

Figure 104-32 - RR - Kiler Canyon Road Area - Rural

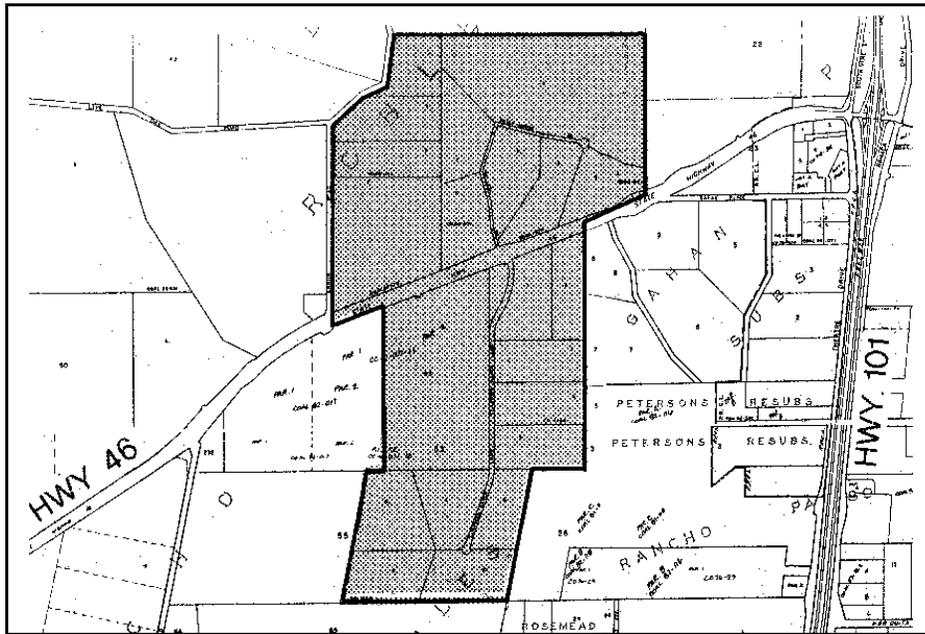


Figure 104-33 - RR - Highway 46, West of 101 - Rural

D. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category as shown in Figure 104-37.

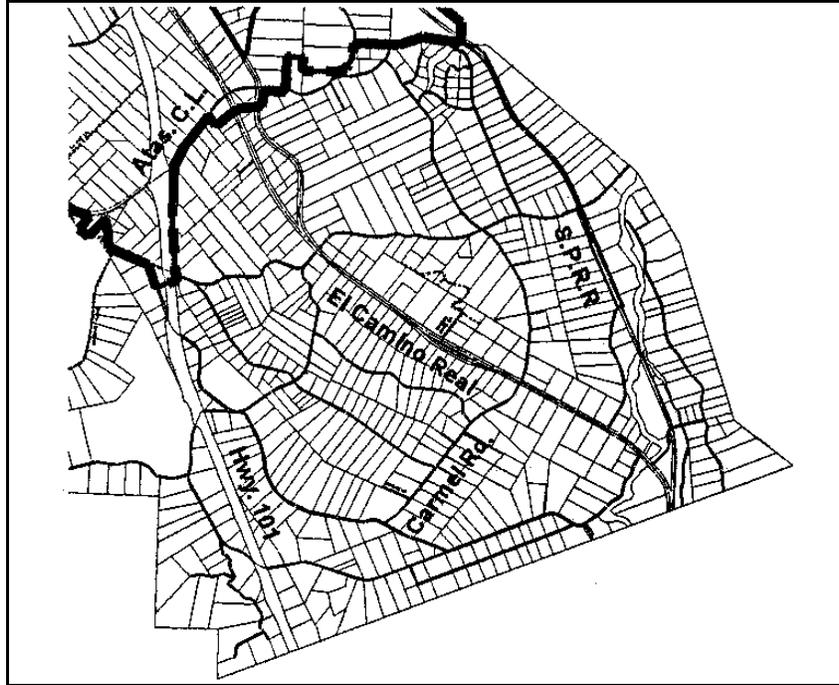


Figure 104-37 - RS - South Atascadero - Rural

1. **Minimum parcel size - Atascadero Colony.** For new land divisions the maximum number of residential lots allowed shall be computed on the basis of one lot per a minimum parcel size of 2½ acres, unless Chapter 22.22 would otherwise require larger parcel sizes. [Amended 1996, Ord. 2776]
2. **Fire Safety Plan required.** All residential land use permit applications shall include a fire safety plan in compliance with Chapter 22.50.
3. **Driveway consolidation.** Shared driveways are encouraged between parcels for access to individual residences to minimize the number of access points to the street.

E. Recreation (REC) - Cerro Alto area - Limitation on use. Land uses shall be limited to the following in the Recreation category on Highway 41 shown in Figure 104-38, in compliance with the land use permit requirements of Section 22.06.030.

- | | |
|---|----------------------------------|
| Caretaker residence | Pipelines and transmission lines |
| General retail (no more than 1,500 square feet) | Restaurant |
| Grocery stores (no more than 1,500 square feet) | |

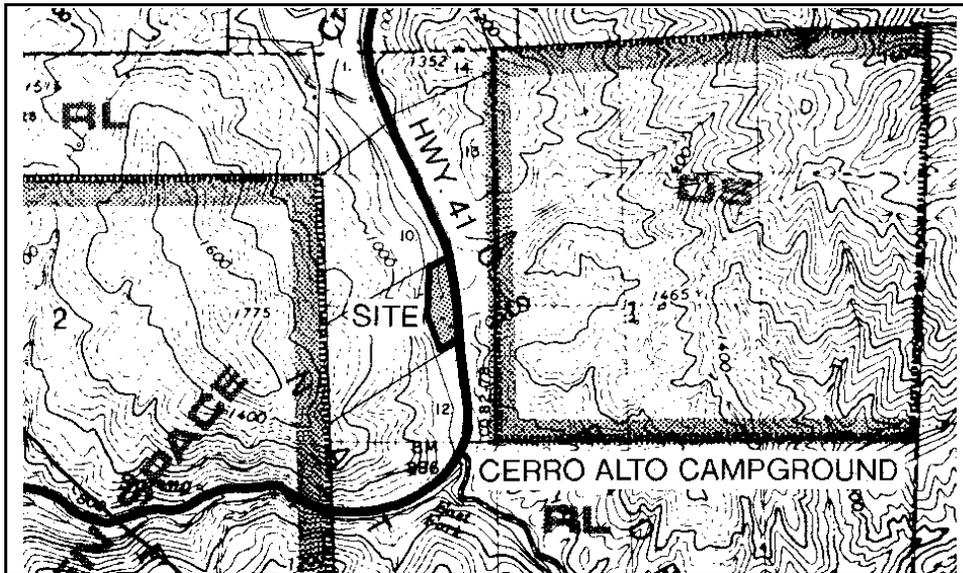


Figure 104-38 - REC - Highway 41 - Cerro Alto Area

2. **South of Highway 46 and East of Airport Road.** The following standards apply only to the approximately 204-acre site located on the south side of Highway 46 about one mile east of Airport Road corresponding to 1989 Assessor's Parcel Numbers 15-031-26 and 26-191-24 as shown in Figure 104-39.
 - a. **Limitation on Use.** Uses identified in Table O, Part I of the Land Use Element as "A" or "S" uses are limited to: animal raising and keeping; one caretaker residence; crop production and grazing; eating and drinking places (one establishment in connection with and incidental to a golf course only); outdoor sports and recreation (limited to a golf course, driving range, accessory on-site sales of golfing equipment such as a "pro shop," and incidental food and beverage retail sales such as a snack bar); storage, accessory; temporary events.
 - b. **Permit Requirement.** Development Plan approval is required for proposed outdoor sports and recreation uses and associated facilities allowed by standard No. 7. The Development Plan shall provide for a) buffers where adjacent to agricultural areas as recommended by the County Department of Agriculture, b) intersection improvements at the intersection of Highway 46 and the golf course access road as required and approved by Caltrans, and c) compliance with Sections 22.05.060 - 064 of the Land Use Ordinance regarding tree removal permit requirements and standards in order to preserve the maximum amount of trees feasible and mitigate the loss of trees that must be removed.

[Amended 1990, Ord. 2443; 2003, 3013]

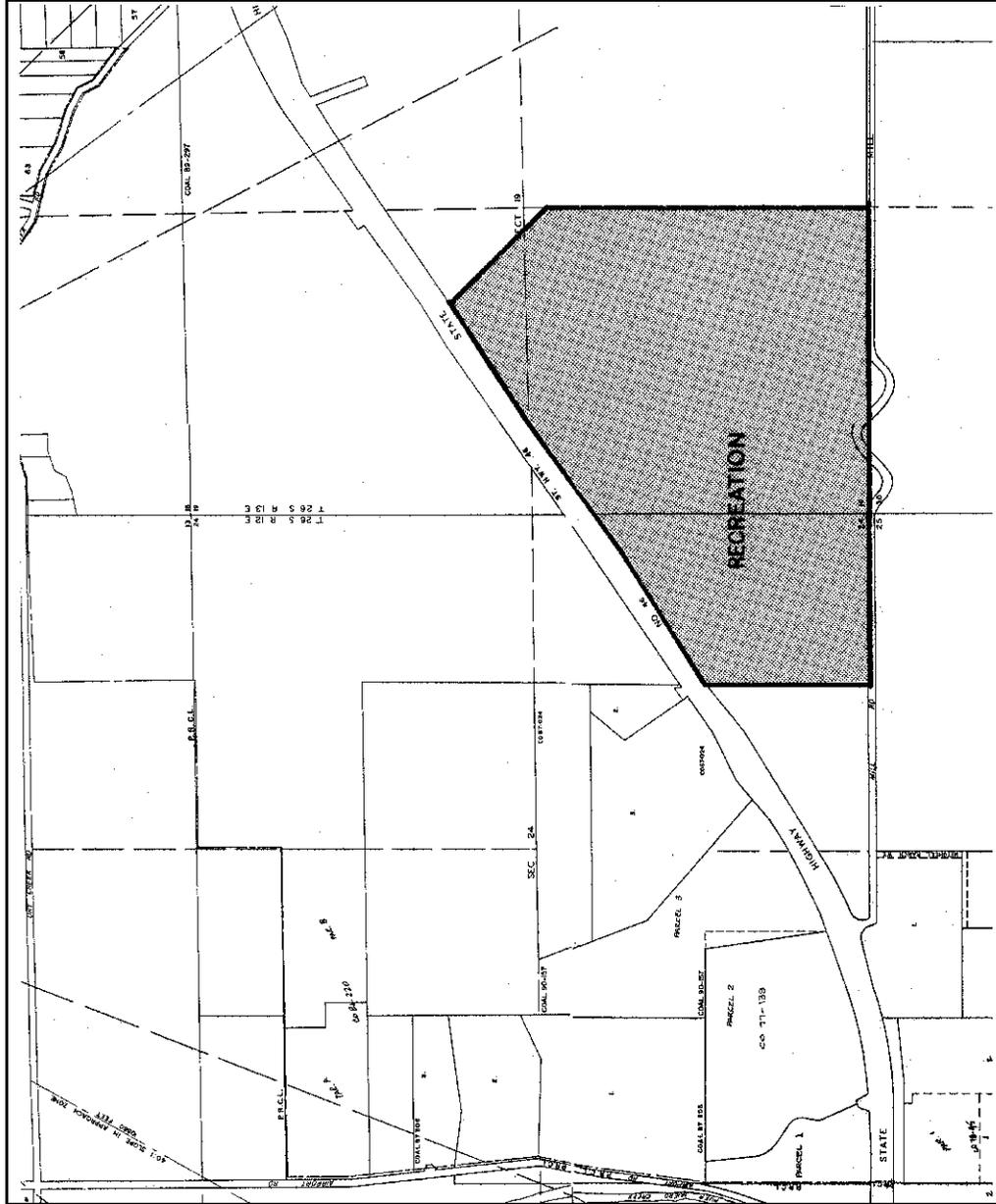


Figure 104-39 - REC - South of Highway 46 & East of Airport Road

3. **Development intensity and standards.** Land use permit applications shall include a traffic study, and shall comply with Subsections G.4, and G.7 through G.15 for the Wellsona Road area in the Commercial Service category.

G. Commercial Service (CS) - Wellsona Road area. The following standards apply within the Commercial Service category from the vicinity of the intersection of Highway 101 and Wellsona Road to the Exline Road intersection with the highway, as shown in Figure 104-41.

1. **Limitation on use - Wellsona Road area.** Allowable land uses on the Wellsona Road properties shown in Figure 104-41 are limited to:

Agricultural accessory structures
 Bars and night clubs
 Bed and breakfast inns
 Caretaker residences
 Concrete, gypsum and plaster products
 Construction contractors
 Convenience and liquor stores (maximum gross floor area of 5,000 sq.ft.)
 Crop production and grazing
 Existing motorcycle dealer
 Gas stations
 General retail (limited to gifts, novelties, souvenirs, and antiques)
 Grocery stores (maximum gross floor area of 5,000 sq.ft.)
 Hotels, motels if associated with truck stops as uses
 Personal services
 Public safety facilities
 Recreational Vehicle Parks
 Recycling and scrap
 Recycling collection stations
 Residential accessory use
 Restaurants
 Roadside stands
 Small scale manufacturing
 Stone and cut stone products
 Storage, accessory
 Storage yards
 Temporary offices
 Transmission facilities
 Truck stops
 Vehicle and freight terminals
 Vehicle storage
 Warehousing
 Wholesaling and distribution

2. **Limitation on use - Other Commercial Service properties.** Land uses shall be limited to the following for other Commercial Service properties shown in Figure 104-41. Retail sales are limited only to the incidental sale of goods produced, assembled or manufactured on the site. All other sales shall be wholesale to other businesses only.

Ag accessory structures
Caretaker residence
Concrete, gypsum and plaster products
Construction contractors
Crop production and grazing
Existing motorcycle dealer
Public safety facilities
Recycling and scrap
Recycling collection stations
Residential accessory uses
Small scale manufacturing
Stone and cut stone products
Storage, accessory
Storage yards
Temporary offices
Transmission facilities
Vehicle and freight terminals
Vehicle storage
Warehousing
Wholesaling and distribution

Recreational vehicle parks are also an allowable use on a property at Exline and Stockdale Roads, as shown in Figure 104-42.

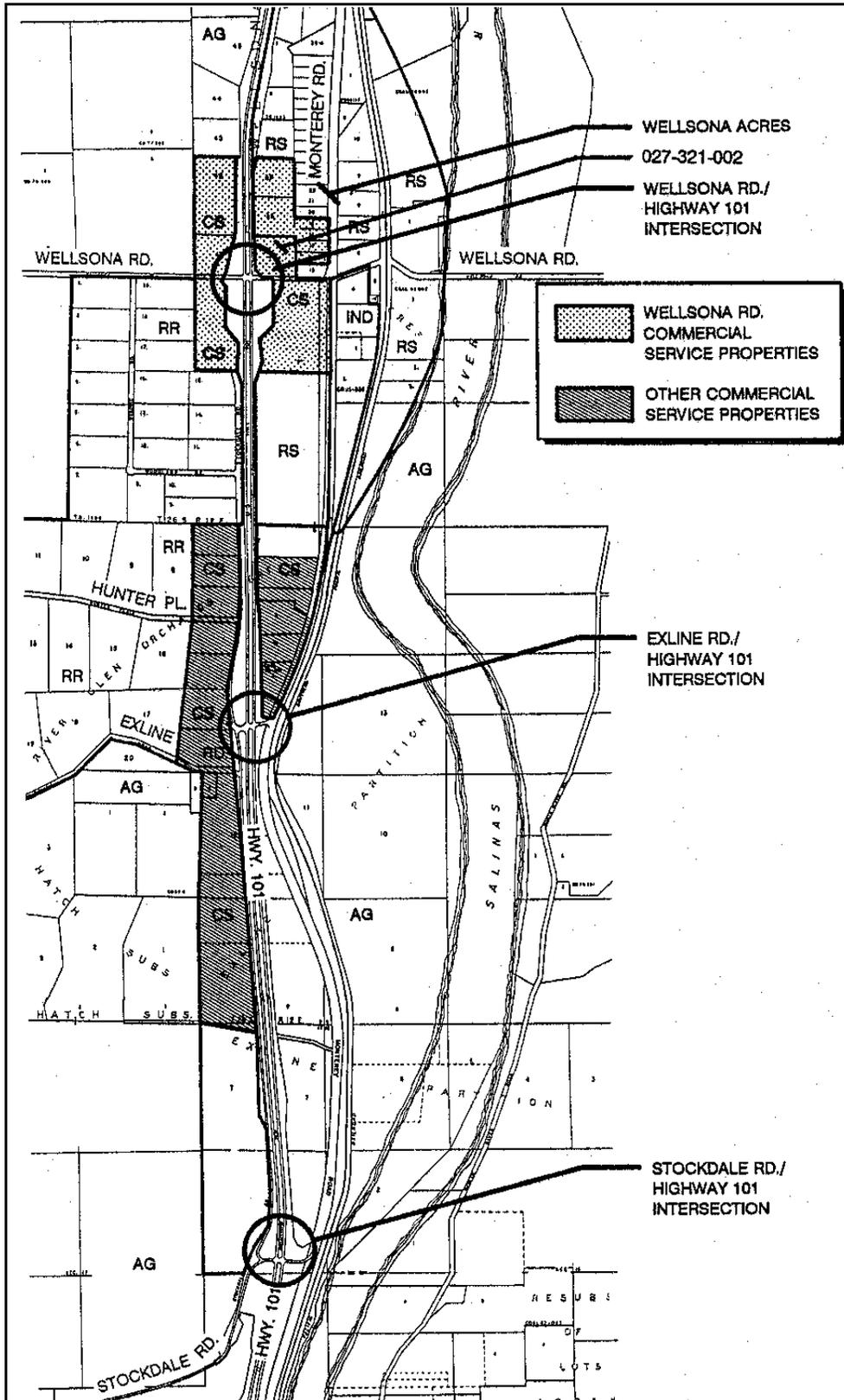


Figure 104-41 - CS - Wellsona Road Area - Rural

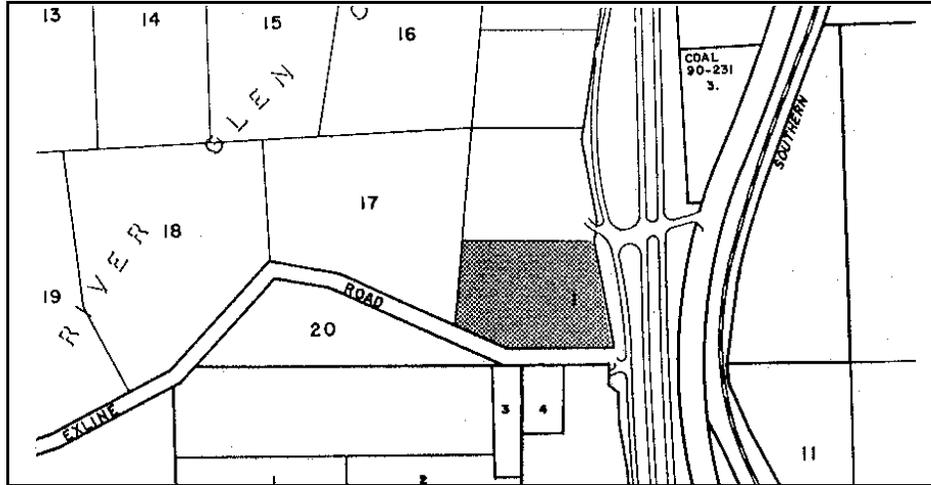


Figure 104-42 - CS - Exline and Stockdale Roads

3. **Permit requirement.** Minor Use Permit approval is required for all new uses, or expanded uses that increase use area more than 10 percent, unless a Conditional Use Permit is otherwise required by this Title.
4. **Development limitation.** The Minor Use Permit or Conditional Use Permit shall include a traffic study showing existing and projected traffic volumes at all Highway 101 intersections shown in Figure 104-41, including the proposed development and other development that is approved but not yet constructed in the study area. Those figures shall be compared to the threshold volume of 2,300 trips per day for either side of each intersection (per the Final Environmental Impact Report for the Moe and Dotson General Plan Amendments, ED 85-195 and 85-223). A traffic study shall not be required if the Environmental Coordinator determines that it would be unnecessary for the proposed scale of development.
 - a. Development may be permitted within the Wellsona Road area shown in Figure 104-41 to the extent that:
 - (1) Existing traffic;
 - (2) Plus traffic to be generated from any filed and accepted Conditional Use Permit applications;
 - (3) Plus traffic to be generated from approved but unbuilt development applications in the vicinity;
 - (4) Plus project-generated traffic, do not exceed the threshold volume of 2,300 trips per day on either side of each of the Highway 101 intersections.

