcycles, camper or trailer purposes.

1463 COTTAGE INDUSTRIES.

A Cottage Industry is the production of goods or the provision of services in conjunction with a single detached dwelling conducted in compliance with the requirements of Section 2980.

1465 EATING AND DRINKING ESTABLISHMENTS.

The Eating and Drinking Establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or bars.

1475 FINANCIAL, INSURANCE AND REAL ESTATE SERVICES.

The Financial, Insurance and Real Estate Services use type refers to establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies or real estate firms.

1480 FOOD AND BEVERAGE RETAIL SALES.

The Food and Beverage Retail Sales use type refers to establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores or delicatessens.

1485 FUNERAL AND INTERMENT SERVICES.

Funeral and Interment Services refers to establishments primarily engaged in the provision of services involving the care, preparation or disposition of human dead other than in cemeteries. The following are Funeral and Interment Services use types.

- a. Funeral and Interment Services: Undertaking. Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

1500 MEDICAL SERVICES.

The Medical Services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories or health maintenance organizations.

1505 PARTICIPANT SPORTS AND RECREATION.

Participant Sports and Recreation refers to establishments or places primarily engaged in the provision of sports or recreation by and for participants. Any spectators would be incidental and on a nonrecurring basis. The following are participant sports and recreation use types:

- a. Participant Sports and Recreation: Indoor. Those uses conducted within an enclosed building. Typical uses include bowling alleys or billiard parlors
- b. Participant Sports and Recreation: Outdoor. Those uses conducted in open facilities. Typical uses include driving ranges or miniature golf courses, athletic facilities, carnival facilities, sports fields, health clubs and spas, swimming beaches, swimming pools and nudist facilities.

1510 PERSONAL SERVICES, GENERAL.

The Personal Services, General use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature but excludes services classified as Spectator Sports and Entertainment, Participant Sports and Recreation, or Transient Habitation. Typical uses include art studios, barber shops, beauty salons, photography studios, massage parlors, vocational schools, trade schools, dance studios or reducing salons.

1520 RESEARCH SERVICES.

The Research Services use type refers to establishments primarily engaged in research of an industrial or scientific nature which is provided as a service or which is conducted by and for a private firm, but excludes medical testing and analysis and product testing. Typical uses include electronics research laboratories, space research and development firms or pharmaceutical research labs.

1525 RETAIL SALES.

Retail Sales refers to establishments or places primarily engaged in the sale or rental of goods or merchandise for personal or household use, but excludes those classified as Agricultural Sales, Animal Sales and Services, Automotive and Equipment, Business Equipment Sales and Services, Construction Sales and Services, Food and Beverage Retail Sales, Gasoline Sales, and Swap Meets. The following are Retail Sales use types:

- a. Retail Sales: General. Goods offered are generally those meeting regular or recurring personal or household needs. Establishment may have a relatively large floor area and offer a wide variety of merchandise types. Typical uses would include department stores, variety stores, super drug stores, apparel stores, and furniture stores.
- b. Retail Sales: Specialty. Establishments offering a single type, or closely related types, of merchandise oriented toward impulse or discretionary purchase rather than satisfaction of regular or recurring needs. Included in this use type is accessory custom manufacturing which involves the production for on-site sale only of crafts, jewelry or related specialty items. Individual establishments will have relatively small floor areas (generally not more than 2,000 square feet). Typical uses would include sale of art or craft objects; sales conducted in civic plazas; flower or plant shops; shops offering gifts, novelties, or souvenirs; beachwear stores; and antique shops.

1750 FARM LABOR CAMP.

The Farm Labor Camp use type refers to the occupancy by 13 or more Farm Employees and their families of a living unit or units or 37 or more beds in a group quarters, without regard to duration. A Farm Labor Camp is allowed exclusively in association with the performance of commercial agricultural labor.

RESIDENTIAL USE REGULATIONS

RS SINGLE FAMILY RESIDENTIAL USE REGULATIONS

RV VARIABLE FAMILY RESIDENTIAL USE REGULATIONS

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations and the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area.

2102 PERMITTED USES.

The following use types are permitted by the RS and RV Use Regulations:

a. Residential Use Types.

Family Residential (Principal Permitted Use)

b. Civic Use Types.

County Park (Public Park/Playground/Recreational & Public Passive Park/Recreational Areas)

d. Commercial Use Types.

Participant Sports and Recreation: Indoor
Participant Sports and Recreation: Outdoor
Personal Services [General]
Retail Sales: General
Retail Sales: Specialty

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS and RV Use Regulations subject to the applicable provisions of Implementation Plan, Appendix B Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "1"

b. Commercial Use Types.

Animal Sales & Services:– Horse Stables "2"
Animal Sales & Services: Kennels "2"

c. Agricultural Use Types.

Animal Raising "2"

2104 USES SUBJECT TO A SITE PLAN.

The following use types are permitted by the RS and RV Use Regulations upon issuance of a Site Plan.

a. Civic Use Types.

Enclosed (See Section 6816)
Essential Services
Fire Protection Services
Minor Impact Utilities
Open (See Section 6816)
Small Schools

b. Agricultural Use Types.

Horticulture: Cultivation
Open (See Section 6816)
Row & Field Crops
Tree Crops

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative and Professional Services
Child Care Center
Civic, Fraternal or Religious Assembly
Community Recreation (outside County Parks)
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Agricultural Use Types.

Enclosed (See Section 6816)
Open (See Section 6816)

Site Preparation

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS and RV Use Regulations if approved by a Major Use Permit, as part of a Planned Development, which has the minimum site area required by Section 2980 and 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 2980.

a. Agricultural Use Types

Agricultural and Horticultural Sales (all types)

b. Commercial Use Types.

Administrative and Professional Services
Automotive and Equipment: Parking
Business Support Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Personal Services, General
Retail Sales: General
Retail Sales: Specialty

RR RURAL RESIDENTIAL USE REGULATIONS

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR Use Regulations:

a. Residential Use Types.

Family Residential (Principal Permitted Use)

b. Civic Use Types.

County Park (Public Park/Playground/Recreational & Public Passive Park/Recreational Areas)

c. Commercial Use Types.

Agricultural & Horticultural Sales: Agricultural Sales
Agricultural & Horticultural Sales: Horticultural Sales

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Implementation Plan, Appendix B Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "1"

b. Agricultural Use Types.

Animal Raising "2"

c. Commercial Use Types.

Animal Sales & Services: Horse Stables "2"
Animal Sales & Services: Kennels "2"
Cottage Industries "4"

2184 USES SUBJECT TO A SITE PLAN.

The following use types are permitted by the RR Use Regulations upon issuance of a Site Plan.

a. Civic Use Types.

Enclosed (See Section 6816)
Essential Services
Fire Protection Services
Minor Impact Utilities
Open (See Section 6816)
Small Schools

b. Commercial Use Types.

Enclosed (See Section 6816)
Open (See Section 6816)
Semi-Enclosed (See Section 6816)
Drive-In

c. Agricultural Use Types

Enclosed (See Section 6816)
Farm Labor Camps

Horticulture: Cultivation
Horticulture: Storage
Open (See Section 6816)
Semi-Enclosed (See Section 6816)
Row & Field Crops
Tree Crops

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative and Professional Services
Ambulance Services (Sec. 6900)
Child Care Center
Civic, Fraternal or Religious Assembly
Community Recreation (excludes County Parks)
Cultural Exhibits and Library Services
Drive-in
Group Care
Law Enforcement Services
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground
Transient Habitation: Resort

d. Agricultural Use Types.

Packing and Processing: Limited
Packing and Processing: Winery

COMMERCIAL USE REGULATIONS

C30 OFFICE-PROFESSIONAL USE REGULATIONS

2300 INTENT.

The provisions of Section 2300 through Section 2309, inclusive, shall be known as the C30 Office-Professional Use Regulations. The C30 Use Regulations are intended to create and enhance areas where administrative, office and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C30 Use Regulations. Typically, the C30 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the

adjacent residential use, and have pedestrian as well as vehicular access.

2302 PERMITTED USES.

The following use types are permitted by the C30 Use Regulations:

a. Civic Use Types.

Administrative and Professional Services (Principal Permitted Use)
County Park (Public Park/Playground/Recreational & Public Passive Park/Recreational Areas)

b. Commercial Use Types.

Enclosed (See Section 6816)
Personal Services [General]

2303 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C30 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.

Animal Sales & Services: Horse Stables "2"
Animal Sales & Services: Kennels "2"
Convenience Sales and Personal Services "5"
Eating and Drinking Establishments "6"
Food and Beverage Retail Sales "6"

b. Agricultural Use Types.

Animal Raising "2"

2304 USES SUBJECT TO A SITE PLAN.

The following use types are permitted by the C30 Use Regulations upon issuance of a Site Plan.

a. Civic Use Types.

Ambulance Services (Sec.6900)
Child Care Center
Cultural Exhibits and Library Services
Enclosed (See Section 6816)
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Open (See Section 6816)
Parking Services
Small Schools

b. Commercial Use Types.

Automotive & Equipment: Parking
Business Support Services
Communications Services
Enclosed (See Section 6816)
Financial, Insurance and Real Estate
Medical Services

2305 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C30 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
Community Recreation (excluding County
Parks)
Major Impact Services and Utilities
Postal Services

b. Commercial Use Types.

Drive-in (See Section 6816)
Funeral and Interment Services: Undertaking
Research Services

c. Agricultural Use Types.

Site Preparation

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use

Types.

County Park (Public Park/Playground/Recreational & Public Passive Park/Recreational Areas)

c. Commercial Use Types.

Enclosed (See Section 6816)

Open (See Section 6816)

Semi-Enclosed (See Section 6816)

d. Agricultural Use Types.

Enclosed (See
Section 6816)

Horticulture: Cultivation (Principal Permitted Use)

Horticulture: Storage

Tree Crops

Packing and Processing: Limited

Row and Field Crops

Semi-Enclosed (See Section 6816)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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. Residential Use Types

Mobilehome Residential "1"

b. Commercial Use Types

Animal Sales and Services: Horse Stables "2"

Animal Sales and Services: Kennels "2"

Animal Sales and Services: Veterinary (Large Animals) "3"

Animal Sales and Services: Veterinary (Small Animals) "3"

Cottage Industries "4"

c. Agricultural Use Types

Animal Raising "2"

Limited Packing and Processing: Boutique Winery "8"

Limited Packing and Processing: Wholesale Limited Winery "8"

Limited Packing and Processing: General "7"

2304 USES SUBJECT TO A SITE PLAN.

The following use types are permitted by the A70 Use Regulations upon issuance of a Site Plan.

a. Civic Use Types.

Enclosed (See Section 6816)
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Open (See Section 6816)

b. Industrial Use Types.

Enclosed (See Section 6816)
Semi-Enclosed (See Section 6816)

c. Agricultural Use Types.

Farm Labor Camp (See Section 6906)
Packing and Processing: Limited

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Ambulance Services (Sec. 6900)
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation (outside County Parks)
Cultural Exhibits and Library Services
Drive-in (See Section 6816)
Group Care
Major Impact Services and Utilities
Postal Services
Law Enforcement Services
Small Schools

c. Commercial Use Types.

Agricultural and Horticultural Sales: Agricultural Sales
Agricultural and Horticultural Sales: Horticultural Sales
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground
Transient Habitation: Resort

d. Industrial Use Types.

Open (See Section 6816)

e. Agricultural Use Types.

Agricultural Equipment Storage

Limited Packing and Processing:

Winery

Limited Packing and Processing: Small Winery (see Section 6910)

Limited Packing and Processing:

Support

SPECIAL PURPOSE REGULATIONS

S80 OPEN SPACE USE REGULATIONS

2800 INTENT.

The provisions of Section 2800 through Section 2809, inclusive, shall be known as the S80 Open Space Use Regulations. The S80 Open Space Use Regulations are intended to provide for appropriate controls for land generally unsuitable for intensive development. Typically, the S80 Use Regulations would be applied in both urban and rural environments to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Uses permitted within the S80 Use Regulations include those having a minimal impact on the natural environment, or those compatible with the hazards, resources, or other restrictions on the property. Various applications of the S80 Use Regulations with appropriate development designators can create or protect areas of very large residential parcels, agricultural areas, recreation areas, or limited use areas having identified hazards or resources.

2801 SITE PLAN REVIEW REQUIRED.

All development within areas subject to the S80 Open Space Regulations shall require site plan review in accordance with this Implementation Plan Site Plan Review Procedure in this Implementation Plan and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show the location, size and use of all proposed buildings and structures and their relationship to the significant physical features located on the development site.
- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible insatisfying the requirements of subsection "a" of this section.
- c. Standards and Criteria. The placement and siting of the proposed structures and buildings shall preserve the open space value of the development site, avoid degradation of the significant physical features located on the development site, and avoid hazards.

2802 PERMITTED USES.

The following use types are permitted by the S80 Use Regulations:

- a. Residential Use Types.

Family Residential

- b. Civic Use Types.

County Park (Public Park/Playground/Recreational & Public Passive Park/Recreational Areas) (Principal Permitted Use)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S80 Use Regulations subject to the applicable provisions of Implementation Plan, Appendix B Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Commercial Use Types.

Animal Sales & Services: Horse Stables "2"
Animal Sales & Services: Kennels "2"

- b. Agricultural Use Types.

Animal Raising "2"

2304 USES SUBJECT TO A SITE PLAN.

The following use types are permitted by the S80 Use Regulations upon issuance of a Site Plan.

- a. Civic Use Types.

Enclosed (See Section 6816)
Fire Protection Services
Minor Impact Utilities
Open (See Section 6816)

- b. Commercial Use Types.

Enclosed (See Section 6816)
Semi-Enclosed (See Section 6816)
Participant Sports and Recreation: Indoor

- c. Agricultural Use Types.

Enclosed (See Section 6816)
Horticulture: Cultivation
Horticulture: Storage
Farm Labor Camp
Packing and Processing: Limited
Semi-Enclosed (See Section 6816)
Tree Crops
Open (See Section 6816)
Row & Field Crops

2805 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S80 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
Community Recreation (outside County Parks)
Essential Services
Major Impact Services and Utilities
Postal Services
Small Schools

b. Commercial Use Types.

Automotive & Equipment: Parking
Explosive Storage (see Section 6904)
Open (See Section 6816)
Participant Sports and Recreation: Outdoor

c. Agricultural Use Types

Farm Labor Camps

S86 PARKING USE REGULATIONS

2860 INTENT.

The provisions of Section 2860 through Section 2869, inclusive, shall be known as the S86 Parking Use Regulations. The S86 Use Regulations are intended to identify and create areas for automotive parking in association with another dominant land use. Typically, the S86 Use Regulation would be applied to assure a physical separation between one type of use and another, or to accommodate off-street parking requirements for commercial or industrial uses.

Various applications of the S86 Use Regulations with appropriate development designators can create small buffer areas between uses or large parking areas designed to satisfy parking needs of a major commercial or industrial complex.

2862 PERMITTED USES.

The following use types are permitted by the S86 Use Regulations:

Civic Use Types. County Park (Public Park/Playground/Recreational & Public Passive Park/Recreational Areas)
Parking Services (Principal Permitted Use – Concurrent with Site Plan)

a. Commercial Use Types.

Automotive and Equipment: Parking

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S86 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.

Animal Sales & Services: Horse Stables "2"
Animal Sales & Services: Kennels "2"

2304 USES SUBJECT TO A SITE PLAN.

The following use types are permitted by the S86 Use Regulations upon issuance of a Site Plan

a. Civic Use Types.

Enclosed (See Section 6816)
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Open (See Section 6816)

b. Commercial Use Types.

Automotive & Equipment: Parking
Drive-in (See Section 6816)
Enclosed (See Section 6816)
Open (See Section 6816)
Semi-Enclosed (See Section 6816)

2865 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S86 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities

b. Agricultural Use Types.

Site Preparation

"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.

2889 CALIFORNIA COASTAL ZONE: AGRICULTURAL LAND.

A Specific Plan for any property subject to these use regulations which lies within the California Coastal Zone, and which is designated Agricultural Cropland on the Local Coastal Program Land Use Plan, shall, in addition to other applicable requirements in the Implementation Plan, be prepared and approved in accordance with the provisions of this section.

- a. The Specific Plan shall cover all contiguous properties owned or under the control of the applicant.
- b. Approval of the Specific Plan shall be subject to a specific finding that continued exclusive agricultural use of the entire property is no longer feasible, or that allowing residential development on a portion of the property will enhance the feasibility of agricultural use of the remaining portions of the property.
- c. The Specific Plan shall show at least fifty percent of the land suitable for agriculture as reserved for agricultural use.
- d. Total dwelling units permitted by the Specific Plan shall not exceed the number obtained by multiplying the total acreage covered by the specific plan, exclusive of any wetland areas, by a density factor of 2.8.
- e. All development and other activities subject to the Specific Plan shall conform to the following:
 1. All development shall be subject to the Planned Development Area Regulations commencing at Section 5800.
 2. All land shown as reserved for agriculture shall be permanently protected for such use by an appropriate restriction.
 3. Areas shown as reserved for agriculture shall, where feasible, be a minimum of forty contiguous acres in size.
 4. Development shall be located and clustered so as to avoid, to the degree possible, conflict with the continued agricultural use of land reserved for that purpose and, where feasible, shall be located adjacent to existing development or areas planned for development.
 5. To the degree feasible, development shall be concentrated on lands least suitable for agricultural production. Land best suited for agricultural production is defined as land containing Class I-IV soils on slopes of ten percent or less, and is either currently in agricultural production or has the potential for commercial production of food crops.
 6. Where feasible, buffer areas shall be established in the specific plan between agricultural lands and non-agricultural areas within and adjacent to the area covered by the specific plan. Uses within such buffer areas shall be limited to agricultural uses that do not require the application of pesticides or herbicides, or open space uses.
 7. Deeds for residential lots or dwelling units shall contain a clause stating that such lots or dwelling units are located in close proximity to lands reserved for agricultural use and that such use could result in some adverse impacts on such lots or dwelling units.
 8. No roads other than farm access roads shall be constructed across agricultural lands unless mitigation measures are provided that assure the continued long-term viability

- of agricultural uses.
9. If land subject to the specific plan borders a lagoon, continuous bluff-top accessways or equivalent overlook areas shall be provided. Such accessways or overlooks shall be reserved for public use by dedication of easements as a condition of development approval.

