



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131

Basic Zone Districts – Summary of Uses

The following list is provided to give a general idea of the uses allowed in each zone district. Most non-residential uses are allowed only with a development permit (use approval), approved by the County. A building permit is also required for a use involving new construction or structural additions and remodels. For a complete list of uses allowed in any given zone district and the level of review required, contact the Zoning Counter at (831) 454-2130, between the hours of 1:00 p.m. and 4:00 p.m. daily or refer to the online Santa Cruz County Code (<http://www.sccoplanning.com>) Section 13.10.

Zone District	Allowed Uses
"CA" Commercial Agriculture	Commercial agriculture, farm buildings, livestock raising, greenhouses, farm worker camps. One single-family dwelling.
"A" Agriculture	Agriculture, farm buildings, livestock raising, lumber mills, visitor accommodations, zoos & natural science museums. One single-family dwelling.
"AP" Agricultural Preserve	Similar to "CA" zone; applies to parcels under agricultural preserve contracts with the County.
"RA" Residential Agricultural	One single-family dwelling, one second dwelling unit, home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities, open space and recreational uses.
"RR" Rural Residential	One single-family dwelling, one second dwelling unit, home occupations, and horses with a use approval.
"R-1" Single-Family Residential	One single-family dwelling, one second dwelling unit, home occupations, not more than 2 cats and 2 dogs, community facilities.
"RB" Single-Family Ocean Beach Residential	One single-family dwelling, one second dwelling unit, home occupations, not more than 2 cats and 2 dogs.
"RM" Multi-Family Residential	Single- and multi-family dwellings and dwelling groups, mobile home parks, home occupations, 2 cats and 1 dog per dwelling.

"PA" Professional-Administrative Office	Banks, community facilities, travel agencies, medical, insurance, real estate and executive offices, nursing homes, and conference facilities.
"VA" Visitor Accommodations	Hotels, motels, inns, conference centers, organized camps, vehicle and tent camping parks.
"CT" Tourist Commercial	Gas stations, restaurants, and visitor accommodations.
"C-1" Neighborhood Commercial	Animal grooming, banks, barber & beauty shops, small repair shops, print shops, shoe repair, offices (not exceeding 50% of the building area), fitness centers, restaurants, bookshops, bicycle shops, hardware stores, jewelry stores, pet shops, clothing stores, and stationary stores. Multi-family residential as a mixed use up to 50% of floor area.
"C-2" Community Commercial	All uses permitted in the "C-1" zone plus veterinary clinics (without overnight boarding), offices, indoor theaters, and retail sales involving large areas such as appliance showrooms, automobile supply stores, department stores, and garden supply stores. Plus hotels, motels, and inns. Multi-family residential as a mixed use up to 50% of floor area.
"C-4" Commercial Services	Boat building, sales, and storage, nightclubs, bowling alleys, indoor theaters, flea markets, skating rinks, sports arenas, contractor's shops, mini-storage buildings, automobile repair shops, contractors' storage yards, shipping terminals, automobile sales, building materials yards, nurseries, feed and farm supply stores, and all allowed uses in the "M-1" zone with certain restrictions.
"M-1" Light Industrial	Agricultural service establishments, poultry hatcheries, light manufacturing, assembly, or processing.
"M-2" Heavy Industrial	Large factories involving hazardous chemicals such as manufacture of construction materials or household goods, glass, carpets, pharmaceuticals, petroleum processing, and wood processing.
"M-3" Mineral Extraction Industrial	Quarries and mining.
"PR" Parks, Recreation and Open Space	Community centers, open space uses, recreational facilities, visitor accommodations, and timber harvesting.
"PF" Public and Community Facilities	Administrative offices, cemeteries, churches, community centers, fire stations, hospitals, libraries, nursing homes, parks, and schools and colleges.
"TP" Timber Production	Growing and harvesting of timber and other forest products, agriculture. One single-family dwelling.
"SU" Special Use	All uses allowed in the "RA" or "R-1" zone district provided the use is consistent with the General Plan. All other permitted or conditionally permitted uses provided they are consistent with the General Plan and a Level 5 use approval is obtained.

Combining Zone Districts

The following combining districts have been applied to the basic zone districts in order to impose specific limitations or exercise some form of land use regulation.