b. When any Highway 101 intersection shown in Figure 104-41 reaches the threshold traffic volume described in Subsection G.4.a, no further development shall occur for that intersection in the Commercial Service category until construction of the needed interchange improvements described in the EIR are funded and programmed.

5. **Offer of dedication.** Development on 1990 Assessor Parcel No. 26-101-07 located at the southeast corner of Highway 101 and Wellsona Road requires that approximately three acres needed for a loop interchange (as described in the EIR) shall be offered for dedication. The offer shall not be accepted until the Highway 101/Wellsona interchange is programmed for construction. The value of the property offered for dedication shall be credited against any future assessment district fees or other funding mechanisms for the interchange improvements.

6. **Development intensity.** The ratio of gross floor area (exclusive of parking and non-structural development) to net site area shall be limited in reference to the following slope gradients. The coverage ratio of all use areas (including buildings, parking and outdoor use areas) to the net site area shall be no more than the following.

Slope Gradient	Floor Area Ratio	Site Coverage Ratio
0 - 15%	0.40	0.65
15 - 25%	0.20	0.30
More than 25%	0.05	0.10

7. **Minimum parcel size.** The minimum parcel size for new land divisions is five acres.

8. **Minimum frontage width.** For new subdivisions, the minimum lot width at the frontage on any street or road is 300 feet.

9. **Site access.** Access to each site from any street or road shall be at a single point or driveway and shall be shared between properties if feasible given existing terrain and vegetation, as shown in Figure 104-43. Where a creek or arroyo divides a site, an additional access point to the road may be provided to reduce impacts to the creek. Access shall be provided between sites for pedestrian and vehicle movement to reduce traffic conflicts on the road, as shown in Figure 104-43.

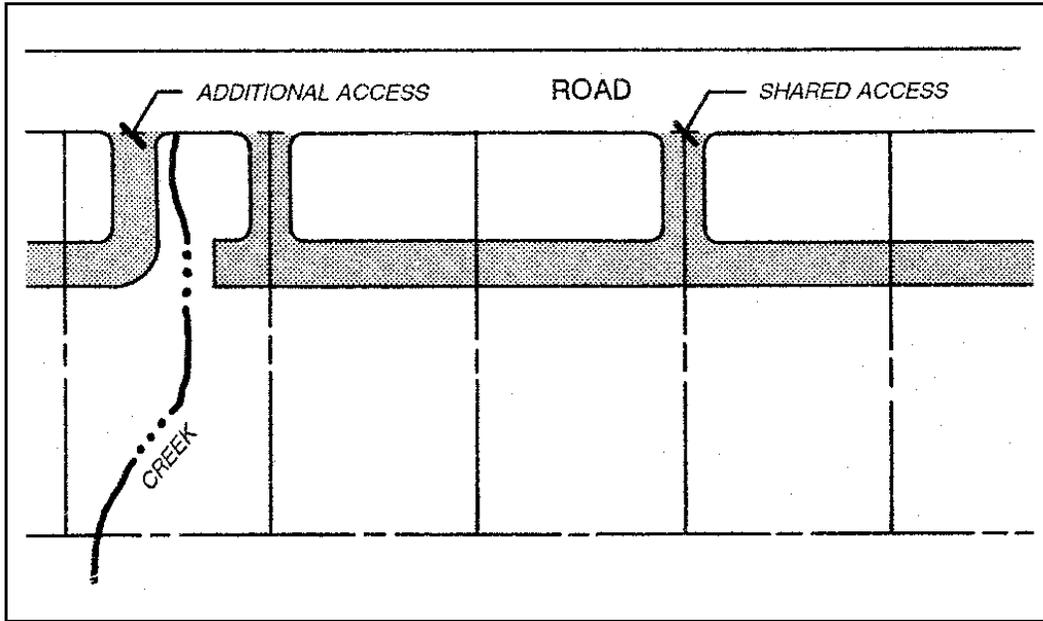


Figure 104-43 - Site Access Concepts

10. Setbacks

- a. **Landscaping setback.** A landscaped buffer shall be located in the following setbacks, in which no use areas, including building, parking or outdoor use, are allowed:

Location	Minimum Setback for Landscaping
Front	40 ft
Side	20 ft
Rear	20 ft

Setback areas shall be fully landscaped for an attractive natural appearance. Trees shall be planted in groups at a density of two trees for every 25 feet of frontage, and in a continuous canopy at a density of one tree for every 25 feet of side or rear yards. A combination of trees and shrubs shall be used to provide at least 50 percent screening in front, and full screening in side and rear yards if visible from Highway 101. Plant material shall be a mix of evergreen and non-evergreen species. Tree species shall be selected that will achieve heights equal to or greater than the heights of project buildings.

Within setbacks that separate the roadway from parking or outdoor use areas, a berm shall be constructed to aid in screening parking or outdoor uses. The berm shall not conflict with native vegetation and have a slope no steeper than 3 to 1. Height of the berm shall be at least three feet, which may necessitate a wider setback than prescribed above on some topography.

- b. **Building setback.** The required setbacks for structures are in relation to their height and location on the site, in order to scale development back from view of Highway 101 and adjacent residential properties, as follows:

Minimum Setback from Property Line Based on Building Height		
Setback	Building Height	
	16 Feet or Less	More Than 16 Feet
Front	70	100
Side	40	70
Rear	60	80

Figure 104-44 illustrates the front setbacks as an example of both the landscaping and building setbacks.

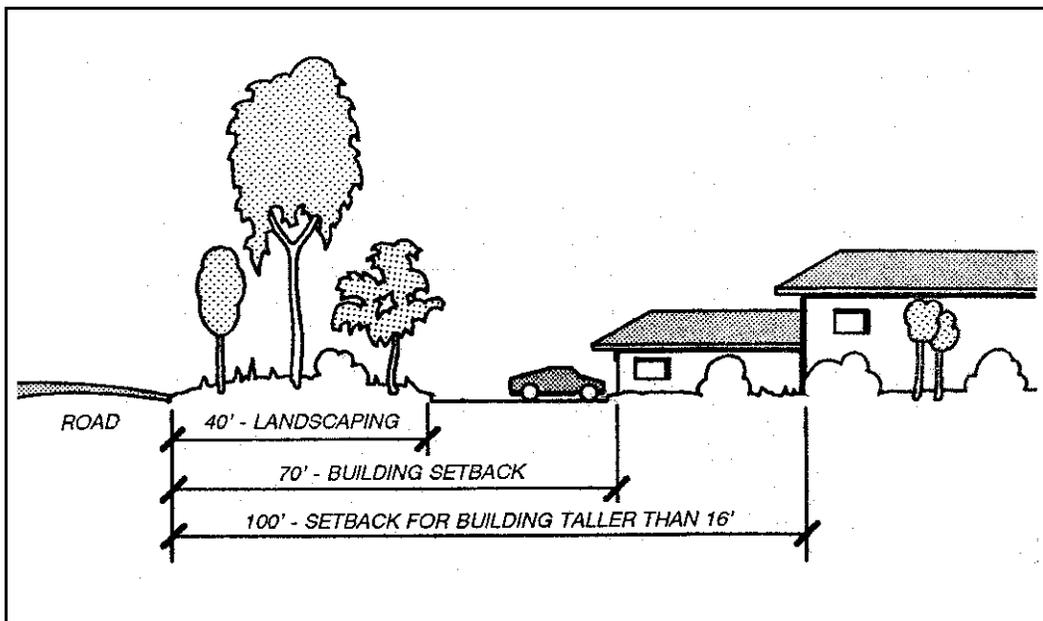


Figure 104-44 - Front Setbacks Illustration

- c. **Creek/arroyo setback.** All development shall be set back at least 20 feet from the bank of any creek, arroyo or drainage swale.

11. **Height limitation.** The maximum height for structures is 25 feet if parapet walls are used, and 30 feet if pitched roof lines are used, as illustrated in Figure 104-45.

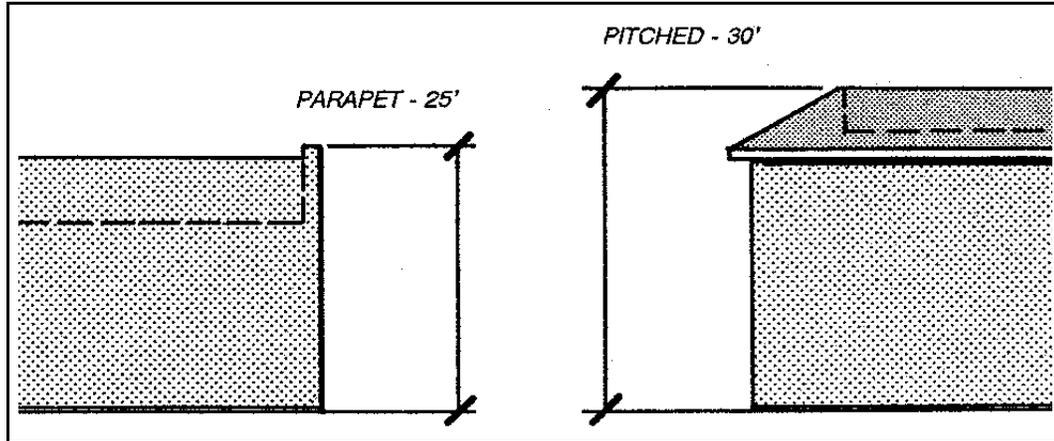


Figure 104-45 - Building Heights

12. **Building color.** Building color shall be in harmony with surrounding natural colors, be greater than or equal to 4 in value, and no brighter than 6 in chroma on the munsell color scale on file at the Department. Trim colors shall be complementary to wall colors (not contrasting), and shall comprise no more than five percent of any wall surface.
13. **Sign limitation.** Free-standing signs are limited to a height of 12 feet. Freeway identification signs, as identified in Chapter 22.20, are not allowed.
14. **Building design.** Architecture shall be responsive to the need to minimize building massing as seen from Highway 101 and from adjacent residential properties.
- a. **Massing.** Building walls and height shall be varied to avoid a "boxy" appearance and to transition from ground level to the top of the walls using canopies, porches, arcades or awnings.
 - b. **Orientation.** Buildings will be oriented so that customer entrances face the front or side, and bay doors do not face the road or Highway 101, as illustrated in Figure 104-46.
 - c. **Windows.** The major entry facade shall be 30 percent transparent, but no more than 50 percent of any facade may be glass or reflective material.
 - d. **Materials.** Non-reflective materials shall be utilized. Primary wall material should be stucco, wood or anodized painted metal. Particular attention should be given to trim and accent materials that include wood, brick, split masonry block, river rock or unglazed tile. Materials such as unpainted metal, unfinished or painted concrete block, unfinished concrete "tilt-up" construction, or box-like pre-fabricated metal structures are not appropriate.

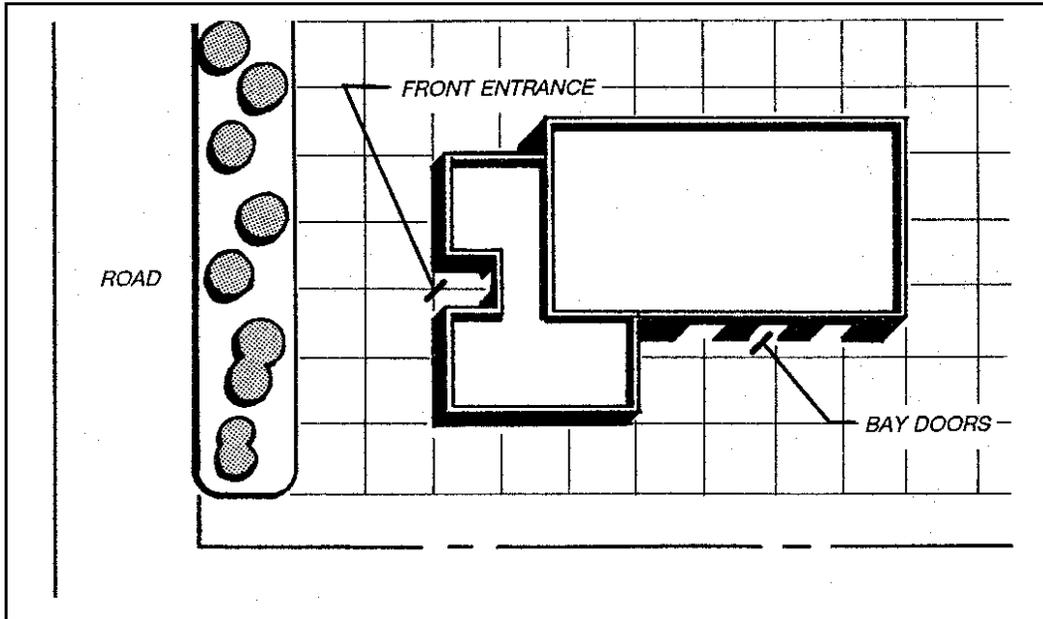


Figure 104-46 - Building Orientation

15. **Fencing.** Fencing materials shall include wood, wood-appearing concrete, finished (stuccoed) or split-face masonry block. Solid fencing locations on sides and rear of a site shall be within the landscaped setback required by Subsection G.10.a as illustrated in Figure 104-47, or open fencing may be located on side and rear property lines outside of the required landscaping.

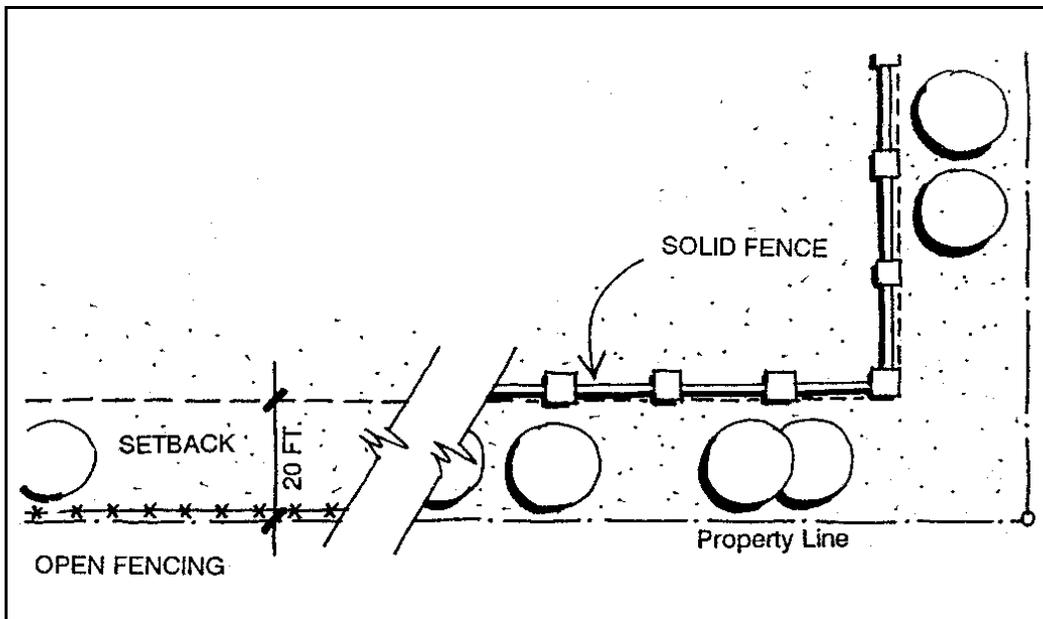


Figure 104-47 - Fencing Location

H. Industrial (IND). The following standards apply within the Industrial land use category located at Wellsona Road east of Highway 101 as shown in Figure 104-48.