2980 SUPPLEMENTAL LIMITATIONS ON USES

- a. The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations." Supplemental limitations on uses are further described below:

1. MOBILEHOME RESIDENTIAL

- i. MOBILEHOME RESIDENTIAL. Subject to the Mobilehome Park Regulations or the Planned Development Standards.
- ii. INTENT. These provisions shall be known as the Mobilehome (Manufactured Home) Regulations. The purpose of these provisions is:
 - a) To supplement the zone regulations applied to mobilehomes with additional standards and procedures which will promote a satisfactory living environment for residents of mobilehomes and will permit a mix of mobilehomes and other types of housing within the county.
 - b) To better facilitate utilization of mobilehomes as a housing resource.
 - c) To permit greater diversity in the types of mobilehome parks.
- iii. APPLICATION. These provisions apply to mobilehomes located on a private lot wherever a single detached residential building is permitted.
- iv. EFFECT OF LOCATING A MOBILEHOME ON A PERMANENT FOUNDATION SYSTEM. A mobilehome which has been placed on a private lot and on a permanent foundation system pursuant to these regulations shall be subject to local property taxation.
- v. REQUIREMENTS FOR PLACING A CERTIFIED MOBILEHOME ON A PRIVATE LOT.
 - a) Eligibility. A mobilehome that was constructed after September 15, 1971, and was issued an insignia of approval by the California Department of Housing and Community Development or a mobilehome that has been certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) may be located on a private lot only upon compliance with the requirements set forth below.
 - b) Requirements. An eligible mobilehome shall comply with the following requirements when located on a private lot:
 1. Has not been altered in violation of applicable codes.

2. Is occupied only as a residential use.
 3. Is in conformance with all provisions of this Ordinance, The Subdivision ordinance and the Health and Safety Code applicable to residential structures. Subject to the foregoing regulations, mobilehomes may be located on the same lot containing conventionally constructed dwellings.
 4. If attached to a permanent foundation system it shall comply with the provisions of Section 18551 of the California Health and Safety Code.
 5. Is covered with an exterior wall material customarily used on conventional dwellings. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 6. Roofs shall have a pitch of not less than 2 inch vertical rise for each 12 inches of horizontal run and consist of shingles or other material customarily used for conventional dwellings, unless waived by the Director under 8. or 9. below.
 7. All roofs shall include roof overhangs of not less than one foot measured from the vertical side of the mobilehome, except where the location of attached structures, such as carports, garages, porches, or similar structures precludes the continuation of the overhang, or unless waived by the Director under 9, below.
 8. The Director may waive the roof pitch and eave requirement for attached accessory portions of the structure such as carports, porches, or similar canopy structures not enclosed by solid walls. Roof parapet walls are not required for such canopy structures.
 9. The Director may waive the roof pitch and/or the roof overhang requirement if the roof for the main structure is concealed from view by parapet walls consistent with a commonly recognized architectural style such as Santa Fe or Mission style.
- c) Building Permit. Prior to installation of a mobilehome on a permanent foundation system, the mobilehome owner or a licensed contractor shall obtain a building permit from the Department of Planning and Development Services. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the California Health and Safety Code.
- d) Cancellation of Registration. The owner shall comply with the regulations established pursuant to Section 18551(b) of the Health and Safety Code for cancellation of registration of a mobilehome. The owner shall also comply with the provisions of Section 18550(b) of the California Health and Safety Code.

- e) Approval for Occupancy. The Director shall determine that the proposed project is in compliance with all applicable requirements and conditions prior to issuing final approval for occupancy.
- f) Modification of Requirements. Unless otherwise specified, no modification may be granted from these requirements or from the requirements specified in Title 25 of the California Administrative Code which are not subject to local modification.

Standard Mobilehome Park Regulations

vi. APPLICATION. These provisions shall apply to all uses classified in the Mobilehome Residential Use__Type, except those uses permitted pursuant to the Mini Mobilehome Park Regulations commencing at Section 2980 or the Planned Development Standards commencing at Section 2980.

vii. USE PERMIT REQUIRED. A standard mobilehome park may be authorized where permitted by the use regulations upon the issuance of a Coastal Development Permit, as provided by the Procedure commencing at Section 9400.d.

viii. PRE-APPLICATION CONFERENCE. Prior to submitting an application for a use permit for a mobilehome park, a prospective applicant should consult with the Department to obtain information and to inform the Department of the applicant's intentions. If requested by the applicant, the Department will schedule a conference to be attended by the applicant and representatives of the Departments of Planning and Development Services, Public Works, Environmental Health, and other agencies as the Department considers necessary. Such a conference shall provide an opportunity to review the applicant's intended plan and to identify potential requirements or subjects requiring particular attention prior to the applicant entering into binding commitments or incurring substantial expense in preparing plans, surveys, and other data. The applicant shall provide a map showing the proposed mobilehome park site, existing topography, adjoining road rights-of-way, and public access.

ix. 6516 GENERAL STANDARDS: STANDARD MOBILEHOME PARKS.

- a) Minimum Area. A standard mobile home park shall be not less than five acres in area.
- b) Density. A standard mobilehome park shall conform to the applicable Density Regulations commencing at Section 2980.c.1.xii and Section 4100 (IP, Appendix B).
- c) Reclassification. Prior to final construction approval for any new or expanded standard mobilehome park, the owner shall obtain a zone reclassification to a zone which includes the RMH Use Regulations and

the "A" Building Designator. Such reclassification requirement may be waived by the Director when a tentative subdivision map is filed concurrently with the related use permit application or for mobilehome parks approved pursuant to the Density Bonus Program (Section 9106.c.1.xii, et seq.).

- d) Factory-Built Housing. Factory-built housing shall be attached to a permanent foundation system and conform to all other requirements of Section 18611 of the California Health and Safety Code.

x. GENERAL DEVELOPMENT CRITERIA: STANDARD MOBILEHOME PARKS

- a) Compatibility with Adjacent Land Uses. The standard mobilehome park shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property and its residents from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development. A mobilehome park shall relate harmoniously to the topography of its site, make suitable provision for reservation of water courses, wooded areas, rough terrain, and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.
- b) Setback: Perimeter. Mobilehome and buildings within a standard mobilehome park shall maintain the following setbacks.
 - 1. The setbacks established by the applicable Setback Regulations, commencing at Section 4800 (IP, Appendix B).
 - 2. A side yard and rear yard setback of at least 15 feet from the exterior boundary of the mobilehome park.
 - 3. A setback of 50 feet from the centerline of any street along the exterior boundary of the mobilehome park, except that when such street has a right of way greater than 60 feet, a setback of 20 feet shall be maintained from the nearest edge of the street right of way.
- c) Setbacks: Recreation Use Area. No recreational area or facility specified in the major use permit as being intended for the use of more than one family shall be permitted within 100 feet of any external boundary which adjoins, or is separated only by a boundary street from land in any residential zone; provided, however, that where permanent intervening open space at least 100 feet in width exists on adjacent property, this restriction may be modified.
- d) Fencing and Landscaping. Mobilehome parks shall conform to the Fencing and Landscaping Regulations commencing at Section 6700 of

the IP, Appendix B.

e) Open Space. At least one substantial area of group usable open space shall be provided. Such area shall:

1. Conform to the Group Usable Open Space Standards of the Open Space Regulations commencing at Section 4900 (IP, Appendix B). The Group Usable Open Space shall total at least 250 square feet per dwelling unit unless the Open Space Designator provides for another amount.
2. Be of such size and shape that each side of the rectangle inscribed within it is at least 100 feet in length.
3. Include outdoor recreational facilities for both active and passive recreation.

f) Recreational Facilities. Completely enclosed indoor recreation facilities shall be provided and shall consist of not less than 10 square feet for each dwelling unit. Outdoor recreational facilities shall provide for both active and passive recreation. This recreation area shall be landscaped, improved and maintained.

g) Interior Access Drives. Interior private access drives shall be paved with at least 2 inches of asphaltic concrete to a width of not less than 25 feet. All corners shall have a minimum 25 foot radius.

h) Storage Area. Common storage areas shall be provided with an enclosed fenced area for the residents of the mobilehome park for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall total not less than 50 square feet for each mobilehome lot. All storage on a mobilehome lot shall be in accordance with the provisions of Title 25 of the California Administrative Code.

i) Sewer and Water. Each mobilehome lot in a mobilehome park shall be provided with water and sewer connections in accordance with Title 25 of the California Administrative Code. Water shall be provided by a water supplier having a valid permit from the California Department of Health or the Department of Environmental Health. Public sewers shall be provided by a public agency which has obtained discharge requirements approved by the appropriate California Water Quality Control Board. Individual sewage disposal systems shall be approved by the Department of Health Services.

j) Undergrounding. All sewer and water facilities, electric, gas, telephone, and television signal distribution systems shall be placed underground.

k) Antennas. A master antenna television (MATV) system shall be provided with underground cable service to at least all mobilehome and other buildings containing dwelling units. This MATV system shall be

provided at no charge for service. This requirement may be met by the provision of an underground cable television (CATV) system by a county licensed CATV operator. No other television antennas shall be permitted unless authorized by the major use permit.

l) Fire Protection. On and off site fire hydrants and other fire protection facilities shall be installed as specified in the major use permit and shall be of a type approved by the Chief of the local fire protection district, or if there is no local fire district, by the Fire Services Coordinator.

m) Night Lighting. Artificial light shall be provided and maintained for walks, driveways, parking areas, and other facilities as specified in Title 25 of the California Administrative Code, to assure safe and convenient nighttime use.

n) Signs. Signs shall conform to the On Premise Sign Regulations commencing at Section 6250 of the IP, Appendix B.

o) Access. Each mobilehome park shall have direct vehicular access from a publicly maintained street. This requirement does not apply to the expansion of an existing mobilehome park when adequate access is obtained through the existing portion of the mobilehome park.

xi. MOBILEHOME LOT DEVELOPMENT CRITERIA: STANDARD MOBILEHOME PARKS. For purposes of Mobilehome Lot Development Criteria as used in this section, mobilehome shall also include factory built housing as defined in Section 19971 of the California Health and Safety Code.

a) Density of Occupation. Each mobilehome lot shall be designed to be occupied by one mobilehome and uses thereto.

b) Lot Size. Each mobilehome shall have the minimum size indicated below based on its occupancy.

Occupancy	Minimum Lot Size (Excluding interior access drives)
A mobilehome not more than 14 feet in width containing 1 dwelling unit	1,850 square feet
A Mobilehome more than 14 feet in width containing 1 dwelling unit	3,000 square feet
A Mobilehome containing more than 1 dwelling unit	1,500 square feet per dwelling unit

c) Coverage. Not more than 75 percent of the area of a mobilehome lot shall be covered by the mobilehome and its accessory structures.

d) Setback from Interior Access Drive. Each mobilehome lot shall have a front yard setback of not less than 5 feet extending the entire width

of the mobilehome lot. A front yard will be measured from the nearest element of the mobilehome or any mobilehome accessory structure to the closest edge of the interior access drive.

- e) Side Yard Setback. Each mobilehome lot shall have a side yard in accordance with Title 25 of the California Administrative Code of not less than 3 feet in width along the entire length of the mobilehome lot. A mobilehome lot containing a mobilehome having a height of more than one story shall have a side yard of not less than 5 feet in width along the entire length of the mobilehome lot.
- f) Rear Yard Setback. Each mobilehome lot shall have a rear yard in accordance with Title 25 of the California Administrative Code of not less than 3 feet and shall extend across the entire width of the mobilehome lot. A mobilehome lot containing a mobilehome having a height of more than one story shall have a rear yard of not less than 5 feet along the entire width of the mobilehome lot.
- g) Access. All mobilehome lots and recreation facilities shall have access only from an interior access drive.
- h) Homes on a Permanent Foundation. No dwelling unit shall be placed on a permanent foundation in a mobilehome park where tenants rent or lease spaces to accommodate their individually owned units. This provisions shall not apply to subdivided parks or to parks where the dwelling units are not owned by the tenants or to parks where the minimum term of lease for a space is 55 years.
- i) Number of Dwelling Units to be Specified. Each lot in a mobilehome park shall be designated on the plot plan of the related use permit and shall specify the number of dwelling units permitted.
- j) Plot Plan to Specify Typical Development. The plot plan shall indicate the development proposed for each mobilehome lot through the use of "typicals" showing the footprint, floor plan and elevations for each proposed structure. The plot plan shall also clearly designate whether homes are to be of the "manufactured" or "factory-built" construction type. In no case shall factory-built housing be permitted unless shown on an approved plot plan.

xii. MODIFICATION OF REQUIREMENTS. Modification of the development criteria of Sections 9106.c.1.x and xi may be granted by the approving authority when it determines that such modification would not be detrimental to the subject development, adjacent properties and residents, the public interest, or the General Plan. No modification shall be granted from any requirements specified in Title 25 of the California Administrative Code which are not subject to local modification.

xiii. ACCESSORY USES AND STRUCTURES PERMITTED. The following accessory uses and structures may be permitted in mobilehome parks provided that they conform to the requirements of

Title 25 of the California Administrative Code:

- a) Convenience Structures. Awnings; portable, demountable, or permanent cabanas; storage cabinets and buildings; fences or windbreaks; carports; garages or porches; greenhouses; bathhouses; and other accessory structures permitted by Title 25 of the California Administrative Code.
- b) Recreational Facilities. Parks, playgrounds, riding and hiking trails, golf courses, lakes, stables and riding rings, recreational buildings, clubhouses, community centers, and similar uses and facilities; provided that all such uses and facilities are designed for and limited to use by residents of the mobilehome park and their guests, and that such uses and facilities are not authorized on the individual mobilehome lots.
- c) Public Utilities. Public utilities and public service facilities.

Mini Mobilehome Park Regulations

- xiv. APPLICATIONS. These provisions shall be known as the Mini Mobilehome Park Regulations, and apply as follows: An expansion of an existing mobilehome park which has been established pursuant to a major use permit by the addition of not more than 49 mobilehomes or the establishment of a new mobilehome park containing not more than 49 mobilehomes.
- xv. USE PERMIT REQUIRED. A mini mobilehome park consisting of not more than 8 mobilehomes is permitted upon the issuance of a Minor Use Permit. Mini mobilehome parks consisting of 9 or more mobilehomes are permitted upon the issuance of a Major Use Permit. An existing mobilehome park which was not established pursuant to a Major Use Permit may be expanded under these Mini mobilehome Park Regulations only upon issuance of a Major Use Permit. Modification of development criteria for the existing mobilehome park may be granted pursuant to Section 9106.xi.
- xvi. PRE-APPLICATION CONFERENCE. Prior to submitting an application for a use permit for a mini-mobilehome park, a prospective applicant should consult with the Department to obtain information and to inform the Department of the applicant's intentions. If requested by the applicant, the Department will schedule a conference to be attended by the applicant and representatives of the Departments of Planning and Development Services, Public Works, Environmental Health, and other agencies as the Department considers necessary. Such a conference shall provide an opportunity to review the applicant's intended plan and to identify potential requirements or subjects requiring particular attention prior to the applicant entering into binding commitments or incurring substantial expense in preparing plans, surveys, and other data. The applicant shall provide a map showing the proposed mobilehome park site, existing topography, adjoining road rights-of-way, and public access.

xvii. GENERAL STANDARDS: MINI MOBILEHOME PARKS.