Overlay Zone	Summary of Limitations Imposed
"AIA" Airport	Denotes parcels within two miles of the boundary of the Watsonville Municipal Airport. Use and development is subject to the Airport Combining Zone District ordinance.
"D" Designated Park Site	Designates land as a potential County park site.
"GH" Geologic Hazards	Denotes the presence of physical hazard to development and that any use is subject to the Geologic Hazards Ordinance.
"H" Assisted Housing	Denotes where affordable housing priority site regulations apply.
"I" Statement of Intention	Board of Supervisors has agreed not to rezone the property in the foreseeable future.
"L" Historic Landmark	The property or structure has been designated a historic landmark and is subject to the Historic Resources Ordinance.
"MH" Mobile Home Park	Denotes the location of a legal mobile home park.
"O" Open Space Easement	Owner has executed an open space easement contract with the County to maintain the land in its natural state for 10-years.
"P" Agricultural Preserve	has an Agricultural Preserve or Farmland Security contract with the County to maintain the land in its natural state for 10-years.
"PP" Pleasure Point Design	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point Neighborhood.
"R" Regional Housing Need	Designated sites for development at 20 units per acres in order to meet the requirements of the Regional Housing Needs
"PRH" Permanent Room Housing	Denotes parcels with structures originally in use as visitor accommodations or care facilities, which may be used as permanent multifamily rental housing in multifamily structures or dwelling groups, with specific use and development standards.
"SBE" Seascape Beach Estates	Denotes parcels in the Seascape Beach Estates neighborhood with special residential development standards intended to maintain characteristics of the existing built environment and ensure protection of the public viewshed.
"SP" Salamander Protection	Denotes areas where special site standards apply to protect endangered species and that uses are subject to the Sensitive Habitat Protection Ordinance.
"W" Watsonville Utility Prohibition	Designated to prevent the provision of urban services to undeveloped/rural areas west of the City of Watsonville, to discourage urban development in the farmlands, wetlands, and other environmentally sensitive areas in the Coastal Zone west of Watsonville.



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Residential Districts and Uses

13.10.321 Purposes of residential districts.

- (a) General Purposes. In addition to the general objectives of this Chapter (13.10.120) the residential districts are included in the Zoning Ordinance in order to achieve the following purposes:
1. To provide areas of residential use in locations and at densities consistent with the County General Plan.
 2. To preserve areas for primarily residential uses in locations protected from the incompatible effects of nonresidential land uses.
 3. To establish a variety of residential land use categories and dwelling unit densities which provide a choice of diversified housing opportunities consistent with public health and safety.
 4. To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.
 5. To ensure adequate light, air, privacy, solar access, and open space for each dwelling unit.
 6. To maximize efficient energy use and energy conservation in residential districts, and to encourage the use of locally available renewable energy resources.
 7. To provide adequate space for off-street parking of automobiles.
 8. To provide areas of residential use consistent with the capacity of public services, the Urban Services Line and Rural Services Line and the reserve capacity policy of the Local Coastal Program Land Use Plan for tourist services. To minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them.
 9. To protect residential properties from nuisances, such as noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic congestion, and hazards such as fire, explosion, or noxious fumes.
- (b) **Specific “RA” Residential Agricultural District Purposes.** To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas outside the Urban Services Line and Rural Services Line; on lands suitable for development with adequate water, septic system suitability, vehicular access, and fire protection; with adequate protection of natural resources; with adequate protection from natural hazards; and where small-scale commercial agriculture, such as animal-keeping, truck farming and specialty crops, can take place in conjunction with the primary use of the property as residential.

- (c) Specific **“RR” Rural Residential District** Purposes. To provide areas of residential use where development is limited to a range of nonurban densities of single-family dwellings in areas having services similar to “RA” areas, but which are residential in character rather than agricultural due to the pattern of development and use in the area and/or the presence of constraints which would preclude the use of the property for agriculture.
- (d) Specific **“R-1” Single-Family Residential District** Purposes. To provide for areas of predominantly single-family residential development in areas which are currently developed to an urban density or which are inside the Urban Services Line or Rural Services Line and have a full range of urban services, or are planned for a full range of urban services.
- (e) Specific **“RB” Single-Family Ocean Beach Residential District** Purposes. To accommodate single family dwellings on existing lots of record in the vicinity of the cliffs and the ocean beach; where lots abut on and obtain access from a street which is generally parallel to both the beach and the cliff, and which has an elevation of not more than 20 feet above sea level; and where either the seaward right-of-way line of the street or the seaward boundary line of the lots on the ocean side of the street abut open beachlands which are unobstructed to the mean high tide line.
- (f) Specific **“RM” Multi-Family Residential District** Purposes. To provide for areas of residential uses with a variety of types of dwellings in areas which are currently developed to an urban density or which are inside the Urban Services Line or Rural Services Line and have a full range of urban services. (Ord. 560, 7/14/78; Ord. 653, 10/17/60; Ord. 839, 11/28/62; Ord. 1092, 6/8/65; Ord. 1418, 5/25/69; 1891, 6/19/73; 3186, 1/12/82; Ord. 3344, 11/23/82; 3432, 8/23/83; 3501, 3/6/84; 4346, 12/13/94; 4406, 2/27/96; 4416, 6/11/96; 4496-C, 8/4/98)

13.10.322 Residential uses*.

(a) Principal Permitted Uses.