1. **Limitation on use.** Land uses shall be limited to fuel dealers and those listed in Table 2-2, Section 22.06.030 within the Manufacturing and Processing group as allowable, permitted, or conditional in the Industrial land use category. Retail trade uses are only allowed incidental to the manufacture, assembly or processing of products on the same site.
2. **Permit requirement.** Minor Use Permit approval is required for all proposed uses, unless a Conditional Use Permit is otherwise required by this Title.

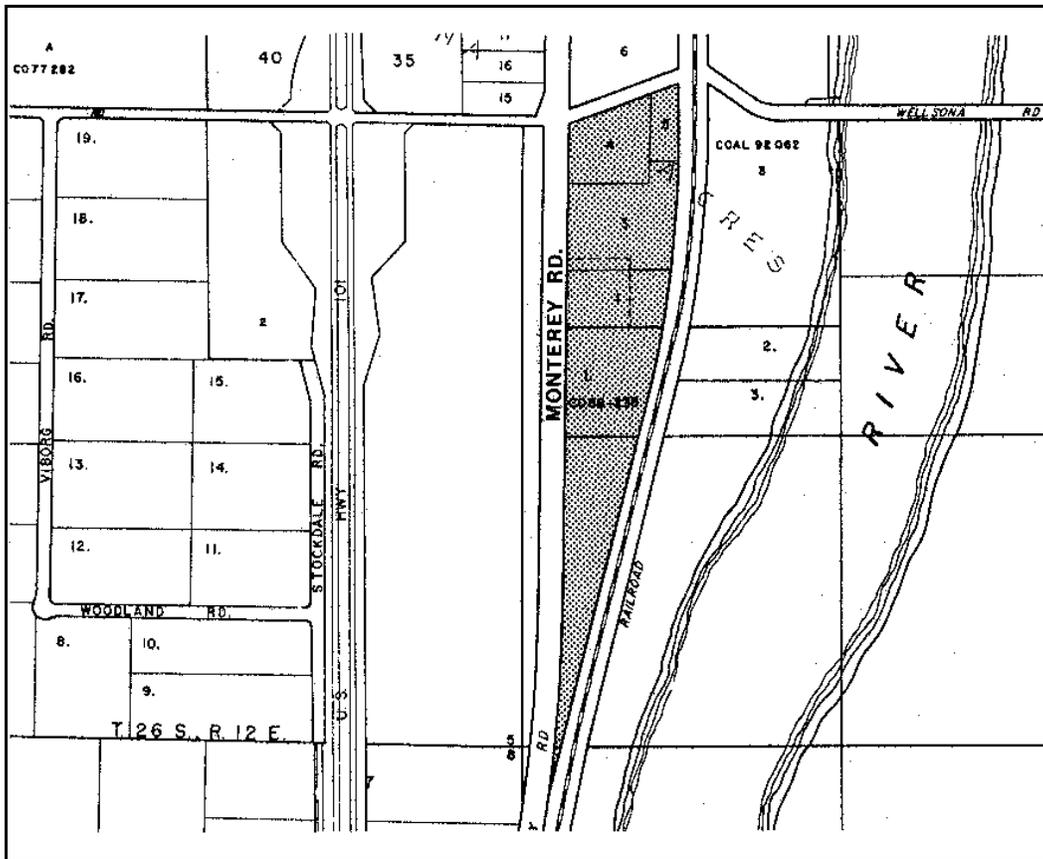


Figure 104-48 - IND - Wellsona Road Area - Rural

22.104.050 - Garden Farms Village Area Standards

The following standards apply within the Garden Farms Village Reserve Line in the land use categories or specific areas listed.

- A. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
1. **El Camino Real setback.** A 50-foot setback is required from the El Camino Real right-of-way for residential, residential accessory and agricultural accessory development on properties adjacent to El Camino Real.
 2. **Landscaping requirement.** A landscaping plan is required with new subdivisions that will provide landscaping to buffer or partially screen project development from Santa Margarita, Highway 101 or El Camino Real as applicable.
- B. Commercial Retail (CR).** The following standards apply within the Commercial Retail land use category.
1. **Landscaping and parking requirements.** Any new development or expansion of existing commercial uses shall include drought-tolerant landscaping of front and side yards. Existing parking lots shall be improved with landscaping and identified entrances and exists.
 2. **Building design requirement.** Architectural style shall be compatible with the existing styles and scale within Garden Farms.

22.104.060 - Paso Robles Urban Area Standards

The following standards apply within the Paso Robles Urban Reserve Line that are outside the City limits, in the land use categories or specific areas listed.

- A. Combining Designations - Airport Review Area (AR).** All development applications for private lands within the boundary of the Paso Robles Municipal Airport Land Use Plan shown in Figure 104-23 and on the official maps are subject to the development standards set forth in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.
- B. Residential Rural (RR).** The following standards apply within the Residential Rural land use category.
 - 1. Subdivision design.** Proposed land divisions that abut properties within the Agriculture land use category shall be planned in compliance with the cluster provisions of Section 22.22.140, or other measures that will achieve the same purpose as clustering. Residential parcels and building sites shall be located outside the agricultural buffer area east of Buena Vista Drive shown in Figure 104-49.
 - 2. Subdivision circulation.** Prior to Tentative Map recordation, the applicant shall submit an agreement to participate in the formation of assessment districts for water, sewer and circulation when it becomes necessary to provide future facilities.

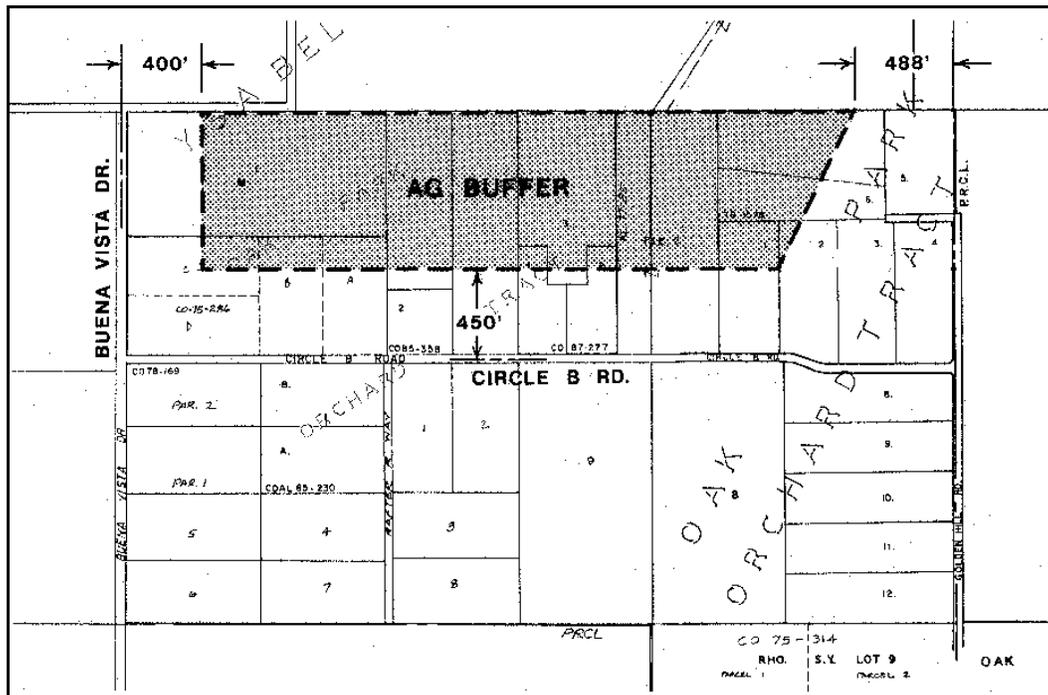


Figure 104-49 - RR - Circle B Road - Ag Buffer - Rural

C. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

1. **Cluster land divisions.** New land divisions are encouraged to be clustered in compliance with Section 22.22.140, or utilize similar techniques that achieve the same result as clustering.
2. **Tract 7.** The following standards apply to the properties in Tract 7 shown in Figure 104-50.
 - a. **Offer of dedication.** Prior to the issuance of any land use permit that increases the number of dwelling units or parcels, offer for dedication a public road right-of-way across the entire property frontage along the proposed road. Offered rights-of-way shall follow platted road alignments and shall be one-half of a 50-foot wide road section from the future centerline.

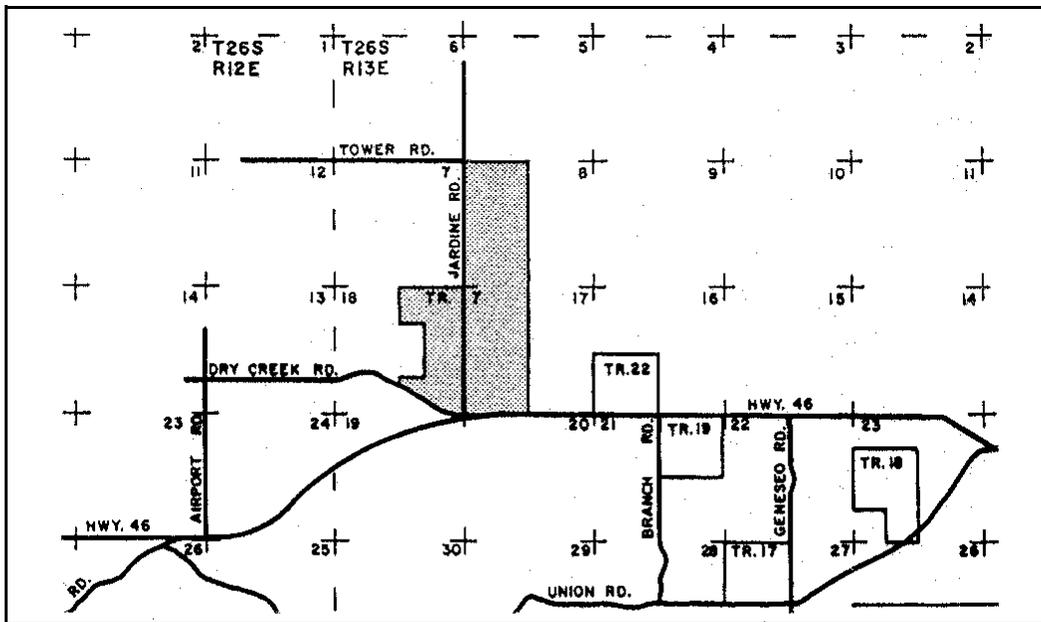


Figure 104-50 - RS - Tract 7 - Paso Robles Urban Area

- b. **Road improvements - Residences.** New residences shall be provided public safety access road improvements in compliance with the Uniform Fire Code and California Public Resources Code Section 4290, prior to final building inspection. Depending on the condition of existing roads, improvements may be required to provide emergency response access along the frontage of the project site and between the project site and the nearest improved road.
- c. **Fire safety plan.** A fire safety plan is required for all new residential development, in compliance with Chapter 22.50.

22.104.070 - San Miguel Urban Area Standards

The following standards apply within the San Miguel Urban Reserve Line, in the land use categories or specific areas listed.

A. Communitywide. The following standards apply to all land use categories inside the San Miguel Urban Reserve Line lying west of the Salinas River. This standard does not apply to the San Lawrence Terrace neighborhood nor to other areas of the community located east of the Salinas River.

1. **Compliance with the San Miguel Design Plan.** All Minor Use Permit and Conditional Use Permit applications shall be in conformity with the San Miguel Design Plan, and any amendments thereto, in addition to any applicable planning area standards. The San Miguel Design Plan was duly approved by the Board of Supervisors in Resolution 2003-113 and is on file in the Office of the Clerk of the Board of Supervisors and which is hereby incorporated by reference herein as through set forth in full. In the event of any conflict between the provisions of this Title and the Design Plan, the Design Plan shall prevail. Any deviation of existing or proposed development from the provisions of the Design Plan is to occur only after appropriate amendment of the Design Plan.

[Added 2003, Ord. 2993]

B. Commercial Retail (CR). The following standards apply within the Commercial Retail land use category.

1. **Tree planting.** Plant trees along streets and pedestrian lanes when new commercial buildings are constructed, or for any use requiring a Minor Use Permit or Conditional Use Permit.
2. **Waiver of parking requirements.** Existing and proposed uses in existing commercial buildings on the west side of Mission Street, between 11th and 16th Streets, are exempt from the off-street parking requirements of Chapter 22.18 (Parking and Loading Standards). This waiver does not apply to the construction of new buildings.
3. **10th Street West of Highway 101.** The following standards apply to land on the west side of Highway 101 and the south side of 10th Street, as shown in Figure 104-52.
 - a. **Location and Limitation on use.** Land uses shall be limited to:
 - Accessory storage
 - Bars and night clubs
 - Convenience and liquor stores
 - Gas stations
 - Grocery stores, and general retail (tourist oriented, limited to 2,000 square feet each, to total no more than 30,000 square feet in areas 1 and 2)
 - Hotels and motels
 - Outdoor retail sales (plaza festivals and art shows)
 - Personal services
 - Recreational vehicle park (on the southerly half of the site)
 - Restaurants
 - Small scale manufacturing (artisan and craftsman uses)

- b. Permit requirement.** Submit a single Conditional Use Permit application for review and approval prior to development of any uses on the site. The Conditional Use Permit shall focus on the following factors:
- (1) Buffering of uses from Highway 101 to reduce the visual impacts on the highway corridor and noise impacts to those uses.
 - (2) Buffering of commercial uses from adjacent residential and agricultural uses and areas.
 - (3) On-site traffic circulation that minimizes, and where practical, separates truck and recreational vehicle traffic from traffic going to and from the visitor-serving commercial uses.
- c. Highway 101 interchange capacity.** The capacity for peak-hour vehicle trips at the existing Highway 101/10th Street interchange shall be retained for the build-out of the Central Business District, the Commercial Service and Industrial categories prior to determining the size of the proposed project.

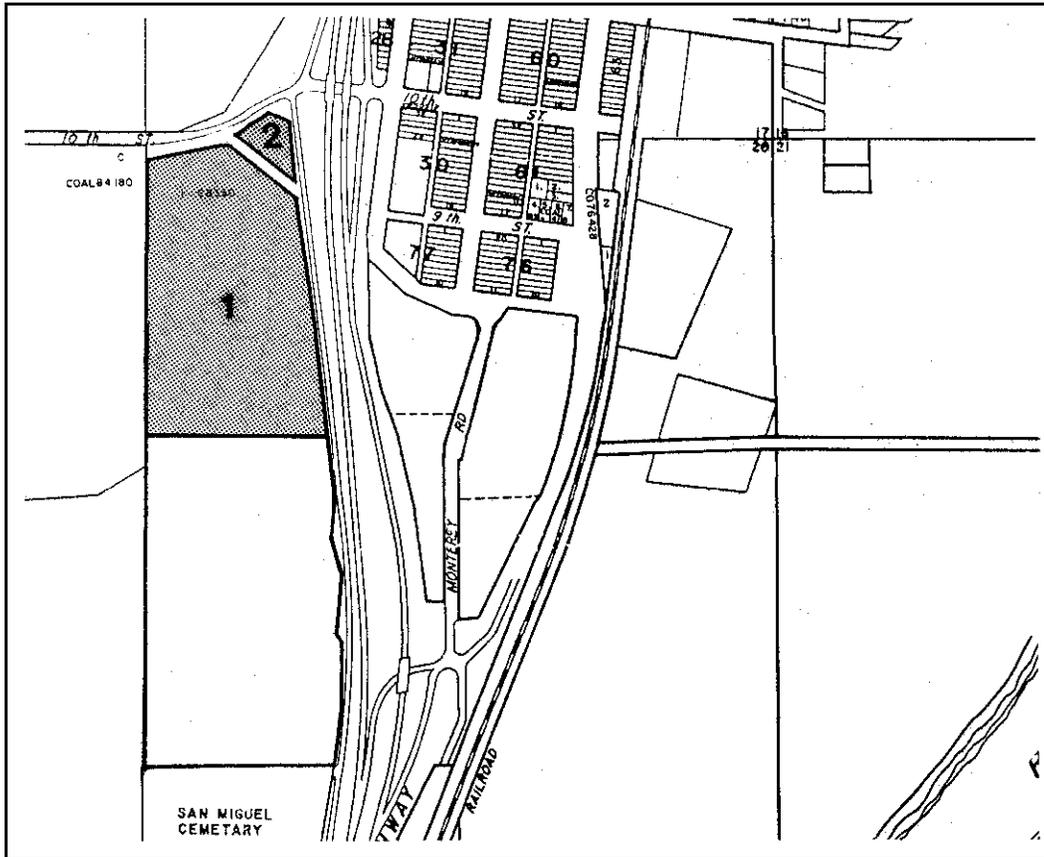


Figure 104-52 - CR - 10th Street West of Highway 101 - San Miguel

- C. **Commercial Service (CS) - Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that Section, except concrete, gypsum and plaster products.
- D. **Industrial (IND) - Limitation on use.** Land uses within the Industrial land use category shall be limited to: offices; accessory storage; storage yards; vehicle and freight terminals; and warehousing.
- E. **Recreation (REC) - East of Mission Street - Limitation on use.** Land uses in the area within the Recreation land use category located east of Mission Street as shown in Figure 104-53 shall be limited to religious facilities, libraries and museums, outdoor sports and recreation, temporary events, or other similar uses that can be found compatible and consistent with the existing cultural resources, in compliance with the land use permit requirements of Section 22.06.030.