- a) Density. A mini mobilehome park shall conform to the applicable Density Regulations commencing at Section 4100 (IP, Appendix B).
- b) Reclassification. Prior to occupancy of any mini mobilehome park, the owner shall obtain a zone reclassification to a zone which includes the RMH Use Regulations and the "A" Building Designator. Such reclassification requirement may be waived by the Director when a mobilehome subdivision application is filed concurrently with the related use permit application or for a mini mobilehome park with less than nine units.
- c. Factory Built Housing. Factory built housing shall be attached to a permanent foundation system and conform to all other requirements of Section 18611 of the Health and Safety Code.

xviii. GENERAL DEVELOPMENT CRITERIA: MINI MOBILEHOME PARKS.

a) Compatibility with Adjacent Land Uses. A mini mobilehome park shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. To achieve this purpose, a Minor Use Permit for a mobilehome park with less than nine units, conditioned to meet the requirements for exterior siding and roofing materials and eave overhangs specified in Section 6506 b. (IP, Appendix B) for mobilehomes on private lots, may be approved by the Director except that no permanent foundation system shall be required. Site planning on the perimeter shall give consideration to protection of the property and its residents from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development. A mobilehome park shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain, and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.

b). Setbacks: Perimeter. Mobilehomes and buildings within a mini-mobilehome park shall maintain the following setbacks:

1. The setbacks established by the applicable Setback Regulations.
2. A side yard and rear yard setback of at least 15 feet from the exterior boundary of the mobilehome park except that this requirement shall not apply to a mini mobilehome park of less than nine units.
3. A setback of 50 feet from the centerline of any street along the exterior boundary of the mobilehome park, except that when such

street has a right of way greater than 60 feet, a setback of 20 feet shall be maintained from the nearest edge of the street right of way.

c) Fencing and Landscaping. Mini mobilehome parks shall conform to the Fencing and Landscaping Regulations commencing at Section 6700 (IP, Appendix B). The Director may specify different requirements for a mini mobilehome park with less than nine units.

d) Interior Access Drive. Interior private access drives shall be paved with at least 2 inches of asphaltic concrete to a width of not less than 25 feet. All corners shall have a minimum 25 foot radius. The Director may approve other paving material for a mini mobilehome park with less than nine units.

e) Sewer and Water. Each mobilehome lot in a mobilehome park shall be provided with water and sewer connections in accordance with Title 25 of the California Administrative Code. Water shall be provided by a water supplier having a valid permit from the California Department of Health Services. Public sewers shall be provided by a public agency which has obtained discharge requirements approved by the appropriate California Water Quality Control Board. Individual sewage disposal systems shall be approved by the County of San Diego Department of Environmental Health.

f) Undergrounding. All sewer and water facilities, electric, gas, telephone, and television signal distribution systems shall be placed underground.

g) Fire Protection. On and off site fire hydrants and other fire protection facilities shall be installed as specified in the use permit and shall be of a type approved by the Chief of the local fire protection district, or if there is no local fire district, by the Fire Services Coordinator.

h) Night Lighting. Artificial light shall be provided and maintained for walks, driveways, parking areas, and other facilities as specified in Title 25 of the California Administrative Code, to assure safe and convenient nighttime use.

i) Signs. Signs shall conform to the On Premise Sign Regulations commencing at Section 6250 (IP, Appendix B).

j) Access. Each mobilehome park shall have direct vehicular access from a publicly maintained street. This requirement does not apply to a new mini mobilehome park with less than nine units or the expansion of an existing mobilehome park when adequate access is obtained through the existing portion of the mobilehome park being expanded.

xix. MOBILEHOME LOT DEVELOPMENT CRITERIA: MINI MOBILEHOME PARKS. For purposes of Mobilehome Lot Development Criteria as used in this section, mobilehome shall also include factory built housing as defined in Section 19971 of the Health and Safety Code.

- a) Density of Occupation. Each mobilehome lot shall be designed to be occupied by one mobilehome and uses accessory thereto.
- b) Lot Size. Each mobilehome lot shall have the minimum size indicated below based on its occupancy.

Occupancy	Minimum Lot Size (Excluding interior access drives)
A Mini Mobilehome not more than 14 feet in width containing 1 dwelling unit	1,850 square feet
A Mini Mobilehome more than 14 feet in width containing 1 dwelling unit	3,000 square feet
A Mini Mobilehome containing more than 1 dwelling unit	1,500 square feet per dwelling unit

- c) Coverage. No more than 75 percent of the area of a mobilehome lot shall be covered by the mobilehome and its accessory structures.
- d) Setback from Interior Access Drive. Each mobilehome lot shall have a front yard setback of not less than 3 feet extending the entire width of the mobilehome lot. A front yard will be measured from the nearest element of the mobilehome or any mobilehome accessory structure to the closest edge of the interior access drive.
- e) Side Yard Setback. Each mobilehome lot shall have a side yard in accordance with Title 25 of the California Administrative Code of not less than 3 feet in width along the entire length of the mobilehome lot. A mobilehome lot containing a mobilehome having a height of more than one story shall have a side yard of not less than 5 feet in width along the entire length of the mobilehome lot.
- f) Rear Yard Setback. Each mobilehome lot shall have a rear yard in accordance with Title 25 of the California Administrative Code of not less than 3 feet and shall extend across the entire width of the mobilehome lot. A mobilehome lot containing a mobilehome having a height of more than one story shall have a rear yard of not less than 5 feet along the entire width of the mobilehome lot.
- g) Access. All mobilehome lots and recreation facilities shall have access only from an interior access drive.
- h) Homes on a Permanent Foundation. No dwelling unit shall be placed on a permanent foundation in a mobilehome park where tenants rent or lease spaces to accommodate their individually owned units. The provision shall not apply to subdivided parks or to parks where the dwelling units are not owned by the tenants or to parks where the minimum term of lease for a space is 55 years.

i) Number of Dwelling Units to be Specified. Each lot in a mobilehome park shall be designated on the plot plan of the related use permit and shall specify the number of dwelling units permitted.

j) Plot Plan to Specify Typical Development. The plot plan shall indicate the development proposed for each mobilehome lot through the use of "typicals" showing the footprint, floor plan and elevations for each proposed structure. The plot plan shall also clearly designate whether homes are to be of the "manufactured" or "factory-built" construction type. In no case shall factory-built housing be permitted unless shown on an approved plot plan.

xx. MODIFICATION OF REQUIREMENTS. Modification of the development criteria of Sections 9106.c.1xviii and 9106.c.1.xix may be granted by the officer or body having jurisdiction when it determines that such modification would not be detrimental to the development, adjacent properties, the public interest, or the General Plan. No modification shall be granted from any requirements specified in Title 25 of the California Administrative Code which are not subject to local modification.

xxi. ACCESSORY USES AND STRUCTURES PERMITTED. The following accessory uses and structures may be permitted in mobilehome parks provided that they conform to the requirements of Title 25 of the California Administrative Code.

a) Convenience Structures. Awnings; portable, demountable, or permanent cabanas; storage cabinets and buildings; fences or windbreaks; carports; garages; porches; greenhouses; lathhouses and other accessory structures permitted by Title 25 of the California Administrative Code.

b) Recreation Facilities. Parks, playgrounds, riding and hiking trails, golf courses, lakes, stables and riding rings, recreational buildings, clubhouses, community centers, and similar uses and facilities; provided that all such uses and facilities are designed for and limited to use by residents of the mobilehome park and their guests, and that such uses and facilities are not authorized on individual mobilehome lots.

c) Public Utilities. Public utility and public service facilities.

xxii. MOBILEHOME SUBDIVISIONS. A mobilehome subdivision may be authorized where permitted by the use regulations upon issuance of the appropriate use permit as specified in Sections 9106.c.1.vii and 9106.c.1.xv and approval of a Final Map. No use permit for a mobilehome subdivision shall be approved unless it is conditioned to require reservation and maintenance of all common areas for common use and enjoyment of the residents of the mobilehome subdivision in the manner specified in Section 9106.c.1.xxiii, below. A use permit for a mobilehome subdivision shall comply with either the Standard

Mobilehome Park Regulations or the Mini Mobilehome Park Regulations. A mobilehome subdivision wherein each mobilehome lot is serviced by a dedicated public street and wherein no areas are reserved for common use shall not require issuance of a use permit provided all mobilehome lots meet applicable lot size requirements.

xxiii. SUBDIVISION OF EXISTING MOBILEHOME PARKS, ADDITIONAL REQUIREMENTS. A standard mobilehome park or mini mobilehome park may be subdivided in accordance with the applicable provisions of Division 1, Title 8 of the County Code of Regulatory Ordinances relating to subdivisions and shall also comply with the following additional requirements.

- a) Parks Established by Use Permit. Prior to approval of a Final Map for a standard mobilehome park or mini mobilehome park, the owner shall apply for modification of the related use permit to add a condition to require reservation and maintenance of all common areas for common use and enjoyment of the residents in a manner which makes the County or a public district or a public agency a party to and entitled to enforce the reservation. Such reservation shall include arrangements, satisfactory to County Counsel, to assure maintenance of all buildings, structures, streets and landscaping located within said common areas.
- b) Parks Established Without Use Permit. An existing mobilehome park which was not established pursuant to the Mobilehome Park Regulations may be subdivided only upon determination by the Director that such mobilehome park was legally established in accordance with the Nonconformity Regulations. In addition, prior to approval of a Final Map for such mobilehome park, the owner shall obtain a major use permit which includes a condition to require reservation and maintenance of all common areas in the manner specified in "a" above.
- c) All Existing Mobilehome Parks. All applications to subdivide an existing mobilehome park shall be accompanied by the following additional information and/or documents.
 - 1. The number of spaces within the existing park.
 - 2. A list of names and addresses of all tenants within the park for use by the Department in giving notice.
 - 3. The date of manufacture and size of each mobilehome and the current replacement value affected by the relocation. The replacement value shall be determined in the same manner as used by standard insurance replacement criteria.
 - 4. The estimated cost of relocation of each mobilehome affected by the proposed change of use.
 - 5. The length of tenancy by each tenant.

6. The estimated income, age and number of tenants affected by the proposed change of use.
 7. The number of alternative sites available to the tenants including written commitments from the owners of those parks to accept the relocated units and tenants.
 8. A time table for vacating the existing park.
 9. A statement and concept plan indicating what use the park site is intended to accommodate.
 10. Evidence satisfactory to the Director that mutually acceptable agreements have been reached on the part of the park owner and all tenants to vacate the park upon recording of a Final Map. Such evidence may include, but is not limited to, the following:
 - aa) Written agreements to relocate mobilehomes; and
 - bb) Assistance of low and moderate income tenants in the form of payment by the park owner of 80%, up to a maximum of \$2,000, of the cost of relocating the mobilehome to another mobilehome park within 100 miles.
 11. If such evidence specified in "10" above is not included in the application for subdivision, then the Director of Planning and Development Services shall recommend reasonable conditions to mitigate any adverse impact on tenants of the mobilehome park to the approving authority to be included as a condition in the resolution of conditional approval for said subdivision.
- d) Notwithstanding the provisions of Subsection c. above, a park owner who elects to give a 5-year notice to subdivide may file a tentative map if evidence is provided that the following provisions will be completed before approval of the Tentative Map:
1. The mobilehome park owner shall provide evidence that a notice to vacate pursuant to Section 798.56(f) of the California Civil Code has been issued, and
 2. Informed each tenant of the rent and location of a number of available spaces equal to the number of occupied units to be displaced, and
 3. Assisted each tenant in relocating the tenant's mobilehome to any new space within 100 miles in accordance with the following schedule:

If Tenant Vacates before End of:	Portion of Expenses Paid by Owner:	Up to A Maximum of:
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1st Year	80%	\$2,000
2nd Year	60%	\$1,500
3 rd Year	40%	\$1,000
4 th Year	20%	\$500
5 th Year	0	\$0

xxiv. **PLANNED DEVELOPMENT STANDARDS.** These provisions shall be known as the Planned Development Standards. The purpose of these provisions is to carry out the intent of Section 5800 (IP, Appendix B) of the Planned Development Area Regulations and to set forth development standards that must be met by planned developments before they are granted a major use permit in accordance with the Use Permit Procedures commencing at Section 9400.d., et seq.. The intent of Section 5800 shall be applicable to all major use permits for planned developments even where the zoning of the property does not include the "P" Planned Development Area designator. It is intended that planned developments containing mobilehomes shall not be considered mobilehome parks for purposes of the application of Title 25 of the California Administrative Code; provided, however, that those provisions of Title 25 relating to the installation, maintenance, use and occupancy of mobilehomes outside of mobilehome parks shall apply.

xxv. **CONCEPT OF A PLANNED DEVELOPMENT.** A planned development shall consist of an integrated development located on a single tract of land, or on 2 or more tracts of land which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive plan encompassing such elements and the location of structures, the circulation pattern, parking facilities, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

xxvi. **APPLICABILITY OF ANIMAL REGULATIONS.** Except as otherwise provided, a planned development shall conform to all provisions of the Animal Regulations commencing at Section 9200.v.

xxvii. **APPLICABILITY OF USE REGULATIONS.** Except as provided in Section 5806, only those uses, which are permitted by right, or are permitted by a use permit, or an administrative permit, shall be permitted in a planned development. When the applicable use regulations allow a use type in such use regulations only if such type is within a planned development, such a use type is permitted only within a planned development or contiguous planned developments having a total gross site area of at least 20 acres.

xxviii. **APPLICABILITY OF DEVELOPMENT REGULATIONS.** Except as otherwise provided hereinafter, a planned development shall conform

to all provisions of the Development Regulations commencing at Section 4000 (IP, Appendix B).

xxix. APPLICABILITY OF SPECIAL AREA REGULATIONS. A planned development shall conform to all provisions of any applicable special area regulations.

xxx. GENERAL DEVELOPMENT CRITERIA.

a) Compatibility with Adjacent Land Uses. A planned development shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.

b) Relation to Natural Features. A planned development shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.

xxxi. COMPUTATION OF PERMITTED NUMBER OF LOTS. The maximum density provisions of the General Plan Land Use Element shall be used in the computation of the permitted number of dwelling units. The Director shall compute the residential acreage pursuant to the following:

a) Computation of Residential Acreage in an Exclusively Residential Planned Development. In a planned development devoted exclusively to residential use types, the residential acreage of the proposed development shall equal the total land area within the boundaries of the development. For the purpose of the application of this subsection the "total land area within the boundaries of the development" shall be defined to exclude any land within rights-of-way of public streets or highways existing or to be dedicated or offered for dedication as part of the project.

b) Computation of Residential Acreage in a Planned Development Containing Non-Residential Use Types. For the purpose of computing the maximum and minimum density permitted or required in a planned development containing non-residential use types, the residential acreage of the proposed development shall be determined as follows:

1. For those portions of the site where the residential development (and its associated open space) are separate and distinct from the non-residential development (and its associated open space), the acreage to be used for residential

development (and its associated open space) shall be used as the basis for computing density.

2. For those portions of the site where the residential and non-residential development area not separate and distinct (e.g., they are in the same building or a closely associated group of buildings), the acreage shall be allocated between the residential and non-residential uses on the basis of the floor area, ground area, and other factors which indicate the relative usage of the site by residential and non-residential uses.

xxxii. LOT SIZE. The Lot Size Regulations commencing at Section 4200 (IP, Appendix B) shall not apply in a planned development; provided, however, that all required findings can be made pursuant to Section 7350.

xxxiii. BUILDING TYPE. The Building Type Regulations commencing at Section 4300 (IP, Appendix B) shall not apply in a planned development.

xxxiv. MAXIMUM FLOOR AREA. The Maximum Floor Area Regulations commencing at Section 4400 (IP, Appendix B) shall not apply in a planned development.

xxxv. FLOOR-AREA RATIO. The Floor-Area Ratio Regulations commencing at Section 4500 (IP, Appendix B) shall not apply in a planned development.

xxxvi. HEIGHT. The Height Regulations commencing at Section 4600, (IP, Appendix B) shall apply in a planned development; provided, however, that the approving authority may approve buildings and structures of 15 percent greater height, if, in its opinion, such additional height would not have an adverse effect on adjacent properties or on properties or development in the vicinity and would be consistent with the General Plan and the purpose of these development standards. No additional height shall be approved within 100 feet of any external boundary of the planned development adjacent to land in any residential or agricultural zone.

xxxvii. COVERAGE. The Coverage Regulations commencing at Section 4700 (IP, Appendix B) shall not apply to a planned development; provided, however, that no more than 75 percent of the area of a lot containing a mobilehome shall be covered.

xxxviii. SETBACKS-PERIMETER. The following setbacks shall be maintained on the perimeter of a planned development:

- a) The Setback Regulations commencing at Section 4800 (IP, Appendix B) shall apply to the perimeter of a planned development.
- b) A setback of at least 50 feet from centerline shall be maintained by

any mobilehome or other building or structure, except a fence or wall, from any street along an exterior boundary of the development, except that when such street has a right-of-way width greater than 60 feet, a setback of 20 feet from the right-of-way of such street shall be maintained.

- c) Except as provided in paragraph "b", a setback of not less than 25 feet from the exterior boundary shall be maintained.

xxxix. SETBACK-INTERIOR. The Setback Regulations commencing at Section 4800 (IP, Appendix B) shall not apply to the interior of a planned development; provided, however, that mobilehomes and other buildings shall conform to the following setback and spacing requirements:

- a) Setback From Interior Way or Other Surfaced Public Area. No mobilehome or other building shall be located closer than 5 feet from any interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by residents of the planned development. Such setback shall generally be measured from the nearest edge of a surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private street, such setback shall be measured from the nearest edge of the street right-of-way or private road easement.
- b) Garages and Carports. No garage or carport having straight-in access from a public or private circulation street shall be located closer than 20 feet from the nearest edge of the sidewalk of such street, or where no sidewalk exists from the nearest edge of the street right-of-way or road easement.
- c) Mobilehome Side Yard Setback. Each lot containing a mobilehome shall have a side yard of not less than 3 feet in width along the entire length of the lot.
- d) Mobilehome Rear Yard Setback. Each lot containing a mobilehome shall have a rear yard of not less than 3 feet extending the entire width of the lot.
- e) Spacing Between Buildings Other Than Mobilehomes. Wall to wall spacing between buildings other than mobilehomes shall be at least 10 feet. Within the RS, RR, A70 and A72 use regulations, spacing between dwellings (including attached garages) shall be equal to at least twice the width of the interior side yard setback of the zone's setback designator.
- f) Open Space Surrounding Buildings Other Than Mobilehomes. Each building other than a mobilehome shall be surrounded by relatively level open space having a slope no greater than 10 percent and extending a minimum distance of 10 feet in all

directions measured from the furthest projections of the external walls of the building.

xl. OPEN SPACE. The Usable Open Space Regulations commencing at Section 4900 (IP, Appendix B) shall apply to a planned development; provided, however, that the following requirements shall be met. Plot plans for planned developments shall include the dimensions of all usable open space areas to ensure compliance with the minimum size, shape and slope requirements of Sections 4915 and 4917 (IP, Appendix B). In the event of conflict between the Usable Open Space Regulations and the provisions of this section, the requirements yielding the most open space shall apply.