1. In the Coastal Zone, the principal permitted uses in the residential districts shall be as follows:

“RA”:	single-family residential and agricultural (rural)
“RR”:	single-family residential (rural)
“R-1”:	single-family residential (urban, rural)
“RB”:	single-family residential (oceanfront, urban)
“RM”:	multiple-family residential (urban) including appurtenant accessory uses and structures

2. Principal permitted uses are all denoted uses requiring a Level IV or lower Approval or as otherwise denoted with the letter “P” in the footnotes to the Residential Uses Chart in subsection (b) of this section. In the Coastal Zone, actions to approve other than permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone Permits, and in some cases, as provided in Chapter 13.20, any development is appealable.

(b) Allowed Uses.

1. The uses allowed in the residential districts shall be as provided in the following Residential Uses Chart below. A discretionary approval for an allowed use is known as a “Use Approval” and is given as part of a “Development Permit” for a particular use. The type of permit processing review, or “Approval Level,” required for each use in each

of the residential zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 Permit and Approval Procedures. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section [18.10.123](#).

2. Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Residential zone districts.

RESIDENTIAL USES CHART

KEY:

A	=	Use must be ancillary and incidental to a principal permitted use on the site
P	=	Principal permitted use (see Section 13.10.312(a)); no use approval necessary if "P" appears alone
1	=	Approval Level I (administrative, no plans required)
2	=	Approval Level II (administrative, plans required)
3	=	Approval Level III (administrative, field visit required)
4	=	Approval Level IV (administrative, public notice required)
5	=	Approval Level V (public hearing by Zoning Administrator required)
6	=	Approval Level VI (public hearing by Planning Commission required)
7	=	Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
—	=	Use not allowed in this zone district
*	=	Level IV for projects of less than 2,000 square feet, Level V for projects of 2,000 to 20,000 square feet, and Level VI for projects of 20,000 square feet and larger
BP	=	Building Permit Only
BP1	=	Approval Level I (administrative, no plans required)
BP2	=	Approval Level II (administrative, plans required)
BP3	=	Approval Level III (administrative, plans and field visit required)

USE	RA	RR	R-1	RB	RM
Accessory structures and uses, including:					
<p><u>One Habitable Accessory Structure,</u> (subject to Sections 13.10.611 and .323)</p> <p><i>Staff Note:</i> <i>Level 5 Use Approval</i> requires to exceed the <u>size limit</u>, or to exceed 17 ft <u>height</u> but less than 28 ft or to allow for two stories. Level 5 use approval and Variance required to exceed 28 feet or for 3 stories in the Urban Services Line (USL) or to exceed 28 feet outside the USL. Refer to interpretation AS-HEIGHT.</p>	BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5
<p><u>Non-Habitable Accessory Structures,</u> (subject to Section 13.10.611 and 13.10.323; comprised of:</p>					
<p>Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of Sections 13.10.641 Stables and Paddocks; .643 Animal Keeping in the RA Zone; .644 Family Animal Raising; .645 bird and small animal raising; .646 Turkey Raising: these provisions require Level 5 in some cases).</p> <p><i>Staff note:</i> <i>Level 4 Use Approval</i> required to exceed specified <u>size limits</u> outside the Urban Services Line and Level 5 Use Approval required to exceed specified <u>size limits</u> inside the Urban Services Line. Level 5 Use Approval and Variance required to exceed the <u>height and story</u> restrictions. Refer to interpretation AS-HEIGHT.</p>	BP/4/5	BP/4/5	BP/4/5	----	----
<p>Carports, detached; garages, detached; garden structures; storage sheds (subject to Sections 13.10.611 and .323:</p> <p><i>Staff note:</i> <i>Level 4 Use Approval</i> required to exceed specified <u>size limits</u> outside the Urban Services Line and Level 5 Use Approval required to exceed specified <u>size limits</u> inside the Urban Services Line. Level 5 Use Approval and Variance required to exceed the <u>height and story</u> restrictions. Refer to interpretation AS-HEIGHT:-</p>	BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5
USE	RA	RR	R-1	RB	RM