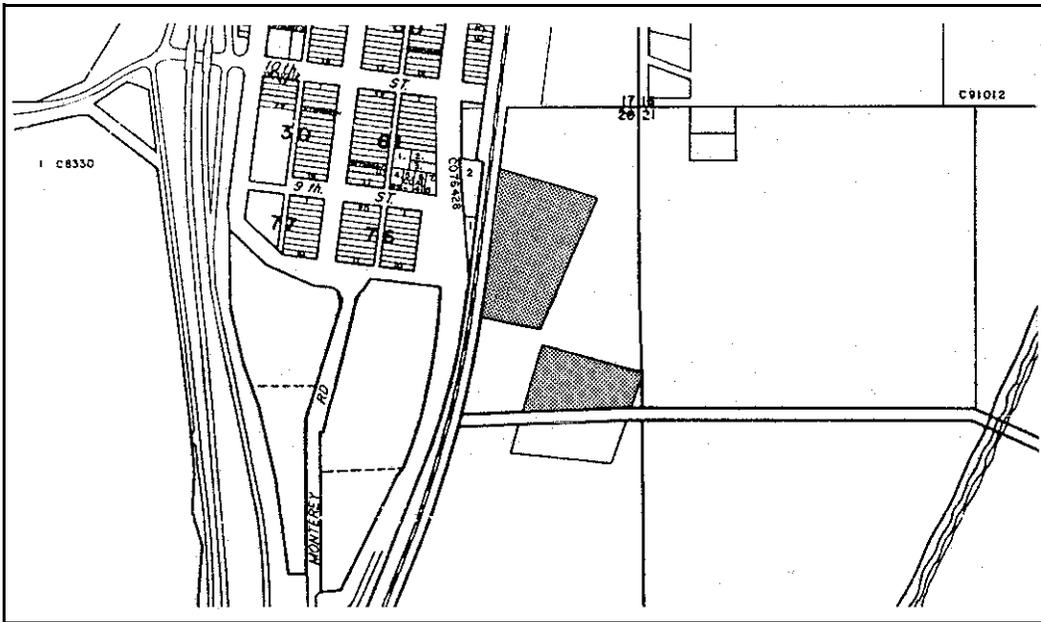


Figure 104-53 - REC - East of Railroad - San Miguel

- F. **Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family land use category.
 - 1. **Development Density - south and west of 16th and Mission Streets.** A second dwelling unit may be allowed for each 7,500 square feet of lot area; and an additional dwelling unit may be allowed for every additional 3,750 square feet in excess of 7,500 square feet, providing that the total lot coverage by buildings does not exceed 40 percent of the site.

2. **South of 11th Street.** The following standards apply only to the property shown in Figure 104-54.
 - a. **Density limitation.** The maximum number of residential parcels is limited to 60.
 - b. **Cluster requirement.** Any land division shall be clustered west of the Flood Hazard (FH) combining designation, in compliance with the cluster division criteria in Section 22.22.140, or utilize other techniques that achieve the same result as clustering. Open space areas should be considered for the FH area (no residential building site is allowable in the FH area), as well as for noise, visual and cultural resource protection.

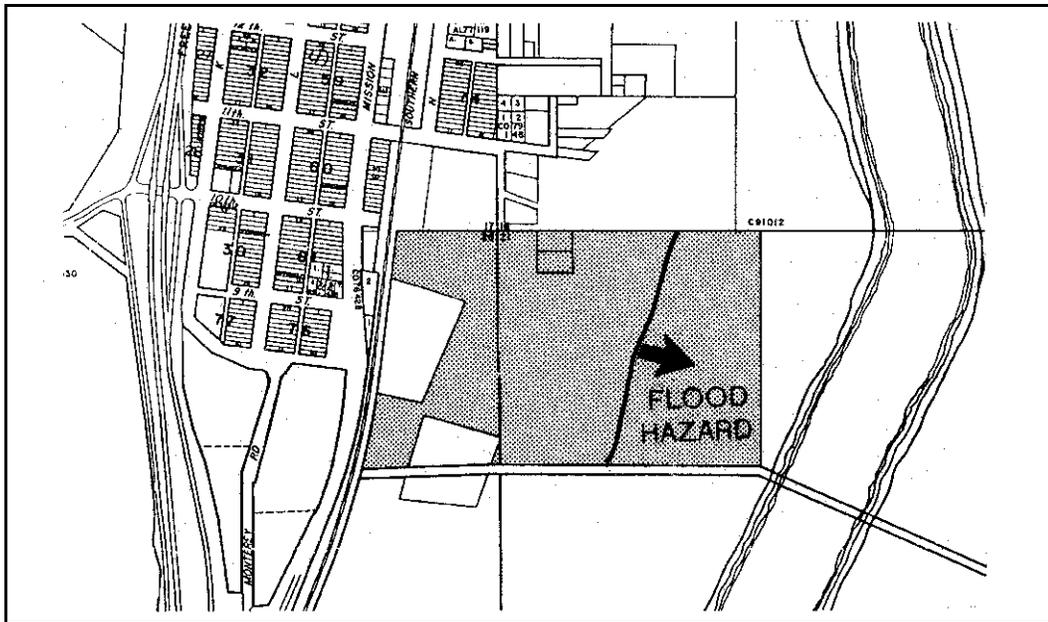


Figure 104-54 - RSF - South of 11th Street - San Miguel

3. **Portions of APNs 021-051-004 and 014 and APN 021-151-044.** The following standards apply to the site as shown in Figure 104-55.
 - a. **Environmental mitigation measures.**
 - (1) At the time of application for land division or development, the applicant shall submit a San Joaquin Kit Fox Evaluation Form to determine specific measures to mitigate for the loss of habitat.
 - (2) At the time of application for land division or development, the applicant shall retain a county-approved botanist to conduct a comprehensive botanical survey of the portion of the project site proposed for residential development and related site improvements. The survey shall include measures to avoid or minimize impacts to special-status plant species.

- (3) At the time of application for land division or development, the applicant shall retain a county-approved archaeologist to prepare a sub-surface testing plan. The archaeologist shall prepare a Phase II Sub-surface Survey Report documenting findings and delineating the actual boundaries of the identified archaeological site. If the sub-surface survey finds significant cultural resources, mitigation measures, including site design modifications, shall be incorporated into the proposed project to avoid impacts to these resources.
- (4) At the time of application for land division or development, the applicant shall submit a Noise Study prepared by a county-approved noise specialist. The study shall include recommended measures to mitigate noise exposure to acceptable levels. Measures may include site design modifications or noise attenuation structures.
- (5) At the time of application for land division or development, the applicant shall submit a proposed method of notification of future property owners of the proximity of the sewage treatment plant.

[Added 2003, Ord. 3010]

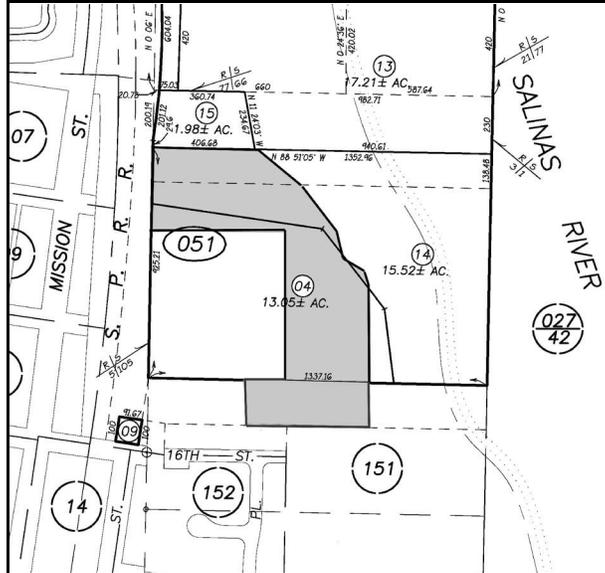


Figure 104-55 - RSF - Ptns of APNs 021-051-004 & 014 & APN 021-151-044

22.104.080 - Santa Margarita Urban Area Standards

The following standards apply within the Santa Margarita Urban Reserve Line, in the land use categories or specific areas listed.

A. Communitywide. The following standards apply to all land use categories inside the Santa Margarita Urban Reserve Line.

1. **Compliance with the Santa Margarita Community Design Plan.** All Minor Use Permit and Conditional Use Permit applications shall be in conformity with the Santa Margarita Design Plan, and any amendments thereto. The Santa Margarita Design Plan was duly approved by the Board of Supervisors in Resolution 01-413 and is on file in the Office of the Clerk of the Board of Supervisors and which is hereby incorporated by reference herein as though set forth in full. In the event of any conflict between the provisions of the Salinas River Area Plan and the design plan, the design plan shall prevail.

Applicants and the general public are encouraged to read the Santa Margarita Design Plan. The standards are requirements that supercede and replace any conflicting standards in Articles 1 through 8 of this Title. The guidelines are flexible standards for discretionary land use permits that are intended to provide for interpretation and flexibility in designing a project, such that “equal or better” design features may be approved.

2. **Permit requirements.**

- a. Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - (1) Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
 - (2) Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Santa Margarita Design Plan.
 - (3) New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
 - (4) Single-family and multi-family residences and residential accessory structures, and agricultural accessory structures.
 - (5) Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2001, Ord. 2947]

3. **Street tree requirement.** Before final building inspection, plant deciduous shade trees with low water-using irrigation along streets and pedestrian lanes when new residential tracts are developed, when multi-family residences, commercial or other non-residential buildings are constructed, or for any new or expanded use requiring a Minor Use Permit or Conditional Use Permit. Trees shall be selected and located to have a continuous row of shade canopy along the street right-of-way within 10 years after planting.
- B. Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family land use category.
1. **Building height.** For properties with less than 75 feet of frontage, the maximum height for a new residence or addition to an existing residence is 18 feet, or one story, whichever is less, unless a greater height is authorized by Minor Use Permit approval to consider privacy and neighborhood character.
 2. **Minimum building site.** The minimum building site for existing adjoining lots under single ownership shall be 6,000 square feet with 50 feet of frontage.
 3. **Design Standards - New subdivisions and Zoning Clearances for single-family residences.** The following standards apply to proposed subdivisions and new single-family residential development unless modified by a Minor Use Permit or Conditional Use Permit on individual lots:
 - a. **Varied front yard setbacks.** The required 25-foot front yard setback shall be adjusted at least five feet in either direction if a building site is between or adjacent to two residences that are located at the required front setback. Existing front building setbacks shall be shown on application submittals.
 - b. **Driveway frontage and garage location.** No more than 25 percent of a lot's frontage shall be utilized for a driveway opening, unless it is necessary to allow a 16-foot width for a two-way drive, except for flag lots, cul-de-sac lots and lots with less than 40 feet frontage.

Garages and carports shall be located five feet further back from the street than the front of residences, except where limited site area, width and/or access make the required setback infeasible, an adjustment may be approved in compliance with Section 22.70.030.
 - c. **Fence and wall requirement.** Fences and walls that are proposed at or within the front setback or visible from public streets, shall be constructed of stuccoed masonry, river cobblestone or wood, and shall be designed, painted or stained similar to the building architecture and colors. Fences or walls constructed of other materials or finishing shall be set back at least 10 additional feet and continuously screened by landscaping from the street right-of-way.

C. Residential Multi-Family (RMF). The following standards apply within the Residential Multi-Family land use category.

1. **Minimum site frontage.** New multi-family development shall have a minimum 75-foot street frontage.
2. **Height limit.** Building height shall be no more than 28 feet.
3. **Design standards - All land use permits.** Multi-family residential structures and accessory buildings shall comply with the following design standards, or their intent if a discretionary permit is applicable, in addition to the Residential Single-Family category standards in Subsections B.3.a through B.3.c, unless modified by a Minor Use Permit.
 - a. **Parking location.** Parking spaces shall not be located between the front property line and buildings.
 - b. **Wall, roof and balcony articulation.** Building walls and balconies shall be inset or notched at least once for every 30 linear feet. Insets shall be at least one foot and shall be extended to the roof cornice or penetrate the roof plane. Roofs shall not be mansard style. Exterior stairs, balconies and porches shall be covered by the roof plane and form part of the building articulation.
 - c. **Private Patios and balconies.** Residential private outdoor use areas shall be provided for individual units. Private balconies shall be provided, with a depth of at least 6 feet and width of 10 feet. Private ground-level patios shall be provided with an area of at least 150 square feet.
 - d. **Building materials.** Wall surface materials shall be wood or wood-appearing materials, stucco, brick, or rock. Prohibited wall materials include metal siding, unfinished or painted concrete block, metal window awnings, and reflective glass.
 - e. **Building trim.** Cornices and moldings shall be provided at building corners, eaves, baseboard lines, and window borders except where windows are not flush with a wall surface.

D. Recreation (REC). The following standards apply within the Recreation land use category.

1. **Limitation on use.** Land uses shall be limited to libraries and museums, membership organization facilities, outdoor sports and recreation, public assembly and entertainment, sports assembly, temporary events, government offices and caretaker residences.
2. **Permit requirement.** Minor Use Permit approval is required for any construction of new buildings, unless a Conditional Use Permit is otherwise required by this Title.
3. **Setback requirement.** A 20-foot front setback is required, within which a landscaped parkway between the curb and sidewalk shall be provided.

E. Commercial Service (CS). The following standards apply within the Commercial Service land use category.

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that Section, except: concrete, gypsum and plaster products, and electric generating plants.
2. **Permit requirement.** Minor Use Permit approval is required where Site Plan Review would otherwise be required by this Title, for all initial construction or exterior alteration to existing buildings

New uses that are proposed to occupy existing development are not subject to the above requirement but are subject to land use permit approvals as required by this Title, with the exception that the following uses are required to have Minor Use Permit approval, to review potential water, wastewater, hazardous material, odor, noise, traffic, solid waste and potential impacts that may apply: ag processing; drive-in theater; sports assembly; apparel products; electrical equipment, electronic and scientific instruments; furniture and fixture products; metal industries, fabricated; small scale manufacturing; recycling and scrap; stone and cut stone products; laundries and dry cleaning plants.

F. Industrial (IND). The following standards apply within the Industrial land use category.

1. **Limitation on Use - Railroad property.** Allowable land uses are limited on lands in Southern Pacific Railroad ownership to offices, accessory storage, storage yards, vehicle and freight terminals, pipelines and transmission, public utility facilities and warehousing.

[Amended 1996, Ord. 2776]

22.104.090 - Templeton Urban Area Standards

The following standards apply within the Templeton Urban Reserve Line, in the land use categories or areas listed.

A. Communitywide. The following standards apply to all land use categories inside the Templeton Urban Reserve Line.

1. **Compliance with the Templeton Community Design Plan.** All Minor Use Permit, Conditional Use Permit and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan, dated January 11, 1991 and subsequent amendments, which was duly adopted by the Board in Resolution No. 90-688 and is on file in the Office of the Clerk of the Board, and which is hereby incorporated by reference herein as though set forth in full.

Applicants and the general public are encouraged to read the Templeton Community Design Plan. The guidelines in the Templeton Community Design Plan are intended to provide for interpretation and flexibility in designing a project.

[Amended 2003, Ord. 3010]

2. Permit requirements.

- a. Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - (1) Agricultural and residential accessory structures;
 - (2) Minor exterior alterations, as well as expansions not to exceed 100 square feet, that are in conformance with the Templeton Community Design Plan may be exempted from this requirement by the Director. These projects are still subject to other applicable permit requirements;
 - (3) Multi-family residences and their accessory buildings that are required by this Title to have Zoning Clearance approval;
 - (4) Public parks;
 - (5) Single-family dwellings, additions to single family dwellings that are not adjacent to riparian habitats associated with blue line streams such as Toad Creek; or
 - (6) Where Conditional Use Permit approval is otherwise required by this Title

Site Plan Review or Zoning Clearances are classified as "ministerial" projects that by law are required to conform only to clearly defined criteria. The criteria in the following standards are based on the guidelines included in the Templeton Community Design Plan.

- b. New uses that are proposed to occupy existing development are not subject to the above permit requirement but are subject to land use permit approvals as required by this Title.
- c. Compliance with all authorized land use permits and proof of adequate water availability from the Templeton Community Services District shall be determined before issuance of a business license, in compliance with Chapter 22.02.

[Amended 2003, Ord. 3010]

- 3. **Preservation of natural features.** New development and proposed subdivisions shall be designed to retain significant features such as oak trees, riparian habitats, and prominent hills.
- 4. **Allowable use.** The existing cattle auction yard located on 1991 Assessors Parcel Number 040-211-015 shown in Figure 104-56 is an allowable conforming use in its present location.

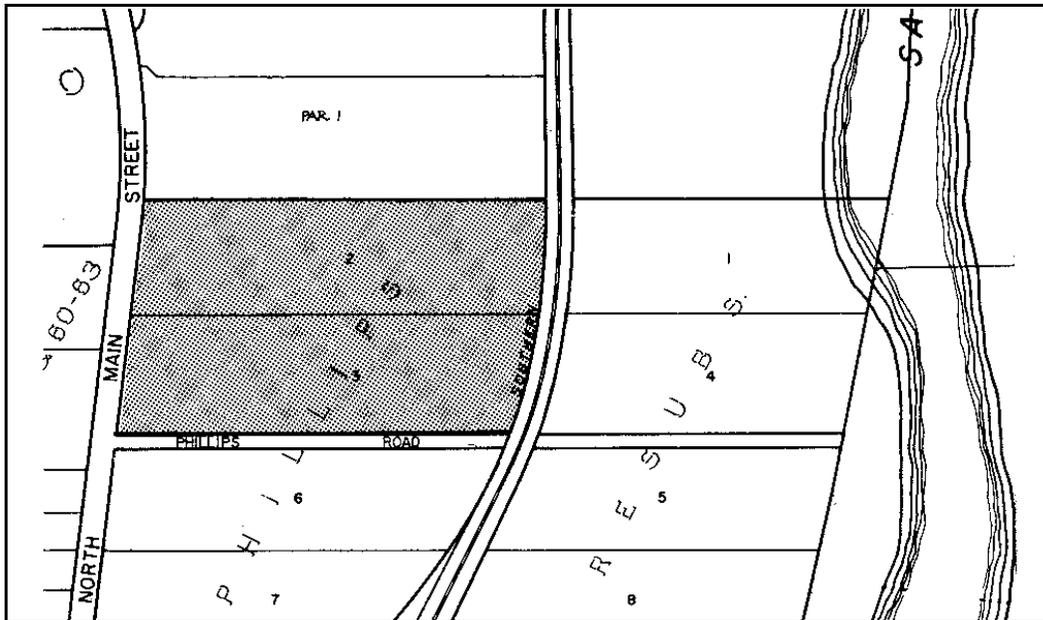


Figure 104-56 - Cattleyard - Templeton

- B. Combining Designations - Flood Hazard (FH) - Toad Creek Restoration.** In new development and subdivision applications on properties within the Toad Creek flood hazard area identified in the official maps, riparian plants, such as native trees and willows, shall be used for habitat restoration and enhancement without sacrificing flood protection, in addition to the creek preservation requirements on pages III-6 and 7 of the Templeton Community Design Plan.
- C. Residential Rural (RR) - Theatre Drive and North Main Street.** The following Residential Rural standards apply only to the properties shown in Figure 104-57.
- 1. Density limitation.** The maximum residential density shall be as allowed by the Agriculture land use category. The maximum residential density may be increased to that allowed by the Residential Rural category by purchase of all additional development credits as part of a transfer of development credits program.
 - 2. Cluster subdivision requirement.** New land divisions proposing more than two parcels shall be clustered in compliance with Section 22.22.140, or utilize other techniques that achieve the same result as clustering. Open space parcels shall be located on the visible portions of sites as viewed from Highway 101 and where agricultural operations can be continued, as well as other applicable locations. Refer to the cluster development guidelines on page V-10 in the Templeton Community Design Plan.