- a) Minimum Open Space. The total land area in residential use types shall be computed per Section 9106.c.1.xxi for purposes of determining the open space requirements. Open Space shall be comprised of a combination of private usable open space and conservation/group open space pursuant to b. and c. below.
- b) Minimum Private Usable Open Space. Private Usable Open Space shall be provided on each lot within the subdivision per the table below:

GP Designation	Usable Open Space per Lot
SR-# (all)	1000 sf
RL-# (all)	4000 sf

Substitution of group usable open space for private open space may be allowed if the lots cannot satisfy the requirements above. The total area that is not satisfied on individual lots shall be in addition to the Conservation/Group Open Space requirement.

- c) Conservation/Group Open Space. The total useable and/or non-useable open space shall be provided on the project site pursuant to the table below.
 - 1. Conservation Open Space. Non-useable conservation open space shall be left in its natural state and shall be preserved in an open space easement. No structures or development shall be permitted. Conservation open space shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and those areas encumbered by flowage, floodway or drainage easements, as well as riding and hiking trails designated on a community or subregional plan map, may be applied toward satisfying this portion of the conservation open space requirement.
 - 2. Group Open Space. Useable open space shall comply with the

standards of Section 4917 (IP, Appendix B). Land occupied by buildings and structures reserved for common recreational use by the residents may be counted as group usable open space for purposes of this subsection provided it meets the requirements of Section 4917 (IP Appendix B).

GP Designation	Percent Conservation/Group Open Space
SR-# (all)	40
RL-# (all)	80

- d) Staged Development. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in such open space, and the construction of dwelling units in order that each development stage achieves a proportionate share of the total open space and environmental quality of the total planned development.
- e) Reservation for Common Use. All or any part of the required open space may be reserved for use in common by the residents of the planned development except as restricted by the private usable open space requirements of the Usable Open Space Regulations. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes the county or a public district or a public agency a party to and entitled to enforce the reservation. The Approval Authority may require that open space easements over the required open space be conveyed to the county. (Riding and hiking trails designated on a community or subregional plan map shall be open to the general public.)
- f) Unreserved open space. Any open space in the development not reserved for the use in common of the residents pursuant to subsection "e" hereof, and not subject to the usable open space requirements of Section 4900 (IP, Appendix B), may be counted toward computation of the permitted number of dwelling units pursuant to Section 6621.e (IP, Appendix B). However, any project proposing such unreserved open space shall be subject to the following conditions to be contained in the major use permit for the planned development: (1) That a homeowners association be created consisting of all owners of residential property in the planned development, and (2) that the unreserved open space shall be subject to an open space easement.
- g) Additional Requirements for Mobilehomes. In addition to the open space requirements of subsections "a" through "e" and the Usable Open Space Regulations, planned development containing mobilehomes shall meet the following requirements for open space and recreational facilities:

1. At least one substantial area of group usable open space shall be provided. Such area shall:
 - aa). Conform to the requirement for group usable open space set forth in the Usable Group Open Space Regulations.
 - bb) Be of such size and shape that each side of a rectangle inscribed within it is at least 100 feet in length.
 - cc) Include outdoor recreational facilities for both active and passive recreation.
 - dd) Include completely enclosed recreational facilities consisting of not less than 10 square feet of floor area for each lot containing a mobilehome.
2. All or any part of the group usable open space required by the Usable Open Space Regulations may be used to satisfy the requirements of Paragraph "f.1" if such open space meets the standards for minimum dimension, maximum slope and outdoor recreational facilities set forth herein.

- xli. ACCESSORY STRUCTURES. The approved plot plan for any planned residential development shall provide standards (i.e., setbacks, sizes, coverage) for permitted accessory structures and buildings or shall specify that the standard allowances of the LCP shall prevail. Such buildings and structures may include but are not limited to swimming pools/spas, patio covers, guest living quarters, storage buildings, detached garages/carports, and outdoor chimneys or barbecue grills.
- xlii. SIGNS. Signs shall be permitted in a planned development in accordance with the Off-Premise Sign Regulations commencing at Section 6200 (IP, Appendix B) and the On- Premise Sign Regulations commencing at Section 6250 (IP, Appendix B). Interior street, building and other signs shall be uniform in design and reflect good taste in style and size.
- xliii. OFF-STREET PARKING. Off-street parking shall be provided in accordance with the Parking Regulations commencing at Section 6750 (IP, Appendix B).
- xliv. CIRCULATION. All streets within the planned development that by function fall within the system of classification of streets as specified in Article III, Classification (Types) of Streets of the "San Diego County Standards", Ordinance No. 2809 (New Series), as amended, shall be improved to county road standards for the particular classification of street, and all such streets shall be offered for dedication to the public. When the developer desires to retain any such streets as private streets, the county may reject the offer of dedication. Other forms of access, such as pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for

dedication. Forms of common access other than dedicated public streets shall be permanently reserved and maintained for their intended purpose by means acceptable to the approving authority and County Counsel.

- xliv. ACCESS. Any mobilehome, other dwelling unit or other building that is located more than 100 feet from a public or private street or other vehicular way shall have pedestrian access thereto capable of accommodating emergency and service vehicles.
- xlvi. FIRE PROTECTION. Fire hydrants and connections shall be installed as required by the Planning Commission and shall be of a type approved by the chief of the local fire district, or, if there is no local fire district, by the County Fire Warden.
- xlvii. NIGHT LIGHTING. Light fixtures for walks, parking areas, driveways and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. For normal street lighting, applicable county standards and regulations shall apply.
- xlvi. ANTENNAS. A Master Antenna Television (MATV) System shall be provided with underground cable service to at least all mobilehomes and other buildings containing dwelling units. This MATV System shall be provided at no charge for service and shall be conveyed to the homeowners association at no charge. This requirement may be met by the provision of an underground Cable Television (CATV) System by a county-licensed CATV operator. No other exterior television antennas shall be permitted unless authorized by the Planned Development permit, except that individual parcels having dwellings may have dish antennas that are one meter or less in diameter or diagonal measurement.
- xlix. UNDERGROUNDING. All sewer and water facilities, electricity, gas, telephone, and television signal distribution systems shall be placed underground.
- I. SPECIAL REQUIREMENTS FOR MOBILEHOMES. In addition to the requirements set forth hereinabove, planned developments containing mobilehomes shall conform to the following requirements:
 - a) Area. A planned development containing mobilehomes shall not be less than 5 acres in area.
 - b) Fencing and Landscaping. Planned development containing mobilehomes shall conform to the Fencing and Landscaping Regulations commencing at Section 6700 (IP, Appendix B).
 - c) Storage Areas. Common Storage areas shall be provided within an enclosed fenced area for the residents of the planned development occupying mobilehomes for the storage of

recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall be not less than 50 square feet for each lot containing a mobilehome.

- d) Sewer and Water. Each lot containing a mobilehome in a planned development shall be provided with water and sewer connections in accordance with Chapter 5 of Title 25 of the California Administrative Code. Water shall be provided by a water supplier having a valid permit from the California Department of Health of the Department of Environmental Health. Public sewers shall be provided by a public agency which has obtained discharge requirements approved by the appropriate California Water Quality Control Board. Individual sewage disposal systems shall be approved by the Department of Environmental Health.

- li. MODIFICATION OF REQUIREMENTS. Modification of these Planned Development Standards may be granted by the authority granting or modifying a Major Use Permit for a planned development when it determines that such modification will not be detrimental to the subject development, adjacent properties, or residents, or the public interest; or the General Plan, provided, however, no modification shall be granted for the density provisions of Section 9106.c.1.xxix nor the open space provisions of Section 9106.c.1.xxxviii, nor from any applicable requirements specified in Chapter 5 of Title 25 of the California Administrative Code, except those which are subject to local modification.

- lii. EFFECT OF AMENDMENTS ON PENDING PLANNED DEVELOPMENTS. The amendments to the Planned Development Area Standards found in Ordinance No. 8247 (N.S.), adopted on May 19, 1993, shall not apply to any Major Use Permit for a planned development, which was approved by the County, or any application for a Major Use Permit for a planned development which was filed (pursuant to Section 1019 of the IP, Appendix B) with the County, before June 18, 1993. Said amendments shall not apply to any subsequent Time Extension, Minor Deviation or Ministerial Permit filed pursuant to such Major Use Permits. Said amendments shall also not apply to modifications of these Major Use Permits for a planned development, unless such modifications would change the approved Major Use Permit by 1) increasing the number of dwelling units or 2) enlarging the planned development site.

- 2. **ANIMAL RELATED ACTIVITIES.** Animal related activities may be permitted subject to the Animal Regulations commencing at Section 9200.v.
- 3.
- 4. **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 near the property line, and outdoor treatment or confinement areas must be located at least 200 feet from the near the property line. If a proposed

Hospital does not meet any of these requirements it may be allowed upon issuance of a coastal permit.

5. COTTAGE INDUSTRIES. Permitted subject to the following provisions.

- i. Purpose and Intent. The purpose and intent of this Section is to provide a means for establishing certain limited commercial and industrial uses to provide products and services to rural areas which are not currently zoned commercial or industrial but would benefit from the application of such limited commercial and industrial uses. Furthermore, it is intended that these limited commercial and industrial uses be used in conjunction with a dwelling and that said uses, although more extensive than home occupations, do not significantly alter or disturb the residential or rural nature of the premises or the surrounding community.
- ii. Permit.
 - a) Cottage Industries are permitted, upon issuance of a Coastal Development Permit only in the A70 Use Regulation and in the RR Use Regulations, on parcels of four acres gross or larger.
 - b) A Site Plan for a Cottage Industry shall be granted for seven years, unless the Director determines that a shorter period is more appropriate to insure conformance with the intent and standards of this section or other applicable requirements. Any person holding an unexpired Minor Use Permit for a cottage industry may apply for a modification pursuant to Section 9400.d to extend its expiration date.
 - c) The Director, in acting on an unexpired Minor Use Permit for a cottage industry which was granted prior to September 13, 1991, shall not apply the 1,000 square foot maximum floor area standard specified in Section 9106.c.4.iv.d), below. The maximum floor area applicable to an unexpired Minor Use Permit for a cottage industry, which was granted prior to September 13, 1991, shall be the square footage authorized and constructed prior to September 13, 1991.
- iii. General Standard. The particular uses conducted by the Cottage Industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surroundings.
- iv. Specific Standards. Cottage Industries shall conform to the following requirements:
 - a) The Cottage Industry shall be a secondary use of a parcel containing a dwelling occupied as the principal residence of the owner or operator of the Cottage Industry.

- b) The use shall be conducted entirely within a dwelling, garage, or accessory building which retains the appearance of buildings normally associated with dwellings.
 - c) Dwellings or garages modified in conjunction with this use shall, on sides adjacent to streets, retain the appearance of a single detached dwelling and garage. The required number of off-street parking spaces shall be maintained.
 - d) The maximum floor area devoted to the use shall not exceed 1,000 square feet.
 - e) Not more than 3 persons may be employed on the premises in addition to the members of a single family residing on the premises.
 - f) No on-premise signs or advertising is permitted except as permitted for home occupations (one sign not exceeding 2 square feet in area displaying the name and occupation of the occupant).
 - g) No Cottage Industry may be owned, operated, managed, or leased by any person within one mile of any other Cottage Industry owned, operated, managed, or leased by the same person.
 - h) The Cottage Industry shall conform to the Performance Standards for the applicable use regulations. (Starting at Section 6300 in IP, Appendix B)
 - i) Production of goods shall be by hand manufacturing methods which involve the use of hand tools or mechanical equipment not exceeding the use of five horse power at any one time, or a single kiln not exceeding 8 cubic feet in volume. The applicant shall provide a description, including horsepower ratings, of all power tools intended to be utilized.
 - j) Incidental direct sale to consumers of only those goods produced on site may be permitted subject to any limitations specified by the Minor Use Permit.
- v. Decision. If the officer or body having jurisdiction over a permit for a Cottage Industry determines that a particular use does not comply with all applicable regulations or that the permit cannot be conditioned by adequate requirements to ensure compliance with all applicable regulations, the permit shall be denied.

6. 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.

7. EATING AND DRINKING ESTABLISHMENTS. Allowed upon issuance of a STP.

8. PACKING AND PROCESSING: GENERAL. Allowed as an accessory use to Commercial Agriculture subject to the following provisions:

- i. In the A70 Use Regulation, a Packing and Processing operation or facility, accessory to a Commercial Agriculture operation, may be allowed with an Administrative Permit and shall comply with the following provisions:
 - a) The operation shall be incidental to primary agricultural, horticultural or animal husbandry use, such that at least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;
 - b) The packing and processing operation or facility may be conducted within a structure or outdoors as required by the Enclosure Regulations (Section 6800 of IP, Appendix B).
 - c) For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.
 - d) Signage: One on-premise sign, not to exceed four square feet, is allowed.
 - e) Before an Administrative Permit may be granted or modified, it shall be found:
 - 1. 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:
 - aa) Harmony in scale, bulk and coverage;
 - bb) The availability of public facilities, services and utilities;
 - cc) The harmful effect, if any, upon desirable neighborhood character;
 - dd) The generation of traffic and the capacity and physical character of surrounding streets;

- ee) The hours of operation and generation of noise of the proposed use;
 - ff) The suitability of the site for the type and intensity of use or development which is proposed; and to
 - gg) Any other relevant impact of the proposed use.
2. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 3. That the requirements of the California Environmental Quality Act have been complied with.
 4. That notice shall be pursuant to Section 7060.c of the IP, Appendix B. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d (IP, Appendix B).

9. WHOLESALE LIMITED, BOUTIQUE, AND SMALL WINERIES. These shall be known as the Wholesale Limited, Boutique and Small Wineries Regulations. The purpose of these regulations is to promote production of wine from fruit grown in San Diego County, to support local agriculture and to prescribe reasonable standards and procedures for the operation of wineries. Commercial activities not expressly allowed pursuant to these provisions are prohibited.

i. WHOLESALE LIMITED WINERY. A Wholesale Limited Winery shall comply with the following provisions:

- a). Prior to the occupancy of the winery structures and the production of wine, a Wholesale Limited Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
- b) On-site sales to the public of wine and other goods from the winery, tasting rooms, and/or special events, including but not limited to weddings and parties, are prohibited. Internet sales, phone sales and mail-order sales are allowed.
- c) The maximum floor area of a production facility (non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and

offices) is limited as follows:

Lot Size (gross)	Production Facility Size (cumulative maximum)
< 1 ac	1,000 sf
1 ac - <2 ac	1,500 sf
2 ac - 4 ac	2,000 sf
For each acre over 4 acres	200 sf additional per acre, not to exceed 5,000 sf

- d) No barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 of IP, Appendix B shall be used as a production facility for the Wholesale Limited Winery Use.
- e) A minimum of 25% of the winery's production shall be from fruit grown on the premises. Up to 75% of the winery's production may be from sourced fruit/juice from inside or outside San Diego County.

Source	Production Amount	Grapes (Fruit/Juice)	Wine
On-site	25% (min.)	Required	N/A
Within/Outside San Diego County	75% (max.)	Permitted	Prohibited ¹
TOTAL	100%		

¹ No wine produced off the premises may be used in the winery's production or sold from the premises.

1. The owner of the winery shall keep records detailing the amount of fruit grown on the premises and the amount of fruit and/or juice imported from off the premises, to demonstrate compliance with this Section.
 2. The records shall indicate the dates of receipt and quantities of all imported fruit and/or juice and shall indicate the off-site growers name, address and location of the growing operation from which the fruit is imported.
 3. All records shall be provided within 14 days of request by County staff.
- f) Wine production shall be less than 12,000 gallons annually.
 - g) All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control.

- h) A Wholesale Limited Winery shall demonstrate compliance with the Travel Time Standards from the Closest Fire Station, specified in the Safety Element, Table S-1.

ii. BOUTIQUE WINERY. A Boutique Winery shall comply with the following provisions:

- a) Prior to the occupancy of the winery structures and the production of wine, a Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
- b) Wine production shall be less than 12,000 gallons annually.
- c) A minimum of 25% of the winery's production shall be from fruit grown on the premises. A minimum of 50% of the winery's production shall be from fruit grown in San Diego County or from sourced juice and/or wine produced in San Diego County with San Diego County grown grapes. No more than 25% of the winery's production may consist of fruit, juice or non-bottled bulk wine sourced from outside San Diego County.

Source	Production Amount	Grapes (Fruit/Juice)	Wine
On-site	25% (min.)	Required	N/A
San Diego County	50% (max.)	Permitted	Permitted
Outside San Diego County	25% (max.)	Permitted	Permitted
TOTAL	100%		

1. The owner of the winery shall maintain records detailing the total annual production amount of fruit grown on the premises and the amount of fruit, juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
2. The records shall indicate the dates of receipt and quantities of all imported fruit, juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
3. All records shall be provided within 14 days of request by County staff.

- d) The maximum floor area of the production facility (non-residential structure(s)) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices, is limited as follows:

Lot Size (gross)	Production Facility Size (cumulative maximum)
< 1 ac	1,000 sf
1 ac - <2 ac	1,500 sf
2 ac - 4 ac	2,000 sf
For each acre over 4 acres	200 sf additional per acre, not to exceed 5,000 sf

- e) No barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 of IP, Appendix B shall be used as a production facility or tasting/retail sales area for the Boutique Winery.
- f) The Boutique Winery structures permitted in Section 9106.c.8.d may contain one designated tasting/retail sales area in addition to the Boutique Winery structures permitted in Section 9106.c.8.d. The designated tasting/retail sales area shall be accessory to wine production, shall not exceed 30% of the total square footage of all permitted Boutique Winery production facility structures, and shall comply with the following:
1. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act;
 2. Barns and agricultural storage buildings on the premises which are not permitted as part of the Boutique Winery production facility shall not be included for purposes of calculating the allowed area of the tasting/retail sales area;
 3. For the purposes of this Section, a tasting/retail sales area is defined as a room, cave, trellis and/or outdoor patio area (covered or uncovered) that is dedicated for wine tasting and sales of wines produced on-site and food related items;
 4. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes.