Air strips (see Section 13.10.700-A definition)	7	7	—	—	—
Parking , including:					
Parking, on-site, for principal permitted uses (subject to Sections 13.10.550 et seq.)	BP2	BP2	BP2	BP2	BP2
Parking, on-site, for non-principal permitted uses (subject to Sections 13.10.580 et seq.)	4	4	4	4	4
Recycling collection facilities in association with a permitted community or public facility, subject to Section 13.10.658 , including:					
reverse vending machines	BP1	BP1	BP1	BP1	BP1
small collection facilities	3	3	3	3	3
Signs , including:					
Signs for non-principal permitted uses (subject to Sections 13.10.580 , et seq.)	4	4	4	4	4
Signs for principal permitted uses (subject to Sections 13.10.580 , et seq.)	P	P	P	P	P
Storage tanks, water or gas , for use of persons residing on site					
less than 5,000 gallons	BP2	BP2	BP2	—	—
more than 5,000 gallons	BP3	BP3	BP3	—	—
Swimming pools, private and accessory equipment	BP3	BP3	BP3	—	BP3
Agricultural uses, including:					
Agriculture, small-scale commercial , such as the raising of specialty crops (see also Animal-Keeping)	P	—	—	—	—
Agriculture, with on-site retail sales , such as Christmas tree farms	5	—	—	—	—
Bee-keeping, commercial (see Section 13.10.700-B definition)	5	—	—	—	—
Gardening, family (see Section 13.10.700-G definition)	P	P	P	P	P
Greenhouse, one private of 500 square feet or smaller	BP2	BP2	BP2	BP2	BP2
USE	RA	RR	R-1	RB	RM
Greenhouses, private, larger than 500 square feet	5	5	5	—	—

Greenhouse replacement, reconstruction, or structural alteration (see Section 13.10.636 (b) and (c))	BP2	BP2	BP2	—	—
Nurseries, commercial	5	—	—	—	—
Animal-related uses, including:					
Animal-keeping (subject to Section 13.10.643) (see also “Animal enclosures” above)	P	—	—	—	—
Animal-raising, family (subject to Section 13.10.644) (see also “Animal enclosures” above) (Minimum parcel size: 6,000 sq. ft. gross)	P	P	P	—	—
Cats and dogs	P: 4 cats or dogs or combo	P: 4 cats or dogs or combo	P: 2 cats and 2 dogs per unit	P: 2 cats and 1 dog per unit	P: 2 cats and 1 dog per unit
Kennels for five or more dogs or cats over the age of four months (subject to Section 13.10.642)	5	—	—	—	—
Stables, private, and paddocks (subject to Section 13.10.641) (see also “animal enclosures” above)	P	5	P: ABOVE R-1-32 zoning Level 5: up to R-1-32 zoning	—	—
Commercial uses, including:					
Nursing homes; convalescent care hospitals (see Section 13.10.700-N definition)	5	5	5	—	5
Radio and TV transmission tower (subject to Section 13.10.655)	5	5	5	5	5
Tract offices	5	5	5	5	5
Community facilities, including					
Churches and other religious centers	5	5	5	—	5
Community centers	5	5	5	—	5
Day-care centers (see Section 13.10.700-D definition)	5	5	5	—	5
USE	RA	RR	R-1	RB	RM
Schools: pre-schools and K-12 including church schools, and incidental art, craft, music or dancing schools but not including	5	5	5	—	5

business, professional or trade schools or colleges					
Energy systems, community (see Section 13.10.700-E definition and subject to Section 13.10.661)	5	5	5	5	5
Facilities, public structures and facilities	5	5	5	5	5
Clubs, private, such as garden clubs, fraternal lodges, community service organizations	5	5	5	—	5
Conference centers (subject to the provisions of the PR District Section 13.10.350 et seq.)	5	5	5	—	5
Country clubs, private, associated with residential development; including such facilities as club houses, golf courses, tennis courts, swimming pools	5	5	5	—	5
Fish hatcheries	5	5	5	—	—
Organized camps (subject to the provisions of the PR District Section 13.10.350 et seq.)	5	5	5	—	5
Open space uses, private, non-commercial, not involving structures, such as:					
Beach uses					
Ecological preserves; wildlife and biotic habitat reserves					
Hiking and horseback riding trails	P	P	P	P	P
Open space					
Picnicking facilities					
Playgrounds, non-paved					
Sports fields, non-paved					
Watershed management					
Parks, local, public, and associated facilities	5	5	5	5	5
Stables, boarding and public riding (subject to Section 13.10.641)	5	—	—	—	—