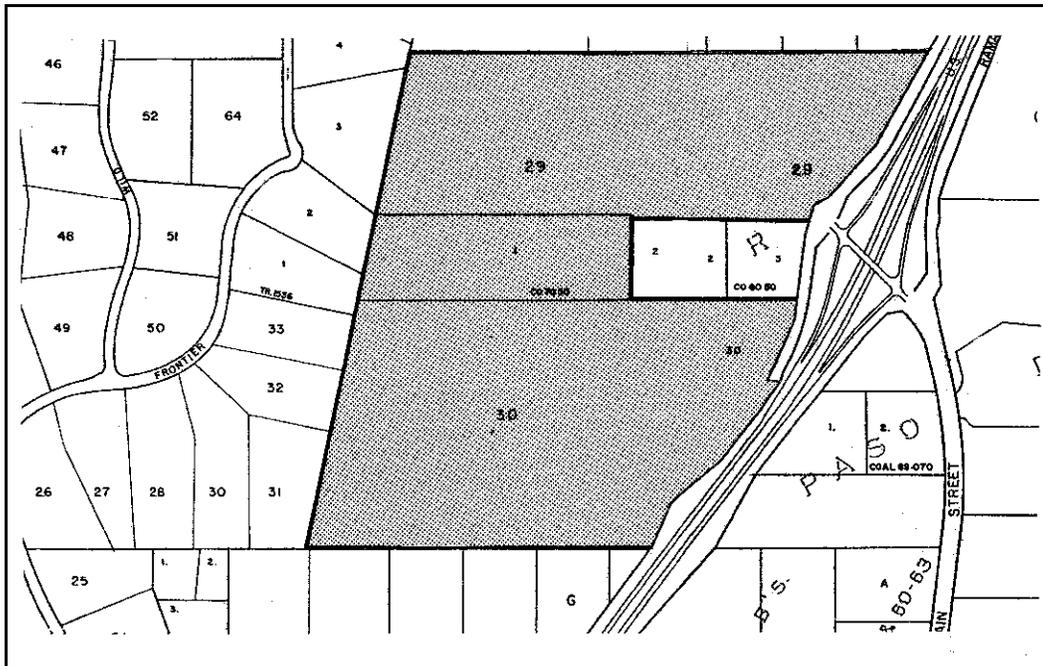


Figure 104-57 - RR - Theatre Drive and North Main Street

D. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

1. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

2. **Mobile home parks and mobile home subdivisions - Density limitation.** Mobile home parks and subdivisions are limited to a density no greater than one unit and residential parcel per acre.
3. **Limitation on siting.** Development on APN 39-381-047 and 048, and 39-411-021, 028 and 029, shown in Figure 104-58, shall be set back a minimum of 100 feet northerly of the 800-foot contour elevation traversing the site. Development shall be designed to maximize visual rural separation between Templeton and Atascadero.

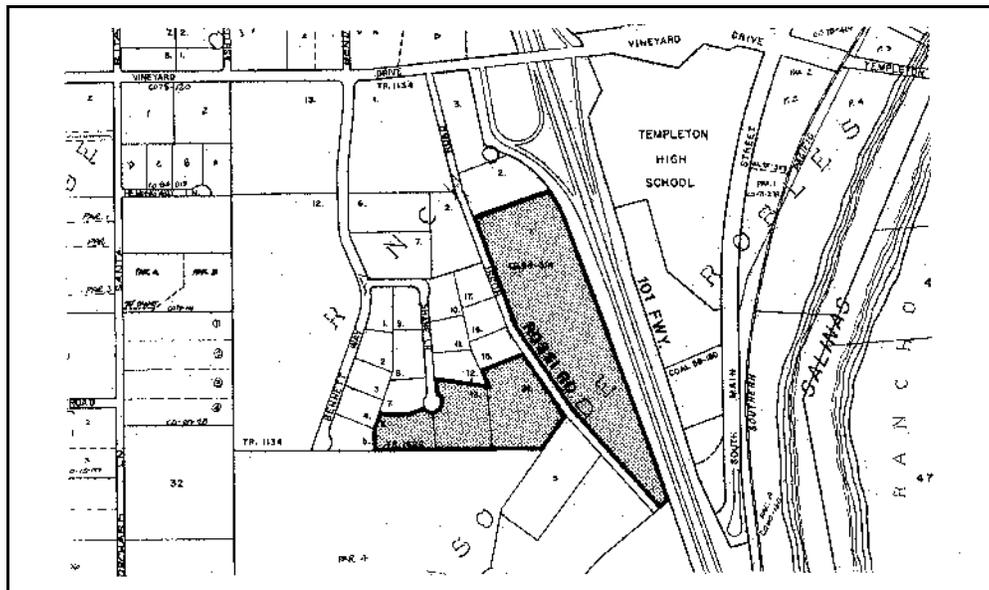


Figure 104-58 - RS - Limitation on Siting - Templeton

4. **South of Vineyard Drive.** The following standard applies only to land south of Vineyard Drive, as shown in Figure 104-59.
 - a. **Land division requirement.** Land divisions shall be clustered in compliance with the cluster division requirements of Section 22.22.140. Part of the required open space shall be offered to the County for a park and multi-use paths for walking and bicycling; and in site no. 1 in Figure 104-59 to the Templeton Community Services District for a fire station site.

- b. **Density limitation.** The maximum residential density shall be as allowed by the Agriculture land use category. The maximum residential density may be increased to that allowed by the Residential Suburban category by purchase of all additional development credits as part of a transfer of development credits program.

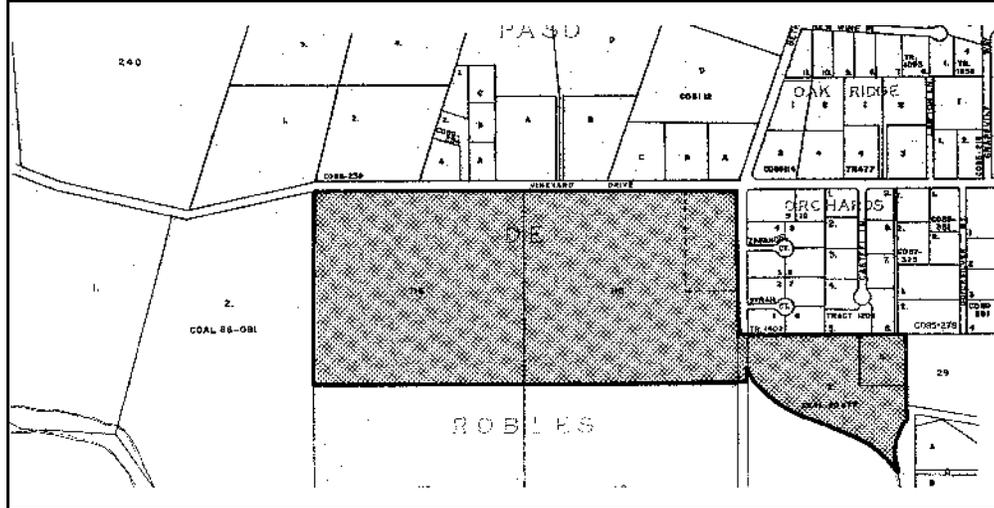


Figure 104-59 - RS - South of Vineyard Drive - Templeton

- 5. **Casper Road - Noise standards.** To minimize freeway noise impacts, new development within the RS category along Casper Road (Figure 104-60) shall comply with the Noise Element of the General Plan and Section 22.10.120. When an acoustical report is required the report shall, at a minimum, contain existing and build-out noise levels. The report shall also identify mitigation measures to reduce noise to acceptable interior and exterior levels in compliance with the Noise Element and the least noise-sensitive areas of the property for habitable development.

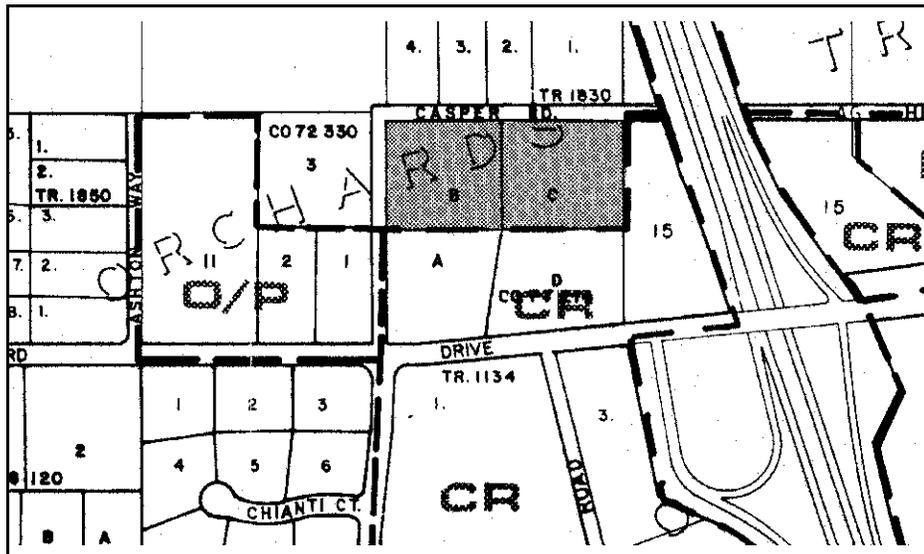


Figure 104-60 - RS - Casper Road - Templeton

E. Residential Single-Family (RSF). The following standards apply within the Residential Single-Family category.

1. **Land division limitation.** Single family lots created through new land divisions shall be at least 7,500 square feet. Affordable housing projects may have smaller parcels in compliance with Chapter 22.22. See the Templeton Community Design Plan for other guidelines on subdivisions.
2. **Design standards - Zoning Clearances for single-family residences.** New single-family residential development shall comply with the following standards unless modified through a Minor Use Permit or Conditional Use Permit:
 - a. **Driveway frontage.** Driveway width is limited to a maximum 16 feet, except for flag lots, cul-de-sac lots and lots with less than 40 feet frontage, or where a wider driveway is needed for County Fire Department requirements.
 - b. **Garage location.** Garages and carports shall be located five feet further back from the street than the front of residences, except where limited site area, width and/or access make the required setback infeasible, an adjustment may be approved in compliance with Section 22.70.030.

Refer to the Templeton Community Design Plan, pages V-5 and 6, for more guidance on driveways and garage location.

- c. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

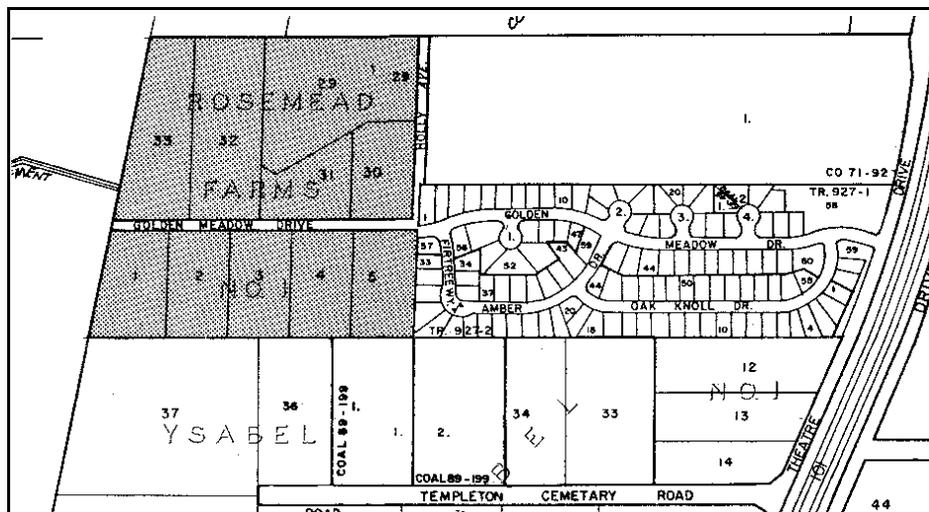


Figure 104-61 - RSF - Golden Meadow Drive - Templeton

3. **Golden Meadow Drive.** The maximum number of parcels allowed in the Residential Single-Family land use category located north and south of Golden Meadow Drive (Lots 1-5 and 29-33 of Rosemead Farms No. 1) as shown in Figure 104-61, shall be calculated on the basis of one lot per 20,000 square feet of gross site area.

F. Residential Multi-Family (RMF). The following standards apply within the Residential Multi-Family category.

1. **Density limitation.** Allowable density is limited to a maximum of 26 dwelling units per acre, with maximum floor area and minimum open area to be in compliance with the medium density criteria in Chapter 22.22.

An exception is provided that the area shown in Figure 104-62 is limited to a maximum of 12 dwellings per acre, with maximum floor area and minimum open area to be in compliance with the low density criteria in Chapter 22.22.



Figure 104-62 - RMF - Low Density Multi-Family Area - Templeton

2. **Design standards - Zoning Clearances for four or fewer multi-family residential and accessory buildings.** Multi-family residential structures and accessory buildings that are required by Section 22.06.030 (Allowable Land Uses and Permit Requirements) to have Zoning Clearance approval shall comply with the following design standards. Applicants who wish to design a project differently than allowed by these standards may apply for a Minor Use Permit to be reviewed for conformance with the Templeton Community Design Plan. An exception or modification to these standards may be granted through approval of a Minor Use Permit.

- a. **Driveway width.** Driveway width is limited to a maximum 16 feet, except for flag lots and cul-de-sac lots, or where a wider driveway is needed for County Fire Department requirements. Refer to the Templeton Community Design Plan, pages V-5 and 6, for more guidance on driveways.
- b. **Garage location.** Garages and carports shall be located further back from the street than the front of residences, except where limited site area, width and/or access make the required setback infeasible, an adjustment may be approved as authorized in Chapter 22.70.030. Refer to the Templeton Community Design Plan, pages V-5 and 6, for more guidance on garage location.
- c. **Street tree requirement.** One street tree is required at least every 50 feet adjacent to a street, within 15 feet of the street right-of-way. Street trees shall be from the street tree list in the Templeton Community Design Plan, page V-9.
- d. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

- e. **Wall, roof and balcony articulation.** Building walls and balconies shall be inset or notched at least once for every 30 linear feet. Insets shall be at least one foot and shall be extended to the roof cornice or penetrate the roof plane. Roofs shall be pitched and shall not be mansard style. Refer to the Templeton Community Design Plan, page V-14, for guidance on massing of buildings.

Exterior stairs, balconies and porches shall be covered by the roof plane and form part of the building articulation. Refer to the residential architectural guidelines starting on page VI-18 in the Templeton Community Design Plan.

- f. **Private patios and balconies within multi-family projects.** Private outdoor use areas shall be provided for individual dwelling units. Private balconies shall be provided with a depth of at least six feet and a width of at least 10 feet. Private ground level patios shall provided with an area of at least 150 square feet. Refer to pages VI-20 and 24 of the Templeton Community Design Plan.
- g. **Building materials.** Wall surface materials shall be wood or wood-appearing materials, stucco, brick, or rock. Prohibited wall materials include metal siding, unfinished or painted concrete block or brick, metal window awnings, and reflective glass. Refer to page VI-21 of the Templeton Community Design Plan for more discussion concerning materials.

- h. **Building trim and color.** Cornices and moldings at building corners, eaves, baseboard lines, and window borders shall be provided except for windows that are not flush with a wall surface. Refer to the residential architectural guidelines starting on page VI-18 in the Templeton Community Design Plan.

Building color shall be equal to or greater than 4 in value and no brighter than 6 in chroma on the Munsell color scale, on file at the Department. Trim colors shall be complementary to wall colors. Refer to pages VI-16 of the Templeton Community Design Plan for more information.

- i. **Garage doors.** Garage doors shall be inset into the wall plane and not be flush with it. See page VI-25 of the Templeton Community Design Plan.
- j. **Chimneys.** Where used in exterior walls, chimneys shall be projected at least 8 inches from the wall plane. See page VI-25 of the Templeton Community Design Plan for more information.

G. Office and Professional (OP). The following standards apply within the Office and Professional category.

- 1. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing

[Amended 2003, Ord. 3010]

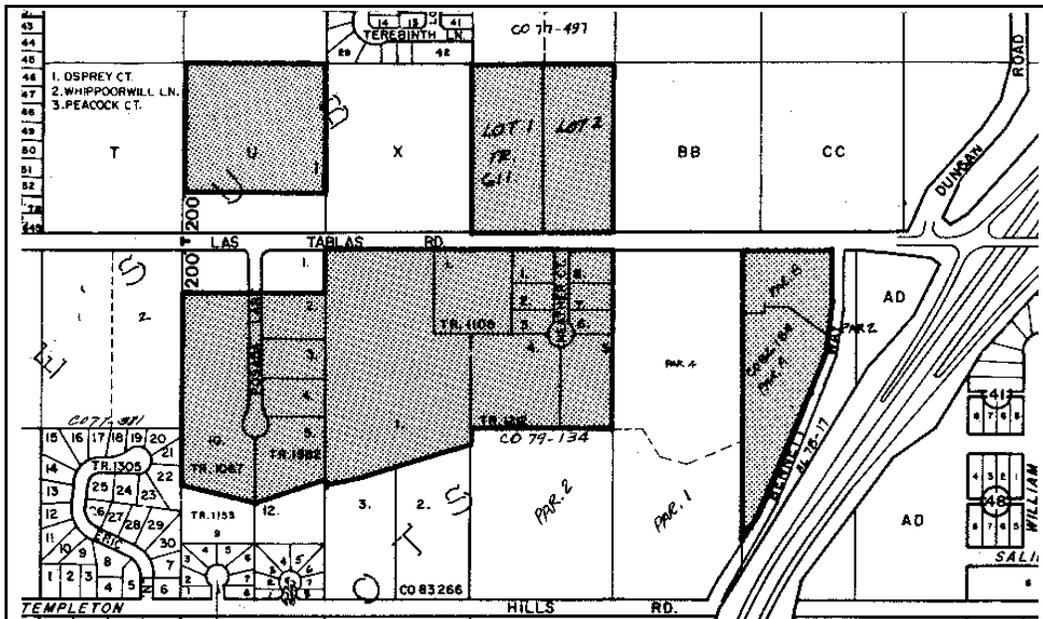


Figure 104-63 - OP - Las Tablas Road - Templeton

2. **Las Tablas Road - Residential uses.** Multi-family dwellings are encouraged in the Office and Professional land use category on Las Tablas Road west of Highway 101, as shown in Figure 104-63, as part of mixed use projects and may be allowed as an incidental use, or as a principal use on no more than 50 percent of a site, through Conditional Use Permit approval. Multi-family dwellings that would be affordable to employees of proposed projects should be encouraged in all discretionary land use permits for office and professional projects.