5. Internet, phone and mail-order sales are allowed.

- g) Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings (other than wine production, wine sales, wine tasting, agricultural instruction and educational tours), including any activities or gatherings that are advertised or promoted.

Pursuant to Section 6106 of the IP, Appendix B, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (Sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (Sections 21.101 – 21.117).

- h) The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Boutique Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.
 - 1. One mobile food facility may be allowed on the Boutique Winery premises to serve the patrons of the tasting room during the approved hours of operation, as specified in Section 9106.c.8 b.8.i.
 - 2. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - 3. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
- i) A tasting/retail sales area in conjunction with a Boutique Winery may be open to the public seven days a week from 10 a.m. until legal sunset, or until 6 p.m. from November 1 through March 1.
- j) A minimum of six parking spaces shall be provided for patrons using the Boutique Winery, and a minimum of three spaces

shall be provided for Boutique Winery operations and employees. No parking for a Boutique Winery is allowed off the premises.

- k) The on-site driveway and parking area used to access the Boutique Winery shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes. Any disabled access parking stalls, access aisles, and accessible routes provided for compliance with California Building Code chapter 11B shall be stable, firm, and slip-resistant.
- l) Outdoor amplified sound is not allowed.
- m) All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control.
- n) Outdoor eating areas shall be limited to a combined maximum of five tables and seating for no more than 20 people and shall be used in conjunction with allowed Boutique Winery operations only during the hours specified in subsection b.8.
- o) Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery.
- p) A Boutique Winery shall demonstrate compliance with the Travel Time Standards from the Closest Fire Station, specified in the Safety Element, Table S-1.

iii. SMALL WINERY. A Small Winery shall comply with the following provisions:

- a) Prior to the occupancy of the winery structures and the production of wine, a Small Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. The applicant shall disclose if any other licenses issued by the California Department of Alcoholic Beverage Control will be relied upon for operations at the Small Winery.
- b) Wine production shall be less than 120,000 gallons annually.
- c) A minimum of 25% of the winery's production shall be from fruit grown on the premises. An additional minimum of 25% of the winery's production shall be from fruit grown or juice/wine produced in San Diego County with San Diego County grown grapes. No more than 50% of the winery's

production may consist of sourced fruit, juice or wine from outside San Diego County.

Source	Production Amount	Grapes (Fruit/Juice)	Wine
On-site	25% (min.)	Required	N/A
San Diego County	25% (min.)	Permitted	Permitted
Outside San Diego County	50% (max.)	Permitted	Permitted
TOTAL	100%		

1. The owner of the winery shall maintain records detailing the amount of fruit grown on the premises (including properties pursuant to subsection 9106.c.8.iii.c.4) and the amount of fruit/juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
2. The records shall indicate the dates of receipt and quantities of all imported fruit/juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
3. All records shall be provided within 14 days of request by County.
4. "Fruit grown on the premises," as that phrase is used above in subsection 9106.c.8.iii.c.1, may include fruit grown on a separate property or properties under the same ownership or lease as the Small Winery, provided all of the following criteria are met:
 - aa) "Separate property" or "properties" shall mean parcels located within the County that are not contiguous to one another, are under the same ownership or lease as the Small Winery, and are part of the same Small Winery operation;
 - bb) All properties shall be clearly delineated and included as part of the Small Winery Administrative Permit and shall be subject to all conditions of approval;
 - cc) Only one of the parcels shall have the wine production facilities, tasting area and/or event areas. That parcel shall be a minimum of 4 acres in size;

- dd) For wineries smaller than 8 acres in size, at least 50% of the “fruit grown on the premises” shall be grown on the parcel which contains the wine production facilities and tasting area. For wineries 8 acres or larger in size, at least 25% of the “fruit grown on the premises shall be grown on the parcel which contains the wine production facilities and tasting area;
 - ee) Events of any kind are permitted only on the parcel which contains the production facility, tasting area, and approved event areas. No events shall be permitted on any of the other properties included as part of the Small Winery.
- d) The California Retail Food Code and the food provisions of the County Code apply as provided in those codes. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Small Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.
 - 1. One mobile food facility may be allowed on the Small Winery premises to serve the patrons during the approved hours of operation;
 - 2. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - 3. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
- e) Events, including but not limited to weddings and parties, may be allowed as specified in the Administrative Permit upon the making of the findings in Section 9106.c.8.f. Events shall comply with the requirements of Section 21.201 et seq. of the County Code.

Pursuant to Section 6106 of the IP, Appendix B, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) are allowed and subject to all applicable licenses

required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

- f) An Administrative Permit for a Small Winery is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050, if it is found that:
 - 1. 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:
 - aa) Harmony in scale, bulk, coverage and density.
 - bb) The availability of public facilities, services and utilities.
 - cc) The harmful effect, if any, upon desirable neighborhood character.
 - dd) The generation of traffic and the capacity and physical character of surrounding streets.
 - ee) The suitability of the site for the type and intensity of use or development which is proposed.
 - ff) Any other relevant impact of the proposed use.
 - 2. That the impacts, as described in paragraph “f” of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - 3. That the requirements of the California Environmental Quality Act have been complied with.
 - 4. Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.
- h) A Small Winery shall demonstrate compliance with the Travel Time Standards from the Closest Fire Station, specified in the Safety Element, Table S-1.

9202 Parking Requirements

- a. PARKING REQUIREMENTS. The purpose of these regulations is to provide functional, safe and aesthetically pleasing off-street parking and loading facilities for vehicles and bicycles, for each type of land use. The spaces provided are

required for use by the employees, tenants, customers and guests of the establishment providing the parking facilities.

b. GENERAL PARKING REQUIREMENTS.

- i. New Uses and Structures. A new use and/or structure shall provide the minimum number of parking and bicycle spaces specified in the Parking Schedules of the County Parking Regulations.
- ii. Existing Uses and Structures. A previously permitted existing use and/or structure shall not reduce parking or bicycle spaces unless the reduced number of parking spaces still provided for the use and/or structure meets the minimum requirements of the County Parking Regulations for that use and/or structure.
- iii. Conversion, Alterations or Expansion of an Existing Use or Structure. A previously permitted existing use and/or structure that is converted, altered or expanded shall provide additional parking spaces to accommodate the increase in capacity and/or intensity. This additional parking shall be provided unless the existing parking meets the parking requirements of the County Parking Regulations for the entire use and/or structure.
- iv. Availability. Parking and Loading spaces shall be marked, maintained, and permanently available for the use they are intended to serve. Owners, lessees, tenants, or persons having control of the parking or loading spaces shall not prevent, prohibit or restrict the use of parking and loading spaces.
- v. Usage. Required parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise or equipment without a required County permit or approval, except where allowed by County Parking Regulations.
- vi. Exceptions. Notwithstanding the general parking requirements set forth in subsections a. and c. above, parking requirements for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Section 9202.m.
- vii. Community Plan Policies. The San Dieguito Community Plan Commercial Policies include policies related to off-street parking and parking lots. These policies shall be considered when determining parking counts and design.

c. ADDITIONAL PARKING REQUIREMENTS FOR ACCESSORY AND SPECIAL USES.

- i. Parking standards for the following accessory and special uses shall be required as specified in the following sections of the IP:

<u>Section 9106.c.8 (IP):</u>	<u>Wineries</u>
<u>Section 6156 (IP, Appendix B):</u>	<u>Second Dwelling Units</u>
	<u>Family Day Care Home for Children.</u>

	<u>Large (9-14 Children)</u>
	<u>Bed & Breakfast Home</u>
	<u>Host Home</u>
<u>Section 6157(IP, Appendix B):</u>	<u>On-Site Agricultural and/or</u>
<u>Horticulture Sales</u>	
	<u>Agricultural Tourism</u>
	<u>Agricultural Homestay</u>
	<u>Agricultural Microbrewery or Micro-Distillery</u>
	<u>Creamery</u>
<u>Section 6370 (IP, Appendix B):</u>	<u>Senior Projects and Density Bonus</u>
<u>Projects</u>	
<u>Section 6912(IP, Appendix B):</u>	<u>Community Gardens</u>

- ii. Parking standards for accessory uses not listed above shall be determined pursuant to the Parking Schedule of the LCP Parking Regulations, and shall be required in addition to the parking requirements for the primary use.

- d. ACCESSIBLE PARKING REQUIREMENTS. The Americans with Disabilities Act (ADA) governs the construction and alteration of public places, commercial facilities, and state and local government facilities to accommodate and provide adequate facilities for persons with disabilities. Accessible parking spaces shall adhere to the requirements of the California Building Code (Chapter 11B) for Accessible Parking standards as found in Title 24 of the California Code of Regulations.

- e. COMPUTATION OF REQUIRED PARKING AND BICYCLE SPACES.
 - i. Separate Uses. The off-street parking spaces required for 2 or more uses on the same lot or parcel shall be the sum of the spaces required for each use or structure computed separately. A reduction in required parking may be requested in accordance with Section 9202.n.

 - ii. For purposes of computing required parking spaces, the following terms shall apply:
 - a) Bedrooms. Where the number of bedrooms is specified as the means for calculating required residential parking spaces, dens, studies, studios, libraries, recreation rooms, sewing rooms, hobby rooms, work rooms or similar rooms shall be considered as bedrooms if they contain at least 70 square feet of floor area.

 - b) Gross Floor Area (GFA) shall be determined by the total area expressed in square feet of all floors measured between the exterior walls of a building.

 - c) Employees. Where number of employees is specified as the means of calculating required parking spaces, the employees counted are those who work on the premises during the largest work shift during the peak employment season.

d) Occupancy. Where the maximum number of persons or seating capacity is specified as the means of calculating required parking spaces, the maximum occupancy shall be that permitted for the use or structure by the County Building Code.

iii. Rounding. In computing the required number of parking spaces or bicycle spaces, fractions of .5 or larger shall be rounded up to the next whole number. Fractions less than .5 shall be disregarded, except that when a use or structure requires 4 or fewer parking spaces, excluding bicycle spaces, any fraction shall be rounded up to the next whole number.

f. OFF-STREET PARKING REGULATIONS BY MAJOR LAND USE CATEGORY. The following sections provide the off-street parking regulations by the Coastal Zone's major land use categories. The land uses are classified within the following broad categories:

<u>Section</u>	<u>Land Use Category</u>	<u>Description</u>
<u>9202.g</u>	<u>Residential</u>	<u>Property used by individuals and families for private residences or dwellings.</u>
<u>9202.h</u>	<u>Transient Habitation</u>	<u>Temporary or short-term lodging services. May include a hotel, motel, cabin, or campground.</u>
<u>9202.i</u>	<u>Commercial</u>	<u>Uses intended for retail, wholesale, office, or services.</u>
<u>9202.j</u>	<u>Civic</u>	<u>Uses that serve the community at large, including public spaces and structures that provide direct or indirect services to the public.</u>
<u>9202.k</u>	<u>Agricultural</u>	<u>Land used for the growing of agriculture.</u>
<u>9202.m</u>	<u>Other Occupancies and Uses</u>	<u>Uses not included in the land use categories within Sections 9202.g through 9202.n.</u>
<u>9202.l</u>	<u>Use Permits</u>	<u>Uses conducted pursuant to a use permit.</u>

g. PARKING REQUIREMENTS: RESIDENTIAL

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Single Family</u> <u>Detached, Semi-Detached/Attached, Duplex</u> <u>Recreation Center in Planned Developments</u> <u>Bicycle Parking</u>	<u>The Sum of the Following:</u> <u>2 Parking spaces per dwelling unit</u> <u>0.1 Parking space per dwelling unit</u> <u>None Required</u>
<u>Multi-Dwellings</u> <u>(3 units or more on a single lot)</u> <u>Studio, 1 and 2 Bedroom</u> <u>3 or More Bedrooms</u> <u>Guest Parking¹</u> <u>Recreation Center (> 1,000 sq.ft.)</u> <u>Bicycle Parking</u>	<u>The Sum of the Following:</u> <u>=</u> <u>1.5 Parking spaces per dwelling unit</u> <u>2 Parking spaces per dwelling unit</u> <u>0.2 Parking space per dwelling unit</u> <u>0.1 Parking space per dwelling unit</u> <u>0.5 space per dwelling unit</u>

i. PARKING REQUIREMENTS: COMMERCIAL

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>PERSONAL SERVICES</u>	
<u>Commercial Office</u> <u>Bicycle Parking</u>	<u>4 Parking spaces per KSF GFA</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Financial Institution</u> <u>Bank, Savings and Loan (including banks with and without drive-through teller or ATM service)</u> <u>Drive-Through Vehicle Stacking Provision</u> <u>Bicycle Parking</u>	<u>4 Parking spaces per KSF GFA</u> <u>3 Vehicles (60 feet) minimum per teller/ATM lane</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Eating and Drinking Establishment</u> <u>Excluding Stand-Alone Fast-Food</u> <u>Up to 3,000 Square Feet</u>	<u>The Greater Of:</u> <u>6 Parking spaces per KSF GFA</u> <u>OR</u> <u>0.2 Parking spaces per person</u> <u>(Based on capacity of fixed or movable seating as permitted by the County Building Code)</u>
<u>More than 3,000 Square Feet</u> <u>Bicycle Parking</u>	<u>The Greater Of:</u> <u>10 Parking spaces per KSF GFA</u> <u>OR</u> <u>0.33 Parking spaces per person</u> <u>(Based on capacity of fixed or movable seating as permitted by the County Building Code)</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Stand-Alone Fast-Food Restaurant</u> <u>With Drive-Through Window</u> <u>Drive-Through Vehicle Stacking Provision</u> <u>Bicycle Parking</u>	<u>12 Parking spaces per KSF GFA</u> <u>9.5 Parking spaces per KSF GFA</u> <u>4 Vehicles (80 feet) minimum from the menu board</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Barber Shop or Hair Salon</u> <u>Bicycle Parking</u>	<u>2.5 Parking spaces per chair/station</u> <u>0.05 Bike space per car space but not less than 3</u>
<u>Post Office Annex</u> <u>Including Privately Owned P.O. Box and Package Receipt Centers</u> <u>Bicycle Parking</u>	<u>2.5 Parking spaces per KSF GFA</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>RETAIL</u>	
<u>Retail Sales and Services</u>	<u>4.5 Parking spaces per KSF GFA</u>

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Includes Personal Services and Repair Services</u> <u>Retail sales and services other than those specifically listed in this table</u> <u>Bicycle Parking</u>	<u>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Gasoline Station</u> <u>Without accessory retail sales and/or service</u> <u>Bicycle Parking</u>	<u>1 Parking space per employee but not less than 3 (largest work shift)</u> <u>0.05 Bike space per car space but not less than 3</u>
<u>With accessory retail sales and/or service</u> <u>Bicycle Parking</u>	<u>4 Parking spaces per KSF GFA (Parking requirement does not include spaces normally provided adjacent to gas pumps for fueling vehicles or service bays)</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Liquor Store</u> <u>Bicycle Parking</u>	<u>3.3 Parking spaces per KSF GFA</u> <u>0.05 Bike space per car space but not less than 3</u>
<u>Stand-Alone Drugstore</u> <u>Bicycle Parking</u>	<u>3.5 Parking spaces per KSF GFA</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Swap Meet</u> <u>Bicycle Parking</u>	<u>6.5 Parking spaces per KSF GFA</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>SPORTS AND ENTERTAINMENT</u>	
<u>Participant Sports and Recreation (Indoor)</u> <u>Health Club, Gym, Video Arcade, Skating Rink, Billiard/Pool Hall, Multipurpose Recreational Facility (Other than those specifically listed in this table)</u> <u>Bicycle Parking</u>	<u>6 Parking spaces per KSF GFA</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Participant Sports and Recreation (Outdoor)</u> <u>As Required below for Specific Uses:</u> <u>Sports Courts (e.g. tennis, basketball, etc.)</u> <u>Ball Fields</u> <u>Group Picnic Areas</u> <u>Passive Useable Turf Areas for Informal Play</u> <u>Children's Play Area</u>	<u>The Sum of the Following that Apply:</u> <u>3 Parking spaces per court</u> <u>20 Parking spaces per ball field</u> <u>1.5 Parking spaces per picnic table</u> <u>0.2 Parking space per KSF</u>

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Swimming Pool</u>	<u>5 Parking spaces per KSF</u>
<u>Skate</u> <u>Park</u>	<u>10 Parking spaces per KSF of</u> <u> water surface</u>
<u>Boat Launch Ramp</u>	<u>5 Parking spaces per KSF of</u> <u> skating</u> <u>area</u>
<u>Bicycle Parking</u>	<u>10 Parking spaces per ramp plus</u> <u>10 Parking spaces (10' wide x 45' long)</u> <u> for vehicles with boat trailers</u> <u>Individual sports and recreational uses shall</u> <u>include bicycle racks to accommodate 0.05 bike</u> <u>space per car space but not less than 5 bicycle</u> <u>spaces</u>
<u>Bowling Alley</u>	<u>6 Parking spaces per alley</u> <u>(Plus requirements for accessory uses)</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than</u> <u>3</u>
<u>Driving Range</u>	<u>The Sum of the Following:</u> <u>1 Parking space per tee plus</u> <u>1 Parking space per employee but not</u> <u> less than 3</u> <u>(Largest work shift)</u> <u>(Plus requirements for accessory uses)</u>
<u>Bicycle Parking</u>	<u>0.05 Bike space per car space but not less than</u> <u>3</u>
<u>Golf Course</u>	<u>6 Parking spaces per hole</u> <u>(Plus requirements for accessory uses)</u>
<u>Bicycle Parking</u>	<u>0.05 Bike space per car space but not less than</u> <u>3</u>
<u>Miniature Golf Course</u>	<u>3 Parking spaces per hole</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than</u> <u>3</u>
<u>Tennis, Racquetball and Handball Facility</u>	<u>4 Parking spaces per court</u> <u>(Plus requirements for accessory uses)</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than</u> <u>3</u>
<u>Live Theater and Movie Theater</u>	<u>0.35 Parking spaces per seat</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than</u> <u>3</u>
<u>ANIMAL SERVICES</u>	
<u>Veterinarian Clinic or Hospital</u>	<u>The Sum of the Following:</u> <u>2.5 Parking spaces per examination</u> <u> room</u> <u>1 Parking space per employee/doctor</u> <u> but not less than 4</u> <u>(Largest work shift)</u>

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Bicycle Parking</u>	<u>0.05 Bike space per car space but not less than 3</u>
<u>Commercial Equine or Horse Stable</u>	<u>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.</u> <u>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.</u> <u>* 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</u>
<u>Commercial Kennel</u>	<u>2 Parking spaces per KSF GFA</u>
<u>Bicycle Parking</u>	<u>0.05 Bike space per car space but not less than 3</u>

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

j. PARKING REQUIREMENTS: CIVIC

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Library, Museum, Art Gallery</u>	<u>3 Parking spaces per KSF GFA</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than 3</u>
<u>Community Center</u>	<u>3.5 Parking space per KSF GFA</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than 3</u>
<u>U.S. Post Office (Leased Land)</u>	<u>30 Parking spaces per KSF GFA</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than 3</u>
<u>Fire Station</u>	<u>The Sum of the Following:</u>
<u>Guest Parking</u>	<u>1 Parking space per employee (Largest work shift)</u>
<u>Bicycle Parking</u>	<u>3 Parking spaces (Plus additional on-site parking required for fire trucks/vans assigned to the station)</u>
	<u>0.05 Bike space per car space but not less than 3</u>
<u>Police Station</u>	<u>The Sum of the Following:</u>
<u>Guest Parking</u>	<u>1 Parking space per employee (Largest work shift)</u>
	<u>3 Parking spaces</u>

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Bicycle Parking</u>	<u>(Plus additional on-site parking required for police station vehicle fleet including motorcycles)</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>PUBLIC ASSEMBLY</u>	
<u>Religious Assembly</u> <u>Church, Synagogue, Temple, Mission</u>	<u>0.25 Parking space per person (Based on total occupancy of the largest assembly room permitted by the County Building Code)</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than 3</u>
<u>Park</u> <u>Passive Uses</u> <u>Structured Active Uses</u> <u>(e.g. basketball, tennis, ball fields, etc.)</u> <u>Bicycle Parking</u>	<u>=</u> <u>4 Parking spaces per acre</u> <u>10 Parking spaces per acre</u> <u>Park uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces</u>
<u>Conference Center / Auditorium</u> <u>Bicycle Parking</u>	<u>0.25 Parking space per seat</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Private Club</u> <u>Lodge Hall, Union Hall</u>	<u>0.35 Parking space per person if fixed seating is provided</u> <u>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</u> <u>OR</u> <u>35 Parking spaces per KSF in the largest assembly room if fixed seating is not provided</u> <u>(Plus requirements for accessory uses if such uses will be active at the same time as the largest assembly room)</u>
<u>Bicycle Parking</u>	<u>0.05 Bike space per car space but not less than 3</u>
<u>EDUCATIONAL INSTITUTIONS – PUBLIC AND PRIVATE</u>	

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Senior High School</u> <u>Auditorium, Basketball Stadium, or Football Stadium (whichever has the greatest occupancy)</u> <u>Bicycle Parking</u>	<u>The Sum of the Following:</u> <u>1 Parking space per employee</u> <u>15 Parking spaces for visitors</u> <u>0.25 Parking spaces per student</u> <u>0.2 Parking space per seat minus employee, visitor, and student spaces provided above</u> <u>0.1 Bike space per student</u>
<u>College and University</u> <u>(Educational institutions beyond the 12th grade)</u> <u>Auditorium, Basketball Stadium, or Football Stadium (whichever has the greatest occupancy)</u> <u>Bicycle Parking</u>	<u>The Sum of the Following:</u> <u>0.7 Parking spaces per faculty member/staff</u> <u>0.3 Parking spaces per student</u> <u>25 Parking spaces for visitors</u> <u>0.2 Parking space per seat minus employee, visitor, and student spaces provided above</u> <u>0.05 Bike space per student</u>
<u>Other Educational Institutions</u> <u>Including Private or Charitable Institutions Offering Instruction, Training, or Learning Opportunities</u> <u>When located in a commercial center consisting of 10 KSF GFA or more and this use does not comprise more than 25% of the total GFA of the commercial center, this section does not apply. See Section 6762 Retail Sales and Services.</u> <u>Bicycle Parking</u>	<u>1 Parking space per employee plus</u> <u>The Greater of the Following:</u> <u>0.5 Parking space per student/trainee.</u> <u>OR</u> <u>0.3 Parking space per KSF GFA</u> <u>0.1 Bike space per student</u>
<u>MEDICAL CARE FACILITIES</u>	
<u>Hospital</u> <u>Acute, General</u> <u>Bicycle Parking</u>	<u>2.5 Parking spaces per bed</u> <u>0.05 Bike space per car space but not less than 3</u>
<u>Medical Office</u> <u>Bicycle Parking</u>	<u>5 Parking spaces per KSF GFA</u> <u>0.1 Bike space per car space but not less than 3</u>
<u>Other Medical Care Facilities</u> <u>Other Facilities Providing Overnight Medical Care (e.g. mental/psychiatric institutions, intermediate care homes, nursing homes, etc.)</u> <u>Bicycle Parking</u>	<u>0.33 Parking spaces per bed</u> <u>0.05 Bike space per car space but not less than 3</u>

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

k. **PARKING REQUIREMENTS: AGRICULTURAL**

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>General Agricultural</u> <u>Horticulture, Crop Production, Animal Production</u>	<u>None Required</u>

<u>Bicycle Parking</u>	<u>None Required</u>
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I. **PARKING REQUIREMENTS: OTHER OCCUPANCIES AND USES**

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Other occupancies, uses and buildings not specified elsewhere in the Parking Schedules.</u>	<u>3.3 Parking spaces per KSF GFA</u>
<u>Bicycle Parking</u>	<u>0.1 Bike space per car space but not less than 3</u>

m. **PARKING REQUIREMENTS: USE PERMITS AND HISTORIC DISTRICT SITE PLANS**

<u>Type of Occupancy Use or Structure</u>	<u>Off-Street Parking</u>
<u>Uses conducted pursuant to a use permit.</u>	<u>The number of off-street parking, loading, and bicycle spaces shall be as required by the CDP/MUP use permit or Historic District Site Plan. To the extent that the CDP/MUP use permit or Historic District Site Plan does not specify the number of parking, loading, or bicycle spaces, the requirements of these Parking Regulations shall apply.</u>

n. **REDUCTION OF PARKING SPACES.**

- i. Parking Assessment District. The number of required parking spaces for uses and structures located within an assessment district formed to provide off-street parking shall be reduced by the number of parking spaces provided by the assessment district which are attributable to the subject property. For purposes of this Section, the parking spaces shall be attributed to each lot or parcel in the same ratio that the assessed value of the subject parcel bears to the total assessed value of the assessment district, unless the Board of Supervisors determines that the parking spaces should be attributed to individual parcels in another manner.
- ii. Parking Reduction for Multi-Use and/or Mixed-Use Development. A parking reduction may be approved by the Director where it can be demonstrated that two or more adjacent multi-use and/or mixed-use developments on one or more lots or parcels have distinctly different parking demand patterns that allow for the shared use of parking spaces without conflict. Shared parking is most effective when land uses have distinctly different activity periods such as day and night or weekday and weekend. Shared parking reductions may apply to either new or existing development.
- iii. Requirements for approval of shared parking reductions are as follows:
 - a) Administrative Permit Is Required. An Administrative Permit, in accordance with Sections 7050 through 7074 of the IP Appendix B, shall be required for the sharing of parking spaces. The Administrative Permit shall apply to every property subject to the shared parking arrangement.

In addition to the findings required by Section 7060 of the IP Appendix B, the following additional findings are required:

- b) The parking spaces to be provided for shared parking would be available as long as the uses requiring the spaces lawfully exist.
 - c) The quality and efficiency of the shared parking would be comparable to the level that is otherwise required.
- iv. Shared Parking Agreement Is Required. The Administrative Permit shall include a condition requiring the applicant to submit a signed agreement between the applicant and the other property owner(s) providing the off-street parking spaces that are subject to the shared parking arrangement, with the County included as a third party beneficiary to the agreement. The agreement, titled "Shared Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Shared Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.
- v. Parking Study. The Director may require the applicant to submit a parking study, prepared by a qualified traffic or parking consultant, to assist the Director in determining the appropriate shared parking reduction. For existing development where new or different uses are proposed, the base parking demand may be based on either the County Parking Regulations parking ratio or on a detailed survey of actual parking demand for the active uses on the site. If a field survey approach is used, the study shall apply appropriate seasonal demand adjustments to determine the peak parking demand.
- vi. Allowable Walking Distances For Shared Parking. The shared parking arrangement will be more effective the closer shared parking spaces are to the uses they serve. The Director shall review and determine that the shared parking spaces are generally within the following desired maximum walking distances for customers/visitors and employees:
 - a) Customers/Visitors – 600 feet
 - b) Employees – 1,000 feet
- o. RELATIONSHIP OF REQUIRED PARKING TO BUILDING SITE. All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are intended to serve, unless the site on which they are located is subject to the Village Parking Regulations in Section 8000, meets the provisions of Section 9202.r, or the site meets all of the following conditions:
 - i. There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures to be served.

ii. The site is already zoned S86 Parking Use Regulations or, all persons owning an interest in the site shall execute and record an agreement not to oppose a reclassification to the S86 Parking Use Regulations and then shall make application and pay the fees for this reclassification.

p. LOADING SPACES. Loading spaces shall be 10 feet wide by 35 feet long. All buildings containing commercial or industrial use types, hospitals, or institutions hereafter constructed, converted, established, or enlarged to increase their floor area shall be provided with loading spaces as follows:

i. Number of Loading Spaces.

Total Floor Area on Parcel
(Other than floor area
devoted to office uses)

<u>Total Floor Area on Parcel</u> <u>(Other than floor area</u> <u>devoted to office uses)</u>	<u>Number of Loading Spaces</u>
<u>Less than 5,000 square feet</u>	<u>0</u>
<u>5,000 to 19,999 square feet</u>	<u>1</u>
<u>20,000 to 39,999 square feet</u>	<u>2</u>
<u>40,000 to 79,999 square feet</u>	<u>3</u>
<u>80,000 square feet and over</u>	<u>4 plus 1 space for each</u> <u>additional 50,000 square feet</u>

ii. Access. Loading spaces shall have safe and adequate means of ingress and egress for trucks to and from a public street or alley and through the parking area.

iii. Exemptions. Notwithstanding the provisions of this section, mini-warehouses shall be exempted from the loading space requirements in Section 9206.p.

iv. Exceptions. Notwithstanding the requirements set forth in subsections a. and b. above, loading spaces for uses conducted pursuant to a use permit, or Special Parking District, shall be determined in accordance with Section 9202.m.

q. LOCATION OF PARKING AND BICYCLE SPACES ON A BUILDING SITE.

i. Open Parking. Except as provided in Paragraph d. below, open parking spaces shall be outside the ultimate right-of-way of any street. Refer to Section 6700, et seq. (IP, Appendix B) for fencing and screening requirements. Open parking spaces shall be located as follows:

ZONE/USE
REGULATION

Residential & Agricultural
Zones, S80 Use
Regulation
C30. Use Regulation

S86 Use Regulations.

PERMITTED LOCATION

Anywhere except in a
required front or
exterior side yard.
Anywhere except in a
required front yard.
Anywhere except in a
required landscaped
area.

- ii. Covered Parking. Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located.
 - iii. Bicycle Spaces. Bicycle spaces shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - iv. At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - a) As close to building entrances as is practical without interfering with pedestrian traffic.
 - b) At ground level.
 - v. Exceptions. A Use Permit, Variance, Administrative Permit, or historic district CAP/STP site plan may specify the location of parking areas and bicycle spaces in locations other than as required by Paragraphs a. and c. above with the required finding that the exception to the bicycle spaces or open parking regulations does not create a safety hazard with site distance for access to the site.
- r. COLLECTIVE PROVISION OF OFF-STREET PARKING AND ACCESS. Collective off-street parking facilities that serve two or more uses or structures sharing a common lot line in locations subject to commercial, or S86 Use Regulations are allowed subject to the following requirements:
 - i. The total parking spaces in such collective off-street parking facilities shall not be less than the sum of the requirements for the individual buildings or uses computed separately in accordance with the County Parking Regulations, unless a permit approved pursuant to this section specifies another amount.
 - ii. Collective Parking Agreement Is Required – The applicant must submit a signed agreement between the applicant and the property owner(s) providing the collective parking spaces, with the County included as a third party beneficiary to the agreement. The agreement shall grant an easement(s) for public utility purposes, ingress and egress to and from adjacent public right-of-way, access and parking necessary to provide the required collective parking spaces. The agreement shall also provide for the use and maintenance of the collective parking area. The agreement, titled "Collective Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Collective Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.
 - iii. Parking Information. The Director may require the applicant to submit parking information on the uses and the associated number of parking spaces required, by the County Parking Regulations, a permit or another parking agreement, for each of the properties involved in the collective parking agreement.

- s. PARKING PLAN REQUIREMENTS. Where required, parking plans submitted to Planning & Development Services shall demonstrate compliance with the County Parking Regulations and at a minimum, include the following:
 - i. The number of parking spaces required for each land use.
 - ii. The total number of parking spaces required and provided.
 - iii. The number of accessible car spaces required and provided.
 - iv. The number of bicycle parking spaces required and provided.
 - v. The percent of area devoted to landscaping.
 - vi. For multi-family residential projects, the distribution and proximity of parking spaces in relation to residential entrances.
 - vi. Additional information may be required by the Director as necessary to determine compliance with parking regulations.
- t. DESIGN STANDARDS FOR OFF-STREET PARKING. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the County Parking Regulations. Practical guidance for how to comply with the County Parking Regulations is provided by the County Parking Design Manual.
 - i. Parking Space Dimensions. Each required parking space shall be at least 9 feet wide by 18 feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle. The width of a parking space shall be increased by 2 feet when adjacent to fences, walls, and planters. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 9202.1 and Figure 9202.1. All driveways and curb openings shall be a minimum of 3 feet from any obstruction, i.e. poles, hydrants, buildings, walls, and fences.
 - ii. Parking Aisles.
 - a) One-Way and Two-Way Traffic Aisles. One-way access driveways leading to aisles within a parking area shall be a minimum of 12 feet wide. Two-way aisles and access driveways leading to aisles within a parking area shall be a minimum of 24 feet wide. Minimum aisle widths for one-way drive aisles within a parking area are shown in Table 9202.1 and Figure 9202.2. A typical parking lot layout is illustrated in Figure 9202.3.
 - b) Fire Access Aisles. Designated fire access aisles must comply with the County's Consolidated Fire Code and/or the Fire Authority Having Jurisdiction. Minimum unobstructed fire access width is 24 feet. Vertical clearance minimum is 13 feet 6 inches. The Fire Authority Having Jurisdiction may require greater dimensions.

- c) Truck Aisles. Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck movement templates (i.e. turning radii elements including wheel paths, which define the needed width of pavement edge that must be clear from obstructions above curb height) shall be included on the CAP/STP to indicate turning conditions.

Table 9202.1 Minimum Parking Layout Dimensions

<u>Figures 9202.1 & 9202.3 Labels</u>	<u>Design Component</u>		<u>Parking Angle</u>				
			<u>0° (Parallel)</u>	<u>30°</u>	<u>45°</u>	<u>60°</u>	<u>90°</u>
<u>A</u>	<u>Stall Width</u>		<u>9'(8')¹</u>	<u>9'</u>	<u>9'</u>	<u>9'</u>	<u>9'</u>
<u>B</u>	<u>Stall Length</u>		<u>22'</u>	<u>18'</u>	<u>18'</u>	<u>18'</u>	<u>18'</u>
<u>C</u>	<u>Stall Width Parallel to Aisle</u>		<u>N/A</u>	<u>18'-0"</u>	<u>12'-9"</u>	<u>10'-5"</u>	<u>9'-0"</u>
<u>D</u>	<u>Stall Depth to Curb or Wall</u>		<u>N/A</u>	<u>16'-10"</u>	<u>19'-1"</u>	<u>20'-1"</u>	<u>18'-0"</u>
<u>E</u>	<u>Stall Depth to Interlock</u>		<u>N/A</u>	<u>12'-11"</u>	<u>15'-11"</u>	<u>17'-10"</u>	<u>18'-0"</u>
<u>F</u>	<u>Aisle Width²</u>	<u>Fire Aisle</u>	<u>Per Fire Requirements</u>				
		<u>One-Way</u>	<u>13'</u>	<u>14'</u>	<u>16'</u>	<u>19'</u>	<u>N/A</u>
		<u>Two-Way</u>	<u>24'</u>	<u>22'</u>	<u>24'</u>	<u>24'</u>	<u>26'</u>
<u>G</u>	<u>Module Width Wall/Curb to Interlock</u>	<u>One-Way Aisle</u>	<u>N/A</u>	<u>43'-9"</u>	<u>51'-0"</u>	<u>46'-11"</u>	<u>N/A</u>
		<u>Two-Way Aisle</u>	<u>N/A</u>	<u>51'-9"</u>	<u>59'-0"</u>	<u>61'-11"</u>	<u>62'-0"</u>
<u>H</u>	<u>Module Width Interlock to Interlock</u>	<u>One-Way Aisle</u>	<u>N/A</u>	<u>39'-10"</u>	<u>47'-10"</u>	<u>54'-8"</u>	<u>N/A</u>
		<u>Two-Way Aisle</u>	<u>N/A</u>	<u>47'-10"</u>	<u>55'-10"</u>	<u>59'-8"</u>	<u>62'-0"</u>
<u>Not shown in Figure 9202.1</u>	<u>Module Width Wall/Curb to Wall/Curb</u>	<u>One-Way Aisle</u>	<u>31'-0"</u>	<u>47'-8"</u>	<u>54'-2"</u>	<u>59'-2"</u>	<u>N/A</u>
		<u>Two-Way Aisle</u>	<u>42'-0"</u>	<u>55'-8"</u>	<u>62'-2"</u>	<u>64'-2"</u>	<u>62'-0"</u>
<u>I</u>	<u>Cross Aisle Width²</u>	<u>One-Way</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>
		<u>Two-Way</u>	<u>22'</u>	<u>22'</u>	<u>22'</u>	<u>22'</u>	<u>22'</u>

¹ 8' width applies to on-street parking stalls

² The Director may require greater aisle width due to emergency equipment access needs. Aisles 24' or greater shall be designated as Fire Access.