[Amended 1996, Ord. 2776]

H. Commercial Retail (CR). The following standards apply within the Commercial Retail category.

1. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

2. **Las Tablas Road and Vineyard Drive areas.**

- a. **Streetside improvements.** Curbs, gutters, sidewalks and street paving are required with all projects.
- b. **Multi-Family dwellings outside the Central Business District.** Multi-family dwellings are allowable as an incidental use outside the central business district and may be authorized through Minor Use Permit approval, unless this Title would otherwise require a Conditional Use Permit. Multi-family dwellings that would be affordable to employees of proposed projects should be encouraged in all discretionary land use permits for commercial projects.
- c. **Limitation on use.**
 - (1) The following applies only to the land located on Las Tablas Road, west of Highway 101. All uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following: commercial retail uses that have a floor area on any one floor of 90,000 square feet or more.

- (2) The following applies only to the land located on Vineyard Drive. All uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following: recycling collection stations, small scale manufacturing, mobile home parks, auto, mobilehome and vehicle dealers and supplies, recreational vehicle parks, and vehicle storage.

[Amended 2003, Ord. 3010]

- 3. **Ramada Drive area - Conditional Use Permit requirement.** A Conditional Use Permit is required for each property ownership within the areas shown in Figure 104-64, prior to approval of subdivision or land use permit applications. The Templeton Community Design Plan shall guide the Conditional Use Permit.

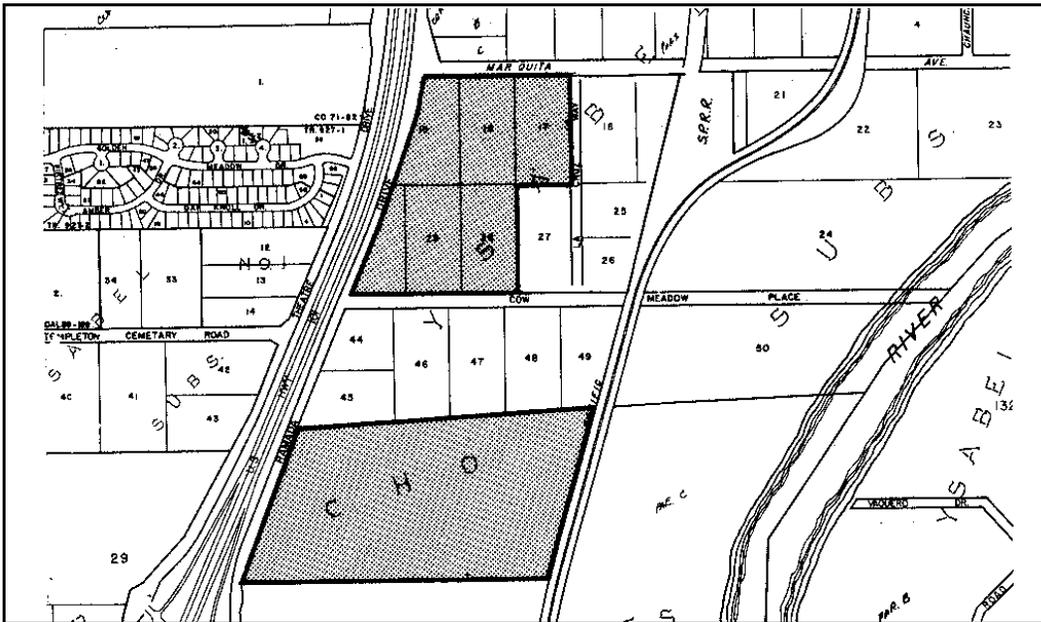


Figure 104-64 - CR - Ramada Drive Properties - Templeton

- 4. **Main from Eighth to Tenth Streets - Multi-family dwellings.** Multi-family dwellings as a principal use may be authorized through Conditional Use Permit approval on Blocks 27 and 30 of the Town of Templeton, shown in Figure 104-65.

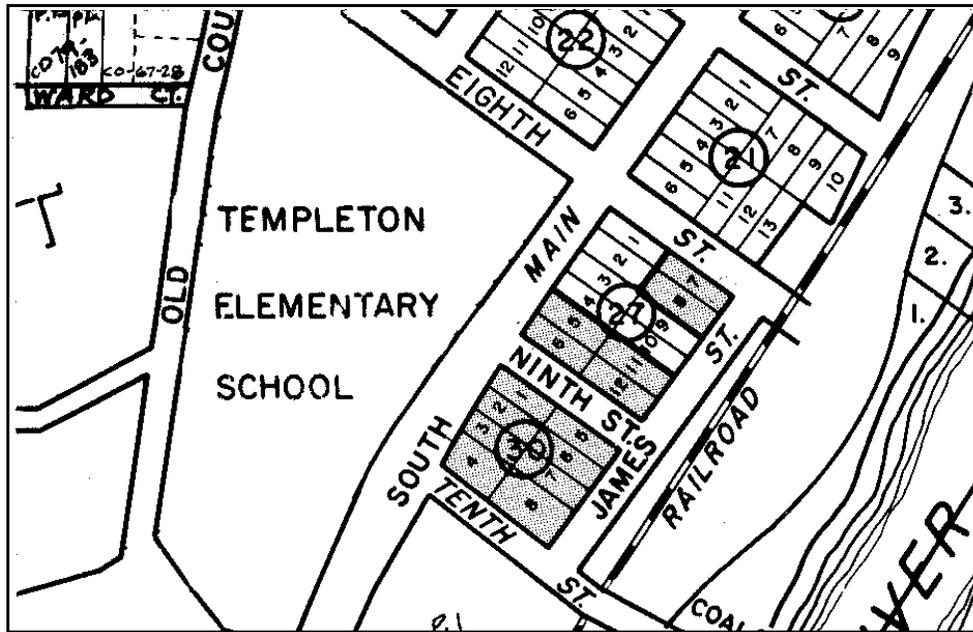


Figure 104-65 - CR - Main from Eighth to Tenth Street - Templeton

5. **Highway 101/North Main Street Interchange.** The following standards apply to the area located south of and adjacent to the Highway 101/North Main Street interchange on the east side of Highway 101 corresponding to Figure 104-66.
 - a. **Limitation on use.** Land uses shall be limited to: bars and night clubs, restaurants; gas stations; offices; hotels and motels, in compliance with the land use permit requirements of Section 22.06.030.
 - b. **Site planning.** Proposed development shall provide a minimum 25-foot landscaped setback from the Highway 101 right-of-way and any adjacent residential category for buffering and screening foreground views from the Highway 101 corridor and residential areas, while retaining background views. Other provisions for minimizing the visual impacts of grading and development as seen from Highway 101 and North Main Street shall integrate site development with the public facilities category and the grade elevation of North Main Street.

[Amended 1996, Ord. 2776]

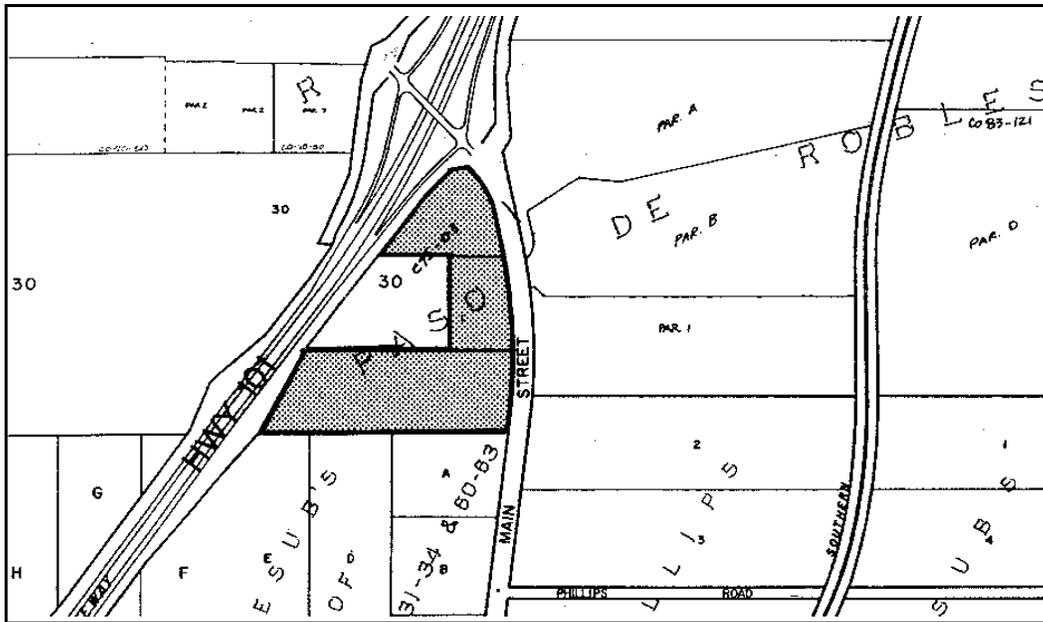


Figure 104-66 - CR - Highway 101/North Main Street - Templeton

- I. **Commercial Service (CS).** The following standards apply within the Commercial Service category.
 - 1. **Limitation on use within special setbacks.** All land uses identified by Section 22.06.030 (Allowable Land Uses and Permit Requirements) as being allowable, permitted, or conditional uses may be authorized in compliance with the land use permit requirements of that Section, except the following, which are prohibited within 200 feet of collector and arterial streets, and residential categories: concrete, gypsum and plaster products; metal industries, fabricated; recycling and scrap; fuel dealers; storage yards and sales lots that are primary uses; and vehicle storage.
 - 2. **Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

3. **Theatre Drive/Highway 101 interchange.** The following standards apply to a property on the west side of the Theatre Drive/Highway 101 interchange, as shown in Figure 104-67.

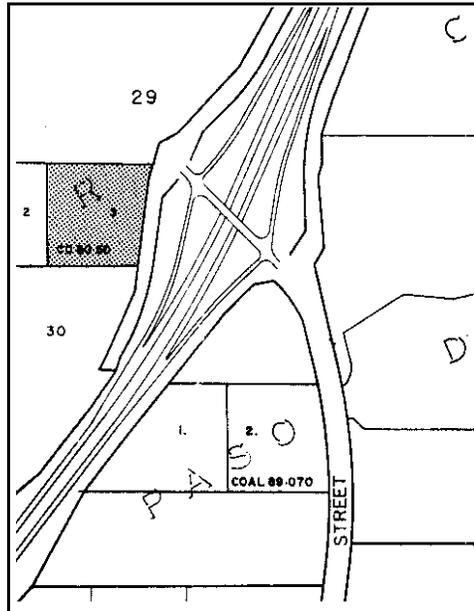


Figure 104-67 - CS - Theatre Drive/Highway 101 Interchange

- a. **Limitation on use.** Land uses shall be limited to building materials, nursery specialties, and a truck terminal.
- b. **Height limitation.** The height of structures shall not exceed 25 feet, except that an additional five feet may be utilized for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. This 25-foot height limitation may be increased subject to an adjustment in compliance with Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101.
- c. **Building coverage limitation.** Building ground floor coverage is limited to 20 percent of the site.
- d. **Landscaping/screening.** The south and east sides of the site shall be screened with landscaping capable of a minimum 15-foot height at plant maturity, outside any required solid fencing.

[Amended 1996, Ord. 2776]

J. Industrial (IND). The following standards apply within the Industrial category.

1. **Permit requirement.** Minor Use Permit approval is required for new industrial construction or subdivision unless a Conditional Use Permit is otherwise required by this Title. Plan proposals shall include design provisions for internal orientation and circulation; substantial fencing and landscape screening to buffer adjoining residential areas; provide an amenable view from fronting streets; and provisions for mitigating noxious effects, appropriate services and adequate circulation.
2. **Buffer requirement.** Storage yards and other Industrial outdoor use areas shall be set back 100 feet from adjacent residential uses and land use categories.
3. **Limitation on use - Railroad property.** Allowable land uses are limited to: offices; accessory storage; storage yards; vehicle and freight terminals; and warehousing.

K. Public Facilities (PF). The following standards apply within the Public Facilities land use category.

1. **North County Regional Center site.** The following standards apply only to the County property at the No. Main Street and Highway 101 interchange as shown in Figure 104-68.

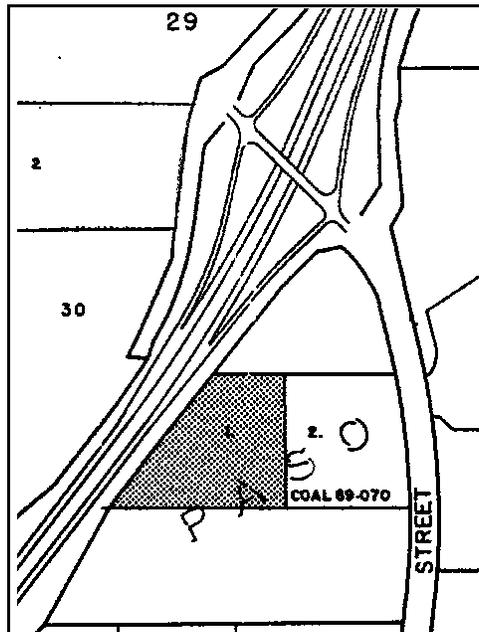


Figure 104-68 - PF - North County Regional Center - Templeton

- a. **Setback requirement.** A 25-foot landscaped setback is required from the Highway 101 right-of-way for buffering and screening views from Highway 101.
- b. **Architecture.** Buildings should exemplify the historic character of Templeton.

2. **West side of the railroad between Gibson and Phillips Roads.** The following standards apply only to the property west of the railroad between Gibson and Phillips Roads shown in Figure 104-69, in addition to Subsection K.1.
 - a. **Limitation on use.** Land uses shall be limited to libraries and museums, outdoor sports and recreation, and public assembly and entertainment, in compliance with the land use permit requirements of Section 22.06.030.
 - b. **Access limitations.** To minimize impacts to the existing residences on Gibson Road until a “through connection” is established, land uses shall be limited to libraries and museums, and outdoor sports and recreation. The project shall be limited to the capacity for traffic on Gibson Street at level-of-service (LOS) C, reserving capacity for other development affecting the street at build-out.
 - c. **Operational standards.** To minimize the impacts of noise, water use, and night time illumination, proposed development shall comply with the requirements of the Noise Element of the General Plan, and the water-efficient landscape standards in Chapter 22.16.
 - d. **Hours of operation.** All loud outdoor activity shall be limited to the hours between 7 a.m., and 10 p.m.

[Amended 1999, Ord. 2865]

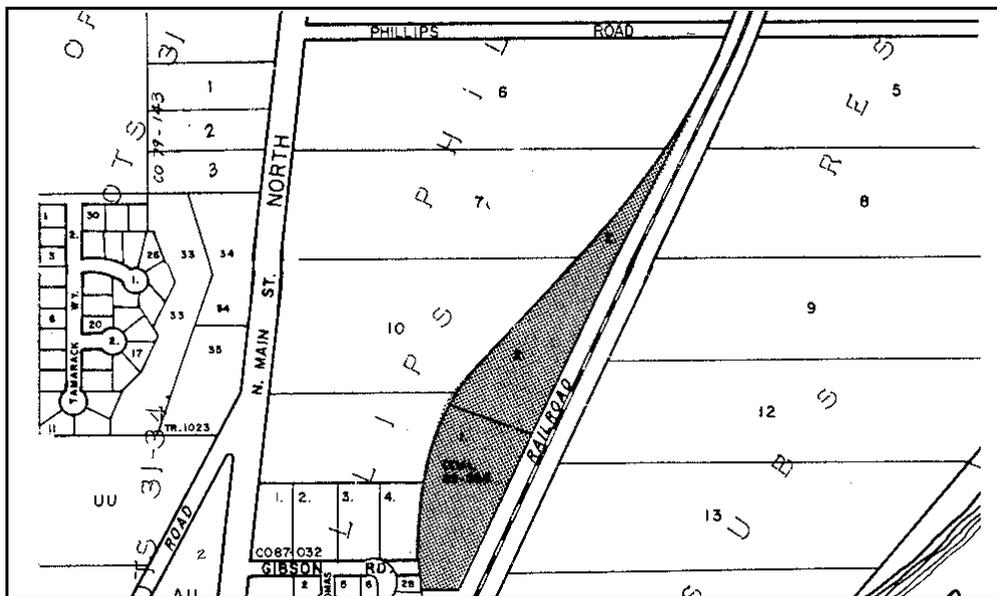


Figure 104-69 - PF - West Side of Railroad - Templeton

3. **South Main Street and Templeton Road site.** The following standards apply only to the property located at the corner of South Main Street and Templeton Road as shown in Figure 104-70.

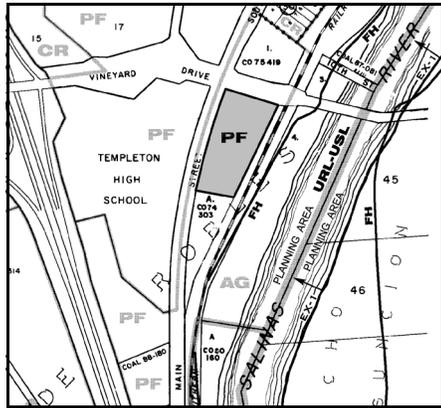


Figure 104-70 - PF South Main St. and Templeton Rd

- a. **Trail Corridor.** New development shall be accompanied by development of a 20-foot wide recreational trail corridor in the vicinity of either South Main Street or the Southern Pacific Railroad right-of-way. The location and development of the trail corridor shall be at the discretion of County General Services-Parks Division.