N/A – Not Applicable

Figure 9202.1
Reference Drawing for Minimum Parking Dimensions

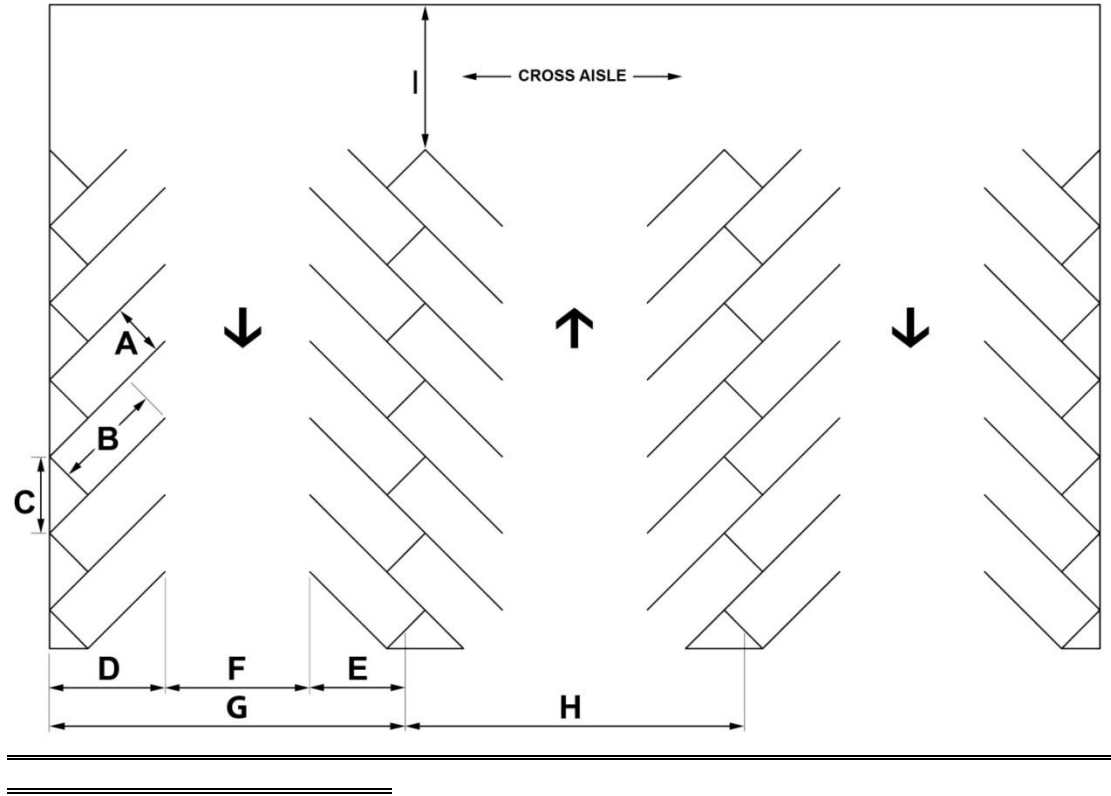
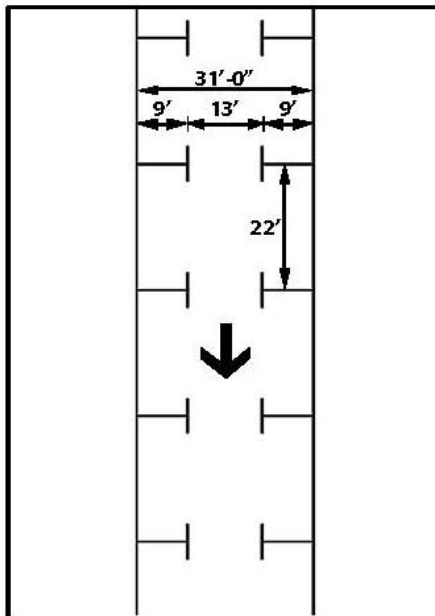
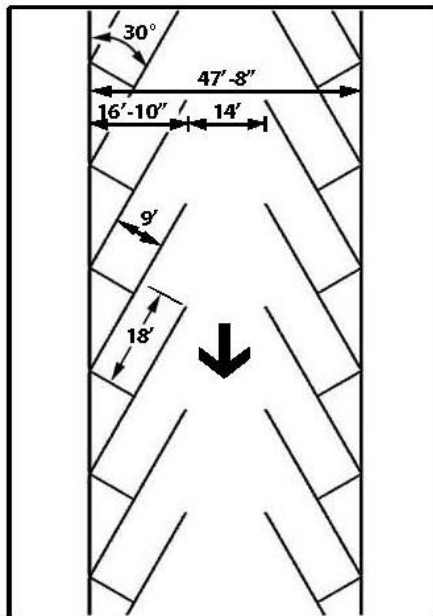


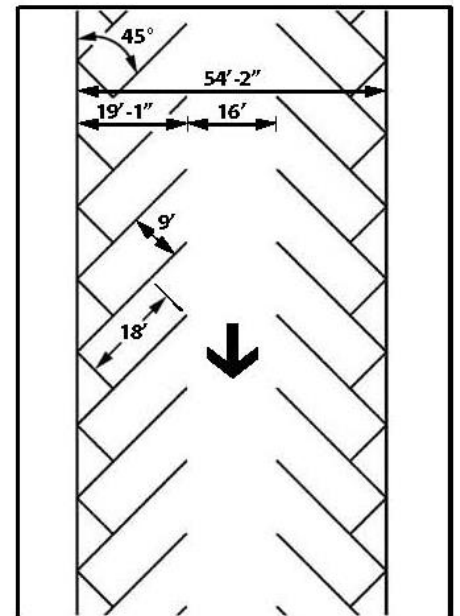
Figure 9202.2
Minimum Dimensions for Common Parking Lot Layouts



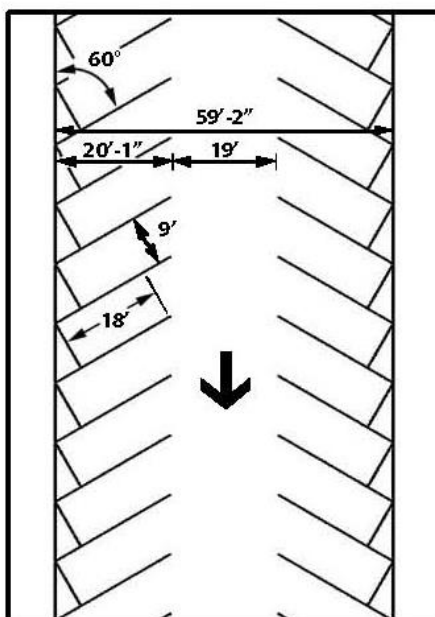
0° Parallel Parking Spaces



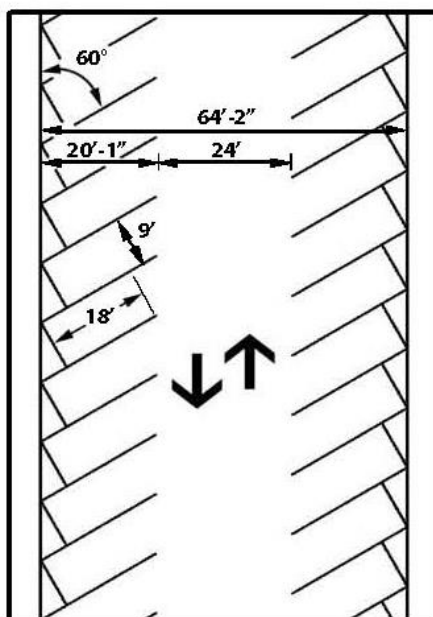
30° Parking Spaces



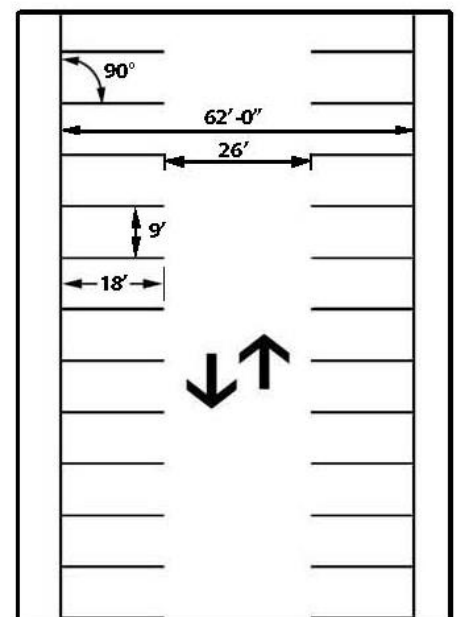
45° Parking Spaces



**60° Parking Spaces
 One - Way**

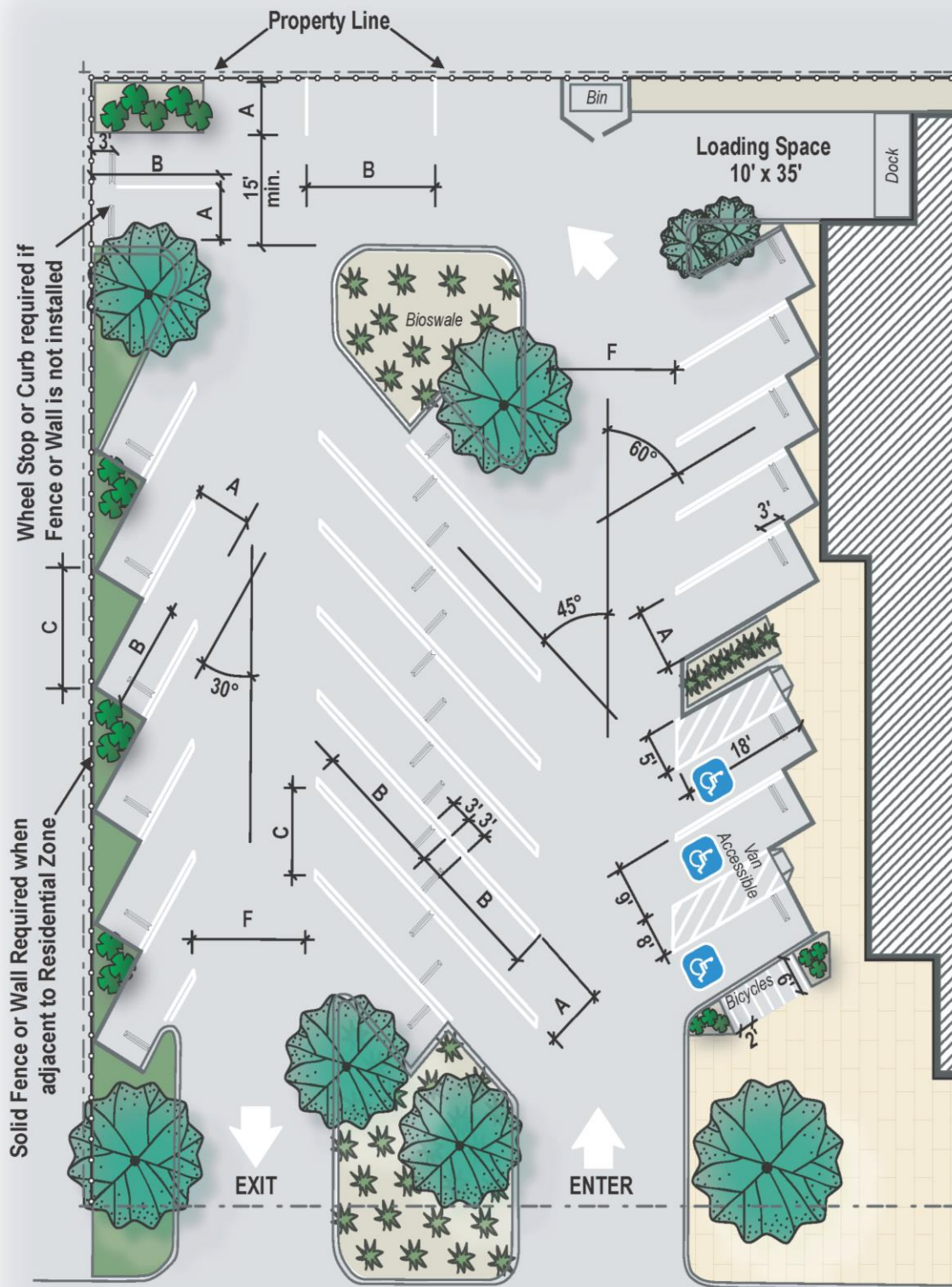


**60° Parking Spaces
 Two - Way**



90° Parking Spaces

Figure 9202.3
Example of Parking Lot Angles and Dimension



d) Drive-Through Aisles. All projects which feature drive-through facilities (bank, fast-food, etc.) shall provide a drive-through aisle capable of a reasonable queuing of vehicles without impeding the circulation of traffic within the parking area or abutting driveway or street travel way. Drive-through aisles should not cross pedestrian pathways and be clearly designated with striping and/or signage. See the Schedule of Parking Requirements for specifications.

e) Parking Details.

1. Surfacing. Except for zones subject to the Agricultural Use Regulations, all parking spaces, loading spaces, and driveways shall be hard surfaced with durable asphalt concrete or Portland Cement Concrete surfacing on a suitably prepared base. Parking spaces and driveways accessory to single-family and duplex dwellings need not be surfaced with a more durable type of surfacing than that which exists on the access street. Driveways and aisles designated for "fire access" must be capable of supporting fire apparatus (minimum 50,000 pounds) unless a greater minimum is required by the Fire Authority Having Jurisdiction.

Table 9202.2 summarizes the required paving thickness of A/C and base according to soil classification, and shall be used unless a suitable alternative pavement design by a registered civil engineer is submitted and approved by the Director. Soil classifications are as established based on the R-value, or resistance value, which identifies the strength of soil from vertically applied pressure. R-value is a factor used in pavement design in the San Diego Regional Standard Drawings to determine the necessary thickness of paving required. Soil classifications identified in Table 9202.2 are established as follows:

Good to Excellent Subbase: soil with an R value of 40 or greater.

Medium Subbase: soil with an R value of 20 to 39

Poor Subbase: soil with an R value less than 20

Where permeable surfacing alternatives are desired or required to protect surface water quality and/or implement Low Impact Development practices, an alternative design which demonstrates adequate material strength, satisfaction of local and regional standards, and community character preferences may be approved pursuant to Section 9202.u. Structural equivalence should be demonstrated based upon published criteria by Caltrans or AASHTO.

Within the desert areas of the North Mountain, Mountain Empire, and Desert Subregional Plan areas, 4 inches of decomposed granite or suitable alternate material may be approved pursuant to Section 9202.u, in lieu of more durable paving on residential driveways.