- b. **Limitation on access.** Direct access onto Templeton Road shall be prohibited.

- c. **Limitation on use.** Land uses shall be limited to indoor amusement and recreation facilities, libraries and museums, outdoor athletic facilities, public parks and play-grounds, schools, sports assembly, temporary events, health care services,

social service organizations, caretaker quarters, offices, public assembly and entertainment facilities, and transit stations and terminals, in compliance with the land use permit requirements of Section 22.06.030.

- d. **Design Standards.** Development shall be in conformance with Templeton Community Design Plan. Prohibited exterior building materials include metal siding, unfinished or painted concrete block, and highly reflective surfaces.

4. **South Main Street site.** The following standards apply only to the property located between South Main Street and Highway 101 as shown in Figure 104-71.

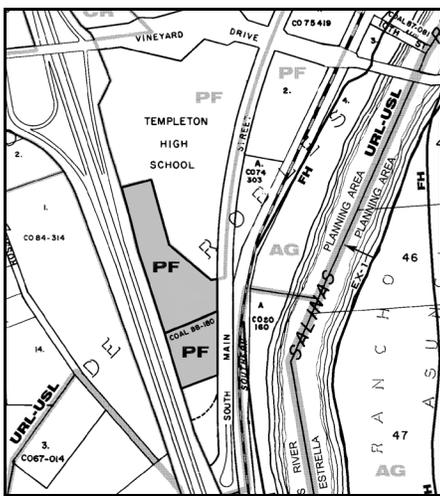


Figure 104-71 - PF South Main Street

- a. **Setback requirement.** A minimum 25-foot landscaped setback is required from Highway 101 right-of-way for buffering and screening views from Highway 101.

- b. **Limitation on use.** Land uses shall be limited to indoor amusement and recreation facilities, libraries and museums, outdoor athletic facilities, public parks and playgrounds, schools, sports assembly, temporary events, health care services, social service organizations, caretaker quarters, offices, public assembly and entertainment facilities and transit stations and terminals, in compliance with the land use permit requirements of Section 22.06.030.

- c. **Design Standards.** Development shall be in conformance with Templeton Community Design Plan. Prohibited exterior building materials include metal siding, unfinished or painted concrete block, and highly reflective surfaces.

CHAPTER 22.106 - SAN LUIS BAY PLANNING AREA

Sections:

- 22.106.010 - Purpose and Applicability
- 22.106.020 - San Luis Bay Rural Area Standards
- 22.106.030 - Arroyo Grande Fringe Area Standards
- 22.106.040 - Arroyo Grande Urban Area Standards
- 22.106.050 - Avila Beach Urban Area Standards
- 22.106.060 - Grover Beach Urban Area Standards
- 22.106.070 - Oceano Urban Area Standards
- 22.106.080 - Pismo Beach Urban Area Standards

22.106.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the San Luis Bay planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.106.020 - San Luis Bay Rural Area Standards

The following standards apply within the San Luis Bay Planning Area outside of urban and village reserve lines, in the land use categories or specific areas listed.

- A. Areawide standards.** The following standards apply within the rural portions of the San Luis Bay Planning Area that are not limited to a single land use category.
 - 1. Planning impact areas.** The following standards apply within the cities of Arroyo Grande and Grover Beach planning impact areas, shown in Figure 106-1. Area “A” is an impact area for both cities; Area “B” is an impact area for Arroyo Grande.
 - a. Application referral.** Applications for discretionary land use permits, land divisions or General Plan amendments within the planning impact areas for the cities of Grover Beach and Arroyo Grande shall be referred by the County to the appropriate city or cities for review and comment.
 - b. Development impacts.** The County shall address potential impacts, including cumulative impacts, that are associated with impacts to water quantity and quality, drainage, erosion and downstream sedimentation, and traffic and circulation as critical subjects for additional evaluation as part of the environmental review process.

[Amended 1993, Ord. 2646]

2. Circulation standards.

- a. Areawide systems - Conditional Use Permit projects.** Projects requiring Conditional Use Permit approval shall be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.
- b. Driveways - New land divisions.** Where possible, new land divisions shall be designed to combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
- c. Pedestrian and bikeways - New land divisions.** Provide for safe and site-sensitive pedestrian and bike circulation facilities in the design of roads for new subdivisions where feasible.
- d. Road design and construction - New land divisions.**
 - (1) Site disturbance.** Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.
 - (2) Circulation.** New land divisions adjacent to the city limits of an incorporated city shall be designed to include offers-to-dedicate for roads connecting with the city such that the street right-of-way widths will reasonably correspond to those required under City standards. Appropriate transitions in road improvements shall be provided between City and County roads adjacent to the City limits. In addition, logical existing or future street connections to City streets shall be provided to encourage an efficient circulation system.

[Amended 1993, Ord. 2646]

- 3. Site planning on sloping sites - Conditional Use Permit projects.** Except for lands in the Agriculture category east of Montana de Oro as shown in Figure 106-3, projects requiring Conditional Use Permit approval on sites with varied terrain shall include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped. [Amended 1993, Ord. 2646]
- 4. Utility Services - Undergrounding requirement for Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval (including commercial and residential uses fronting the shoreline) shall provide for utilities being placed underground unless the Commission determines either that: the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.

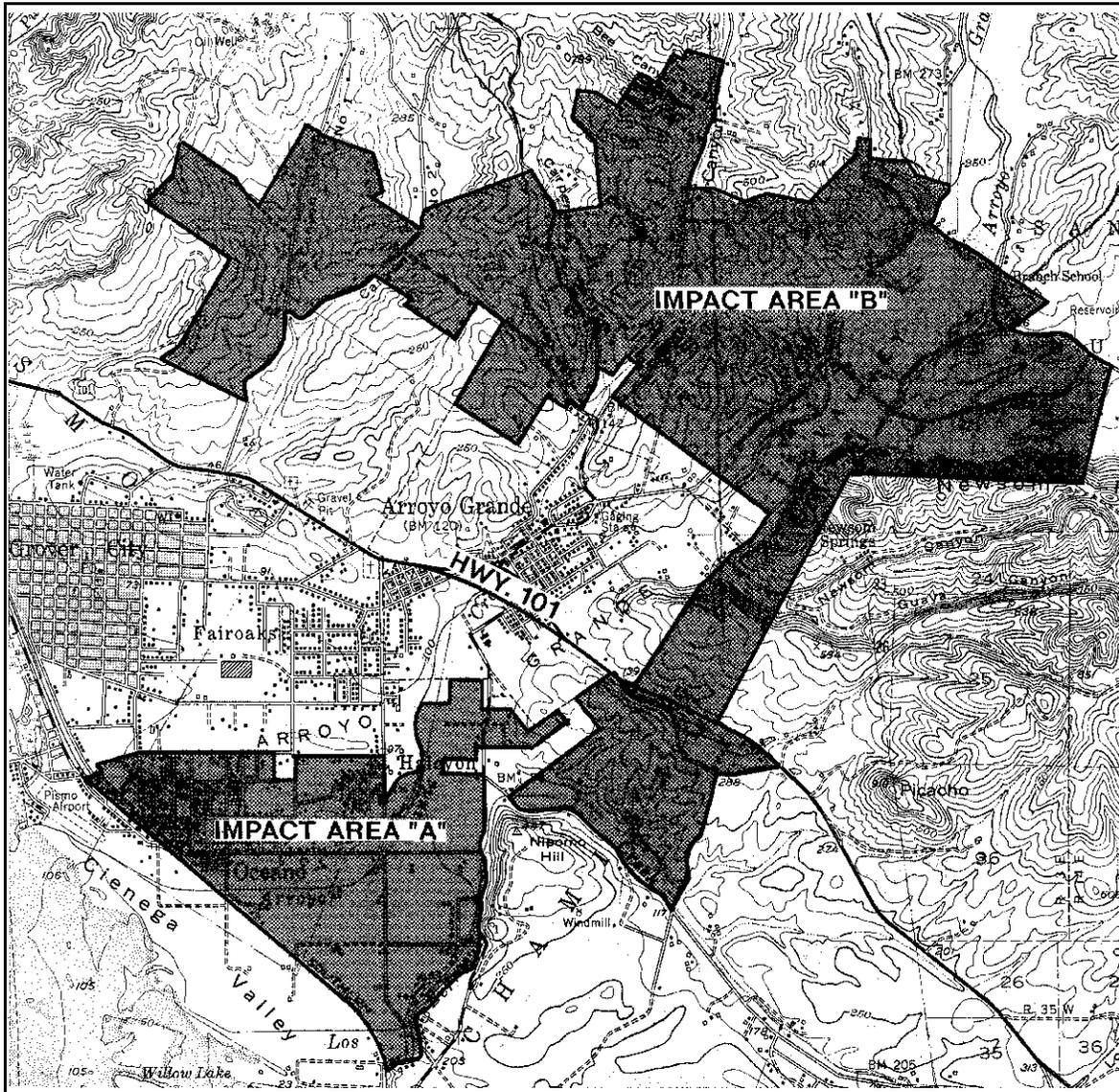


Figure 106-1 - Planning Impact Areas "A" and "B"

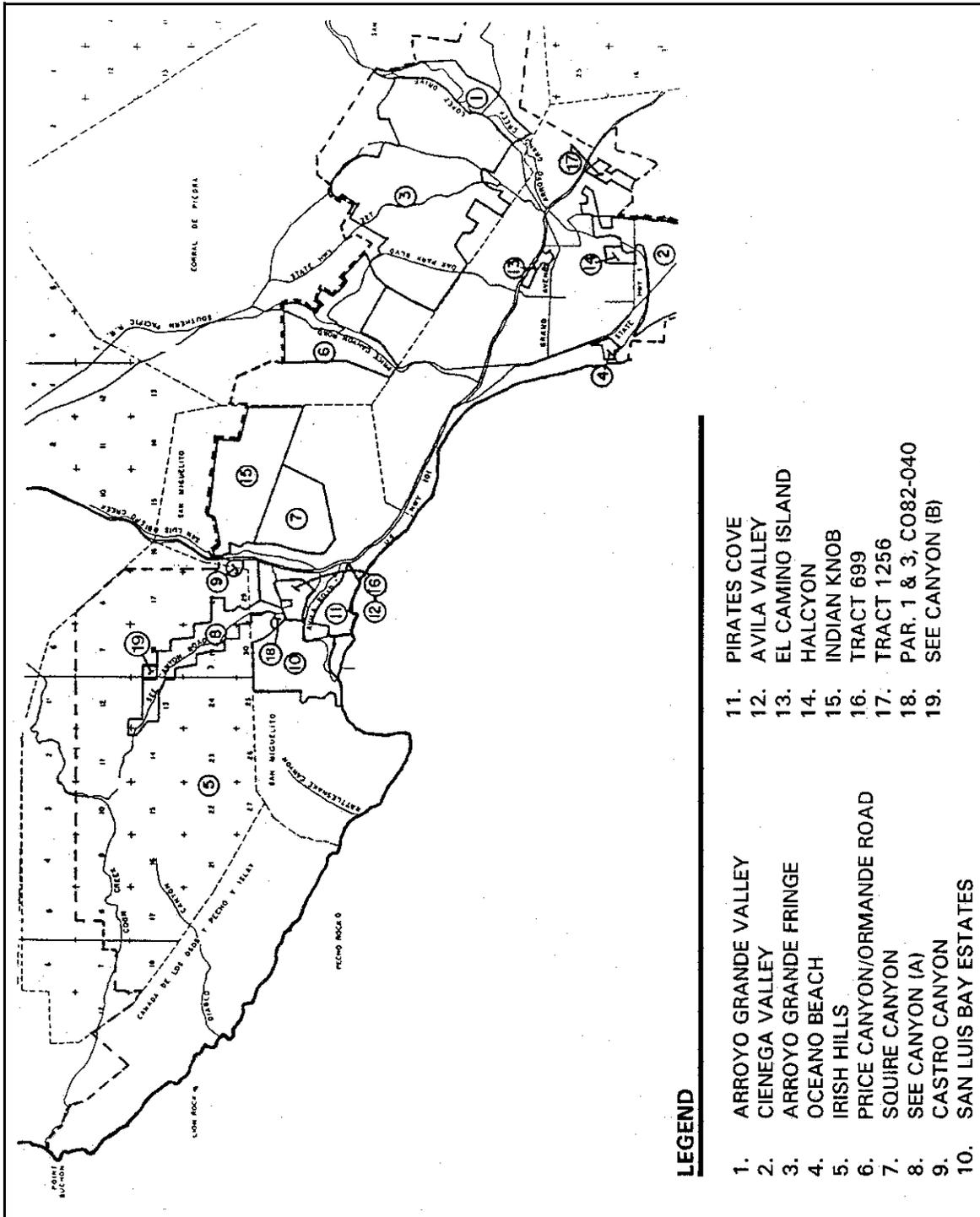


Figure 106-2 - Location Map - San Luis Bay Planning Area

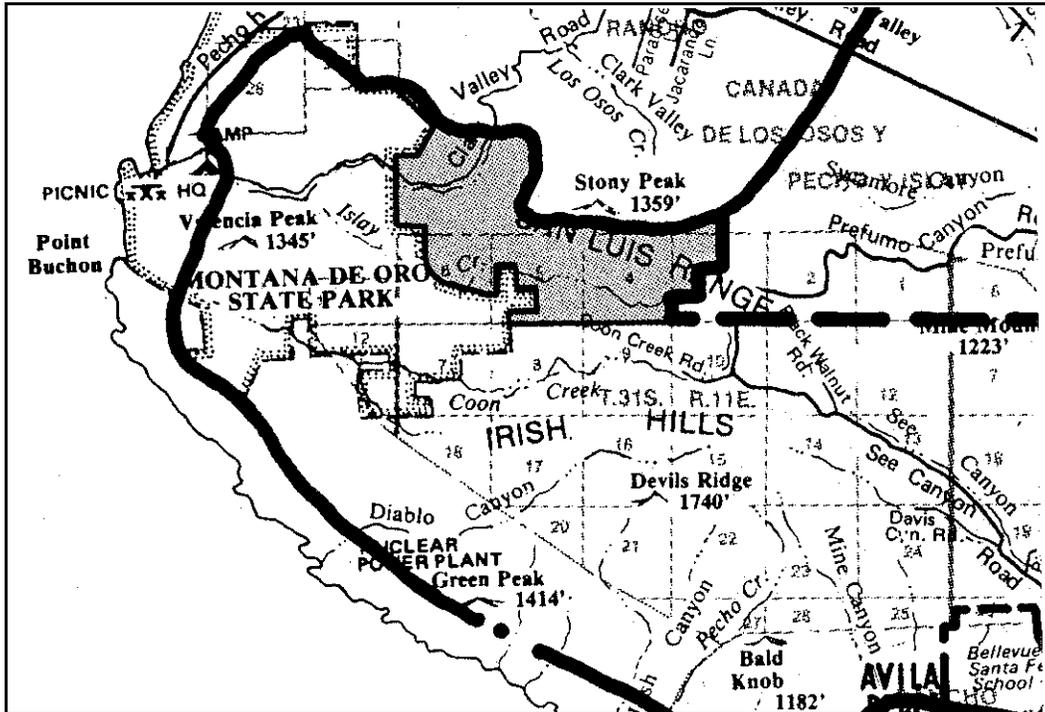


Figure 106-3 - Agriculture Category Excluded from Areawide Standard No. 3

B. Arroyo Grande and Cienega Valleys - Limitation on use. Within the Arroyo Grande and Cienega Valleys (see Figure 106-2), land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: agricultural accessory structures; crop production and grazing; animal keeping; farm support quarters; single-family dwellings; mobile homes; temporary dwellings; roadside stands; outdoor retail sales; public safety facilities; pipelines and transmission lines.

[Amended 1983, Ord. 2133; 1989, Ord. 2399.]

C. Combining Designation standards. The following standards apply within the applicable combining designation.

1. Airport Review Area (AR)

- a. Airport Land Use Plan included by reference.** The adopted Oceano County Airport Land Use Plan is hereby incorporated into this Title by reference as though it were fully set forth here.
- b. Limitation on uses within Airport Review Area.** Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the Oceano County Airport Land Use Plan.

- c. **Site Design and development standards - Private lands.** All development applications for the area within the boundary of the Oceano County Airport Land Use Plan shall comply with the development standards in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail. [Amended 1984, Ord. 2206.]