Table 9202.2**Required Thickness of A/C and Subbase**

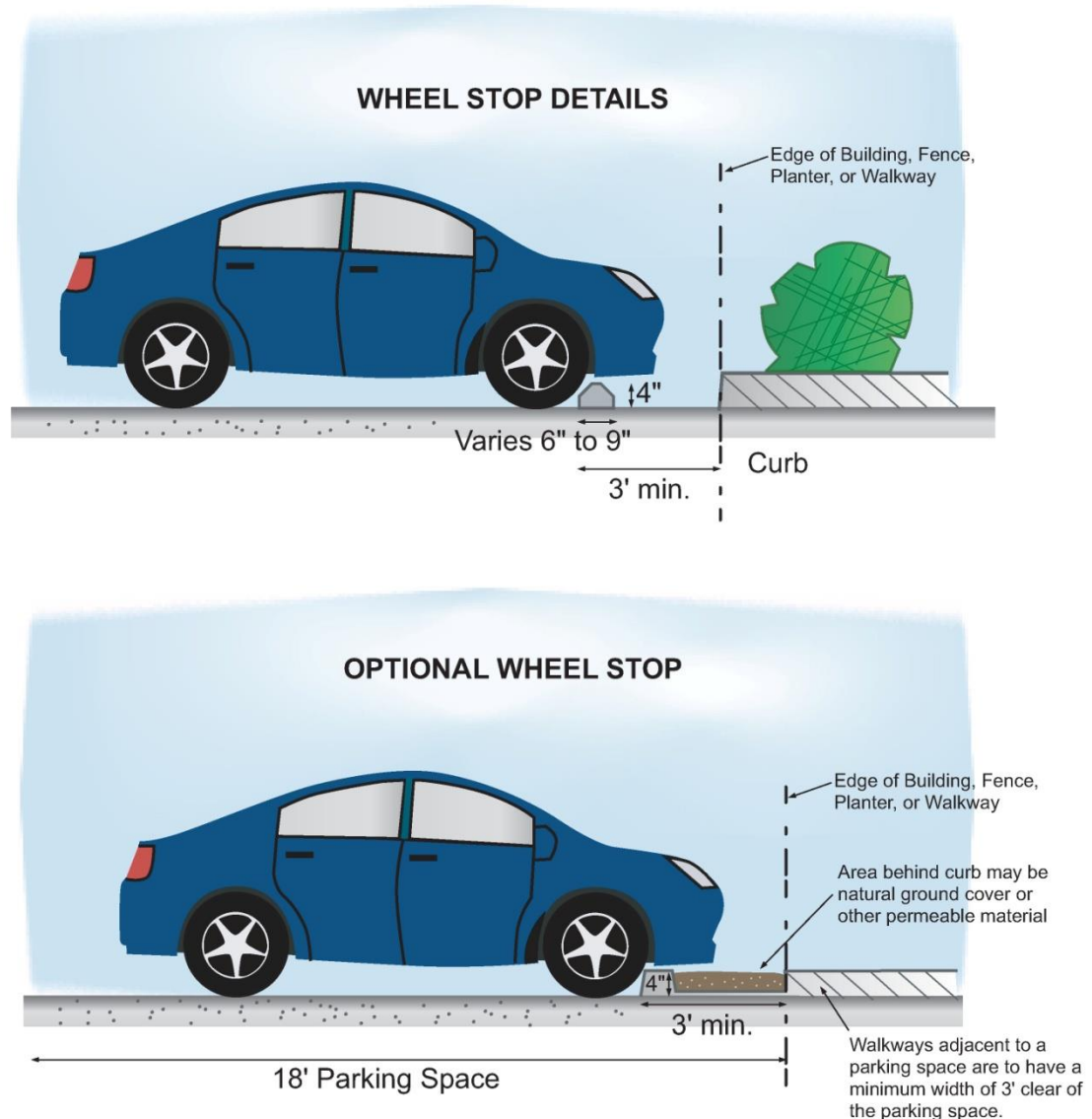
<u>Existing Soil Classifications</u>	<u>Residential Parking (≤4 spaces)</u>	<u>Multi-Family Commercial Frontage Parking</u>	<u>Commercial Truck Loading and Parking</u>
<u>GOOD TO EXCELLENT BASE</u> <u>Decomposed granite, well graded sands and gravels which retain load supporting capacity when wet</u>	<u>2" A/C on existing soil</u>	<u>3" A/C on existing soil</u>	<u>3" A/C on 5" aggregate base or 4" A/C on aggregate base or 5" A/C on existing soil</u>
<u>MEDIUM BASE</u> <u>Silty sands and sand gravels containing moderate amounts of clay and fine silt. Retains moderate amount of firmness under adverse moisture conditions</u>	<u>2" A/C on 6" of decomposed granite base or 3" A/C on 3" aggregate base or 4" on existing soil</u>	<u>3" A/C on 5" aggregate base or 4" A/C on 3" aggregate base or 5" on existing soil</u>	<u>3" A/C on 7" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil</u>
<u>POOR BASE</u> <u>Soils having appreciable amounts of clay and fine silt. Soils become quite soft and plastic when wet</u>	<u>3" A/C on 5.5" aggregate base or 5" A/C on existing soil</u>	<u>3" A/C on 8" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil</u>	<u>3" A/C on 12" aggregate base or 4" A/C on 10.5" aggregate base or 8" A/C on existing soil</u>

2. Vehicular bumper overhang is prohibited in all areas where the parking stall is adjacent to a fence, wall, building or structure, to a pedestrian walkway of less than 7 feet in width, to planter beds (unless the first 3 feet from curb is low volume or subsurface irrigation or is a non-irrigated material), or to an interlocking parking space.

3. Wheel Stops. If a wheel stop is used in the parking stall, it shall be 4 inches high and 4 to 6 feet long. The distance from the front end of the space to the rear of the wheel stop shall be 3 feet. It shall be placed so as to avoid bumper overhang beyond the designated parking space and to avoid creating a safety hazard for pedestrians. Figure 9202.4 illustrates typical wheel stop dimensions

4. Striping. All parking spaces shall be delineated by striping consisting of 4 inches wide painted white lines.

Figure 9202.4
Example of Wheel Stop Dimensions



1. Bicycle Parking. Newly constructed non-residential uses shall provide bicycle parking in accordance with the 2010 California Green Building Standards Code Sections 5.106.4.1 and 5.106.4.2. The 2010 California Green Building Standards Code provides standards for the provision of both short-term bicycle parking for visitors and long-term bicycle parking for building tenant-occupants.

One bicycle parking space shall consist of a floor area at least 2 feet wide and 6 feet long, served by an aisle at least 5 feet wide for bicycle spaces which are not divided into individual lockers or racks. Bicycle racks should be so designed and constructed that a bicycle can be securely locked with

a user-supplied padlock. Racks shall provide a space at least 2 feet in width for each bicycle.

6. Tandem Parking. Tandem parking represents a parking configuration where one vehicle parks directly behind another and the vehicle in back must be moved in order for the front vehicle to leave. Tandem parking shall be limited to a maximum of two cars in depth and should be 9 feet wide and 36 feet long. When determining access aisle widths for tandem parking, the aisle widths for standard stalls should be used. Parking spaces for persons with disabilities shall not be used in a tandem configuration.

Tandem parking stalls are only allowed for:

aa) Residential use – single family, duplex, and townhome uses.

bb) Multi-family residential uses – subject to the following conditions:

1. The tandem spaces should be reserved for and assigned to dwelling units which are required to have two or more parking spaces.
2. Tandem spaces shall not be used for guest parking.

cc) Commercial uses – Tandem spaces should not be allowed for new commercial construction. Tandem spaces may only be allowed for pre-existing commercial buildings or pre-existing buildings that are undergoing a change of use and are subject to the following conditions:

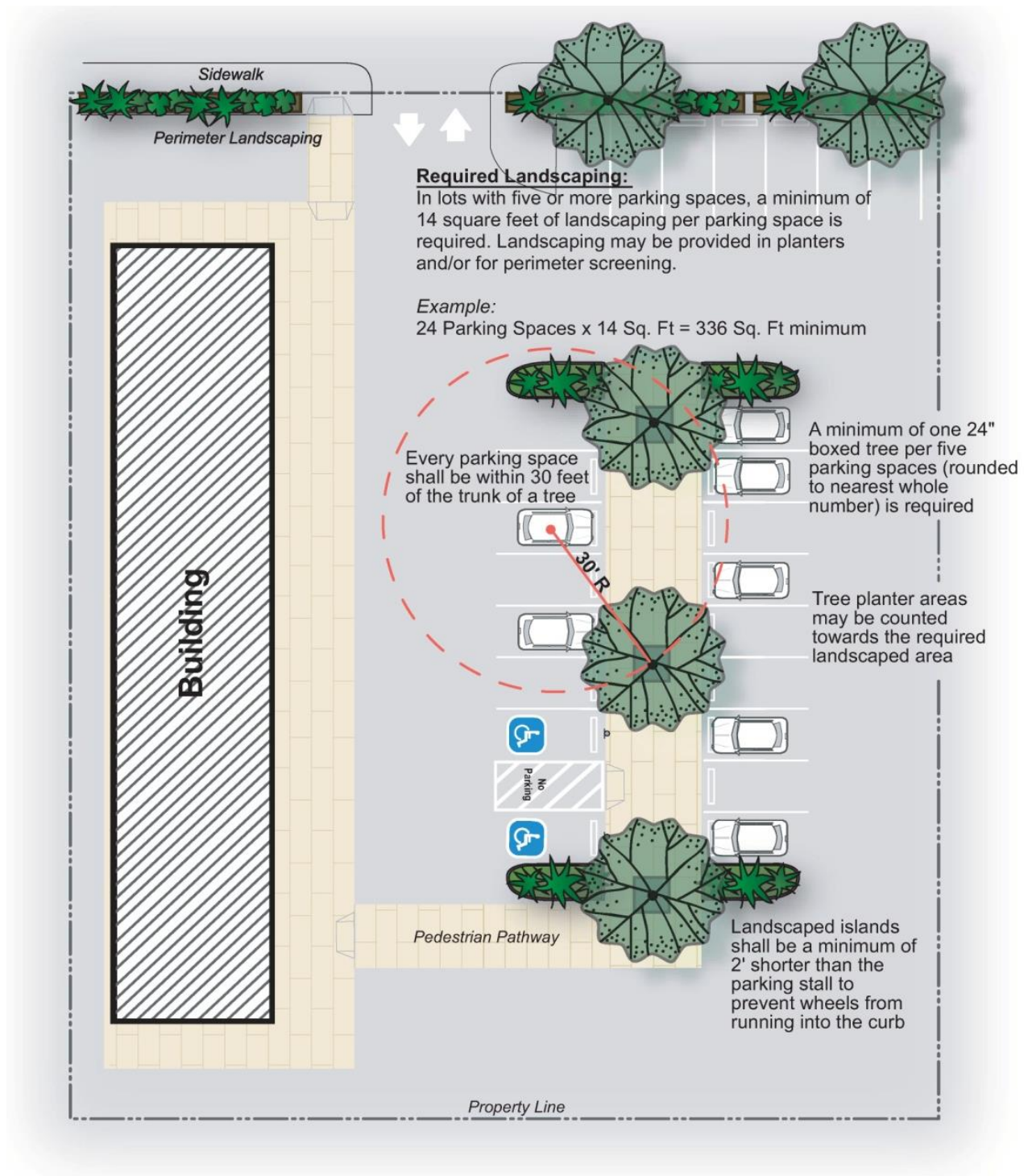
1. The tandem spaces should be reserved for use by employees and should be designated for employee parking through the use of signage or pavement marking.
2. At least 50 percent of the require spaces should be unassigned standard (non-tandem) spaces that are available for the use of visitors.

7. Clean Air Vehicle Parking. In accordance with the 2010 California Green Building Standards Code, newly constructed non-residential uses shall provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. Parking spaces provided for clean air vehicles will be credited towards the minimum parking requirements of the IP.

iii. Lighting. Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A Lighting Plan for parking lot sites with 5 or more parking spaces shall be provided. Lighting should clearly identify the parking lot, entrances and exits to adjacent streets, and enhance the pedestrian environment. Lighting Plans should be appropriate to the location, context and scale of the areas being lit.

iv. Landscaping. Landscaping shall comply with Figure 9202.5 and the following requirements:

Figure 9202.5
Landscaping Requirements in Parking Lots



- a) In parking areas with 5 or more parking spaces, a minimum of 14 square feet of landscaping shall be provided per parking space. Landscaping may be provided in parking lot planters and/or for perimeter screening.
- b) A minimum of one 24 inch boxed tree per 5 parking spaces is required for a parking area.
- c) Planter strips with shrubs shall have a minimum unpaved width of 2 feet. Planter strips with trees shall have a minimum unpaved width of 5 feet. Where feasible, planter strips should be concave to help channel stormwater runoff.
- d) High shrubs or small trees may be used for perimeter planting, except at driveway entrances where plant material shall be positioned to avoid obstructing motorist views and be sensitive to sight distance requirements.
- e) Trees along designated fire access roads/driveways/aisles shall provide a minimum 13 feet 6 inches vertical clearance for the full fire access width.
- f) Landscape islands located at the end of parking aisles shall be a minimum of 2 feet shorter than the parking stall length to prevent wheels from running into the curb when turning into or backing out of a space.

v. Residential Parking for Detached Single Family, Duplexes, and Triplexes

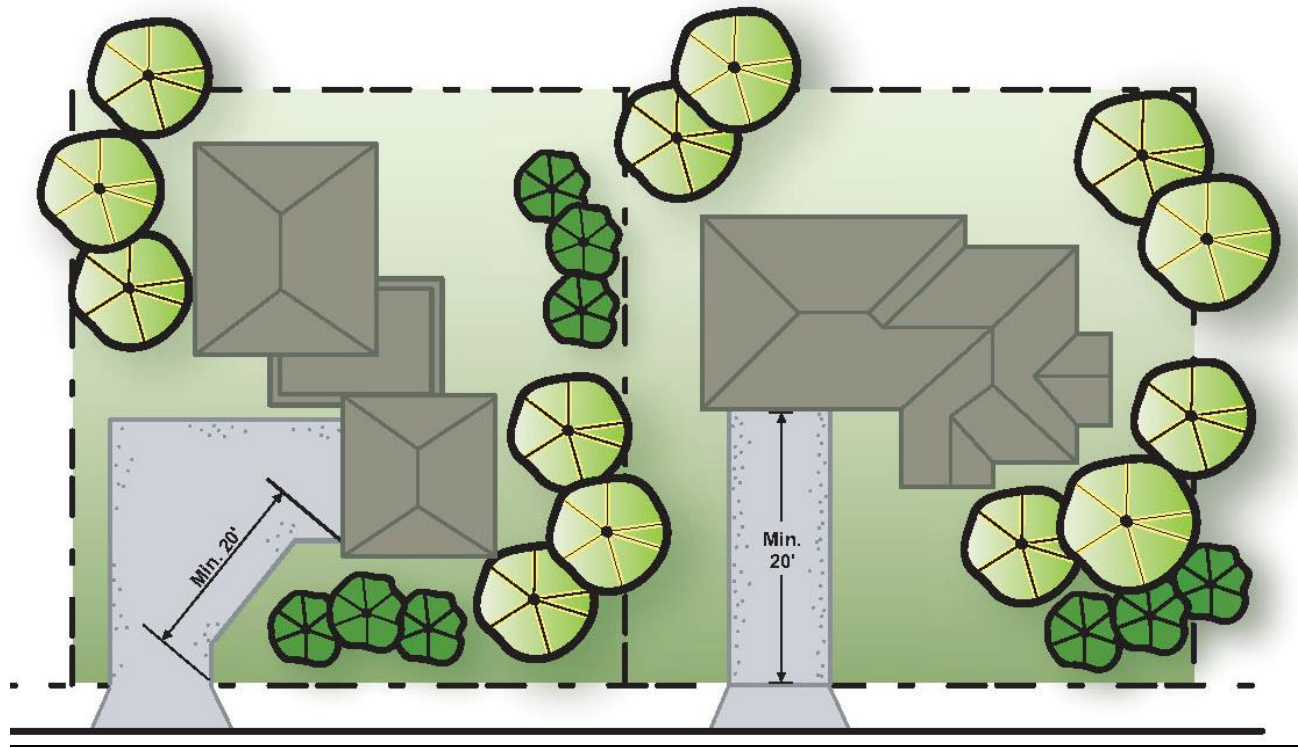
- a) Driveways. A residential driveway shall have a minimum length of 20 feet between the garage door and public right-of-way. Reduced driveway lengths may be permitted for driveways on private roads pursuant to project approval provided it can be shown that the reduced driveway length does not interfere with a sidewalk or other designated pathway. Figure 9202.6 illustrates the minimum length for residential driveways.

Driveways with a grade greater than 15 percent shall be hard-surfaced and have a deep broom finish perpendicular to the direction of travel. Driveways which serve as required fire access must meet additional requirements specified in the applicable Fire Code.

Where driveways cross existing roadside ditches, a dip section providing an unobstructed waterway equivalent to the full area of the ditch may be used if grades are feasible. Where grades make use of a dip section infeasible, a culvert pipe shall be installed. The size of the culvert pipe and design of the driveway culvert shall be reviewed for adequacy by the Department of Public Works.

- b) Garages. For all enclosed residential garages, a minimum parking space size 10 feet wide by 20 feet long is required for parking spaces where the length of the space is next to a wall and 9 feet wide by 20 feet long for any additional spaces. The space(s) should be designated to be free from obstruction (i.e. water heater, laundry equipment, etc.).

Figure 9202.6
Minimum Length for Residential Driveways



- u. WAIVER, MODIFICATION, VARIANCE FROM PARKING REGULATIONS. The requirement for design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas may be administratively waived or modified by the Director when practical difficulties make their strict application infeasible and upon a finding that the waiver or modification is consistent with the purpose and intent of Section 9202. Any other waiver or modification of these Parking Regulations shall be allowed only in accordance with the Variance Procedure commencing at Section 7100 (IP, Appendix B), unless otherwise specified.
- v. PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL, AGRICULTURAL AND CERTAIN SPECIAL PURPOSE ZONES. No person shall park any commercial vehicle in excess of one ton capacity on private property in Residential and Agricultural Use Regulations, except as follows:
 - i. When loading or unloading property, or
 - ii. When such vehicle is parked in connection with, and in aid of, the performance of a service to or on property in the block in which such vehicle is parked.

These exceptions do not authorize parking in violation of Fire Lane parking restrictions as detailed in the California Vehicle Code Section 22500.1.

Notwithstanding the above provisions, no commercial vehicle shall remain parked in excess of five consecutive hours. This Section does not apply to recreational vehicles or farm vehicles or equipment, including maintenance equipment, necessary for agricultural production on the property where the vehicles and equipment are parked. In Agricultural Zones, a maximum of two vehicles of up to two tons capacity may be parked by a person owning said vehicles and owning the property where they are

parked and who is conducting a commercial agricultural operation located on site or elsewhere.

- w. The provision of parking shall be subject to review and approval through the Coastal Administrative Permit/Site Plan Permit or Coastal Development Permit/Major Use Permit processes, and shall be consistent with all required Special Area Regulations requirements in Sections 9300 through 9314 as applicable.