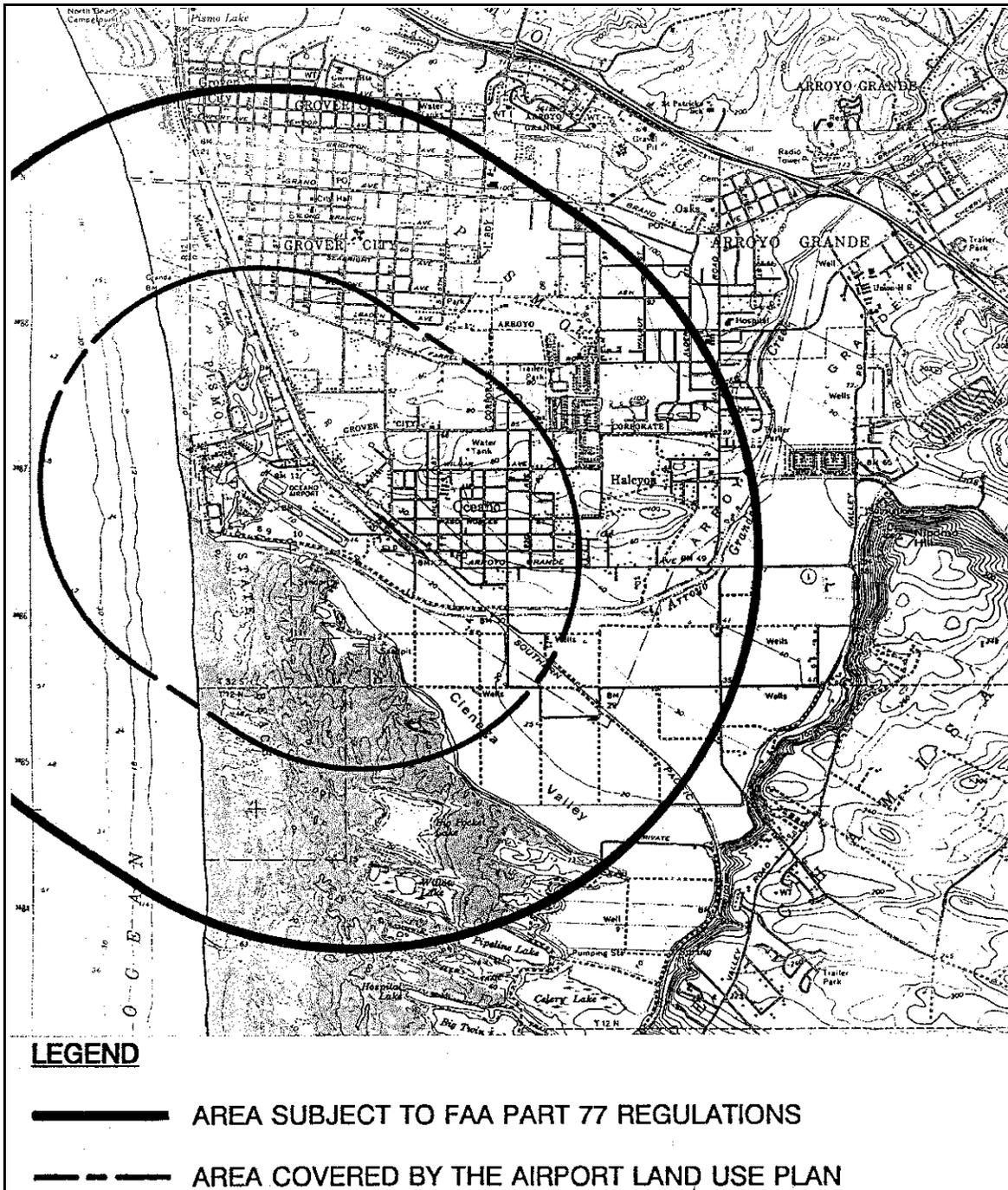


Figure 106-4 - Airport Review Area - Oceano County Airport

2. **Energy and Extractive Resource Areas (EX) - Permit requirement for Price Canyon Oilfield.** Conditional Use Permit approval is required for any expansion of existing oilfield operations in Price Canyon, Tiber Canyon and in the hills off Ormonde Road into adjacent land use categories.
3. **Sensitive Resource Areas (SRA).**
 - a. **Site Planning - Conditional Use Permit Projects.** Projects requiring Conditional Use Permit approval shall concentrate proposed uses in the least sensitive portions of properties. Native vegetation shall be retained as much as possible.
 - b. **Indian Knob - Required plant species inventory.** Prior to approval of any land use permit in the Indian Knob area (see Figure 106-2) a site survey shall be conducted to accurately locate the extent of the rare shrub, *Eriodictyon Altissimum*. Proposed development shall be located such that the subject plant is preserved.
 - c. **Upper Diablo Canyon - Access limitation.** Further construction of access roads through upper Diablo Canyon (see Figure 106-2) is prohibited.
 - d. **Upper Diablo Canyon - Transmission lines.** Future transmission lines in upper Diablo Canyon (see Figure 106-2) shall be confined to the existing corridor. All exposed grading cuts (except for actual roadways and structure sites) and areas of vegetation removal shall be graded and replanted to blend with existing terrain.
 - e. **Pismo Beach Hillsides (SRA).** (See Figure 106-5)
 - (1) **Permit requirement.** Conditional Use Permit approval is required for oil and gas production facilities. Each application shall comply with the following criteria before acceptance.
 - (2) **Application content.** Provide a visual analysis in the form of topographic maps with lines of sight, cross sections, photographs and other supporting documentation that demonstrate that the project will comply with the site development standards in Subsection C.3.e(3).
 - (3) **Site development standards.**
 - (a) Proposed facilities above the 200-foot elevation, including cut and fill banks, tanks, stacks, and chimneys shall be located so that at least 90 percent of the site is screened by existing topography from view within the City of Pismo Beach and Highway 101. Created topography and vegetation as detailed by plans can be considered to complete the existing "screening" using native vegetation where possible and conform to naturally occurring topographic trends. Exploration and production facilities shall not be allowed in the unobstructed visible hillside above the 200-foot elevation.

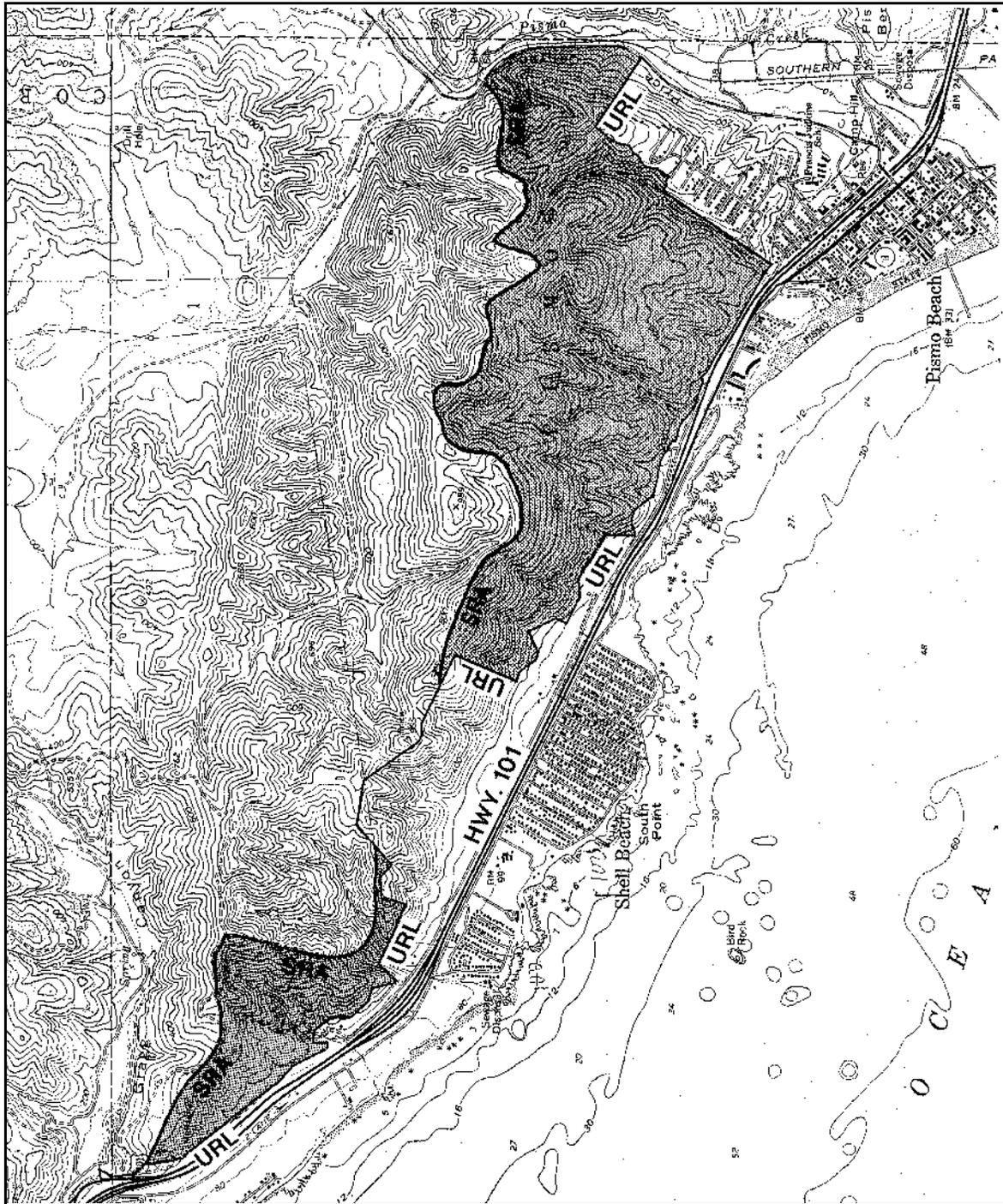


Figure 106-5 - Pismo Beach Hillside Sensitive Resource Area

- (b) Proposed access roads shall have the minimum feasible cross slopes and visibility, with a maximum road cut of five feet maintained wherever possible in visible areas. Prepare a grading, erosion control and landscaping plan, emphasizing vegetation to screen all visible cut and fill slopes.
- (c) Any new application that proposes facilities at any site other than an existing developed location, must demonstrate through a combination of technical and economic analysis not including proprietary information to the industry that new facilities cannot be reasonably incorporated into existing developed locations.
- (d) Steam generators and other venting equipment shall incorporate the best available technology to minimize the appearance of a smoke or steam plume.
- (e) Steam generators and other equipment that cause smoke or steam, and production facilities for oil resources having high concentrations of sulphur compounds, shall not be emitted within 1,000 feet of a residence and the Pismo Beach City limits.
- (f) Normal workover procedures should not exceed the average maintenance cycle, with the exception of breakdowns and emergencies that are verified to the Director through the Division of Oil and Gas' closest office to the well location.

[Amended 1985, Ord. 2215]

D. Residential Rural (RR). The following standards apply within the Residential Rural land use category.

1. **Parcel Size - See Canyon (A).** The minimum parcel size for new land divisions in the Residential Rural land use category located in See Canyon (A) (see Figure 106-2) is 10 acres. [Amended 1996, Ord. 2760]
2. **Standards - See Canyon (B).** The following standards apply to development and division of 1995 Assessor Parcel Number 076-114-007 as shown on Figure 106-2 as See Canyon (B).
 - a. **Number of parcels and parcel size.** The maximum number of parcels allowed through a land division shall be three, with no parcel being less than 10 acres in size, unless Chapter 22.22 would otherwise require a larger minimum parcel size.
 - b. **Building envelopes.** Designated building envelope(s) shall be required for each allowable lot. The building envelope(s) shall be located outside of the oak and chaparral covered slopes and environmentally sensitive areas, so as to minimize the following types of impacts: oak tree and other vegetation removal, topographic alteration (for both access roads and building sites), and visual impacts. The building envelope(s) shall not extend beyond the existing grassland/pasture area.

- c. **Riparian setbacks.** The designated building envelope(s) shall be at least 50 feet from the edge of the riparian corridor. The only activities allowed within 50 feet of the edge of the riparian corridor are those related to approved erosion control, necessary access and revegetation.
- d. **Water supply.** The Tentative Map application shall include evidence that adequate water is available on the site(s), including a static and recovery pump test that shows an adequate recovery time for each well proposed to serve the land division. If a shared well is used to serve the proposed parcels, an agreement shall be recorded that specifies each parcel's right to the water.

[Amended 1996, Ord. 2760]

- 3. **Maximum density - CO 82-040, Parcels 1 and 3.** (See Figure 106-2). The maximum allowable density for new land divisions shall be one unit per five acres (no secondary units shall be allowed), unless Chapter 22.22 would otherwise require a larger minimum parcel size. The allowable lots shall be clustered outside of environmentally sensitive areas in compliance with Section 22.22.140 (Cluster Division), or if clustering is not used, building sites shall be located in the least environmentally sensitive areas consistent with an environmental constraints analysis and previously approved building sites. Future parcels or building sites shall be designed to use combined access with the existing access from See Canyon Road and shall also minimize the following types of impacts: wastewater disposal, water availability, oak tree removal, visual impacts (including landscape screening), topographic alteration and archeological resources.

[Amended 1994, Ord. 2686]

- 4. **Alisos Road.** The following standards apply to the site as shown in Figure 106-6 as Alisos Road area A and B.
 - a. **Parcel size.** The minimum parcel size for new land divisions in Alisos Road areas A and B shall be 10 acres unless Chapter 22.22 would otherwise require a larger minimum parcel size.
 - b. **Density limitation.** Residential density in Alisos Road area A shall be limited to a maximum of one primary single family residence for each 10 acre parcel. No secondary residences shall be allowed.

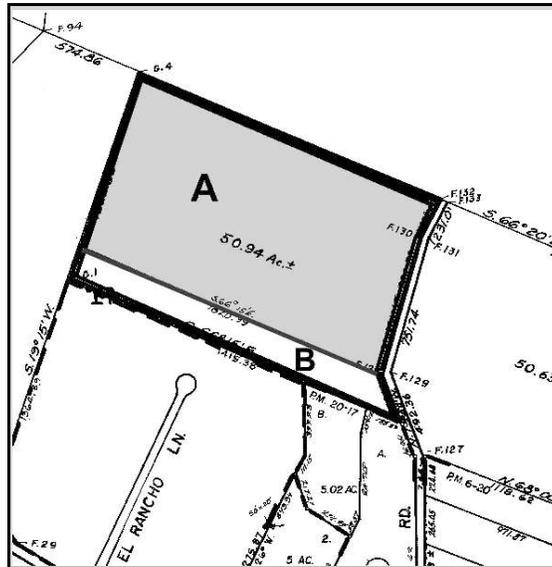


Figure 106-6 - RR - Alisos Road

c. New land divisions.

- a. New divisions in Alisos Road area A shall share the existing driveway access.
- b. An open space easement shall be recorded that covers all prime soils and riparian vegetation prior to recordation of the final parcel or tract map.
- c. Prior to acceptance of an application for land division as complete, building sites shall be designated on the tentative map that are not located within 100 feet of prime soils and riparian vegetation.
- d. Prior to acceptance of an application for land division as complete, an archaeological surface survey shall be prepared for areas where disturbance is proposed. In the event sensitive areas are encountered, any necessary additional work shall be performed and all feasible measures shall be incorporated into the ground disturbing activities to minimize impacts to the greatest extent possible.

[Added 2003, Ord. 3003]

E. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

- 1. **Squire Canyon.** The following standards apply to the Residential Suburban land use category in Squire Canyon (see Figure 106-2).

- a. **Density limitation.** Residential density shall be limited to a maximum of one family per three acres.
- b. **Limitation on use.** Land uses in the area northeast of the intersection of Squire Canyon and Indian Knob roads shall be limited to the following (as required by Ordinance 824): agricultural accessory structures; crop production and grazing; communications facilities; animal keeping; animal facilities (with the only use limited to keeping not more than six adult dogs per parcel, with a kennel license being required for raising more than four adult dogs, in compliance with County Code Section 9.04.120); home occupations; residential accessory uses; single-family dwellings; temporary dwellings; pipelines and transmission lines.

[Amended 1989, Ord. 2399].

- 2. **Tract 1256.** The following standards apply only to the Residential Suburban category in Tract 1256 south of Arroyo Grande (see Figure 106-2).
 - a. **Parcel size.** The minimum allowable parcel size for new land divisions is 2.5 acres, unless Chapter 22.22 would otherwise require larger sizes.
 - b. **Permit requirement.** Conditional Use Permit approval is required for any dwelling units in addition to one primary unit for each lot of the tract.

[Amended 1986, Ord. 2257]

F. Rural Lands (RL). The following standards apply within the Rural Lands land use category.

- 1. **Irish Hills - Limitation on use.** Land uses within the Irish Hills (see Figure 106-2) shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: ag accessory structures; animal facilities; crop production and grazing; nursery specialties; communications facilities; animal keeping; residential accessory uses; single-family dwellings; mobile homes; temporary dwellings; roadside stands; outdoor retail sales; accessory storage; pipelines and transmission lines.

[Amended 1982, Ord. 2106; 1989, Ord. 2399]

- 2. **Oak Park Road - Proposed private school.** Development of the private high school on Oak Park Road east of Highway 101 (Parcel C of CO 78-249) shall comply with the Conditional Use Permit approved in 1979.

22.106.030 - Arroyo Grande Fringe Area Standards

The following standards apply within the area of the Arroyo Grande Fringe (identified on the San Luis Bay Planning Area maps) to the land use categories or specific areas listed, in addition to the San Luis Bay areawide rural standards. The area standards respect and mitigate special site potentials and constraints, ensure new land divisions compatibility with present and potential adjacent land uses within the context of the area's suburban character and ensure that developments are designed to provide safe vehicular movement.

A. Residential Rural (RR). The following standards apply within the Residential Rural land use category.

1. **Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses in the RR land use category may be authorized in compliance with the land use permit requirements of that Section, except farm equipment and supplies; animal facilities; small-scale manufacturing; correctional institutions; and airfields and landing strips.
2. **New land divisions.**
 - a. New divisions of parcels fronting Highway 227 shall be designed so that access to homesites is from a local internal street rather than directly to the state highway.
 - b. Prior to acceptance of an application for land division as complete, the applicant shall provide information to demonstrate to the satisfaction of the Director, in consultation with, the Director of Environmental Health and the Environmental Coordinator that: (1) adequate groundwater resources are available to serve the proposed land division and (2) each proposed parcel can accommodate an individual sewage disposal system. The results of this information shall be incorporated into the design and proposed density of the land division. [Amended 1993, 2646]

B. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

1. **Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the RS land use category may be authorized in compliance with the land use permit requirements of that Section, except nursing and personal care, and correctional institutions.
2. **Animal facilities.** Land use permit applications for animal facilities shall address and mitigate any identified impacts of erosion and downstream sedimentation that would be caused by the establishment of the facilities.
3. **New land divisions.** Prior to acceptance of any application for land division as complete, the applicant shall provide information to demonstrate to the satisfaction of the Director, in consultation with, the Director of Environmental Health that: (1) adequate groundwater resources are available to serve the proposed land division and (2) each proposed parcel can accommodate an individual sewage disposal system. The results of this information shall be incorporated into the design and proposed density of the land division.

[Amended 1993, Ord. 2646]

22.106.040 - Arroyo Grande Urban Area Standards

The following standards apply within the City of Arroyo Grande urban reserve line (but outside the city limits) to the land use categories or specific areas listed.

- A. Residential Multi-Family (RMF) - Density limitation.** Within the Residential Multi-Family land use category, new residential uses shall exceed a maximum density of 26 units per acre.
- B. Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family land use category.
 - 1. Annexation required.** The areas at the end of Woodland Drive and along Farroll Avenue shall be annexed to the City of Arroyo Grande prior to any development requiring extension of City services.
 - 2. Development standards.** All proposed developments shall comply with applicable on and off-site improvement standards of the City of Arroyo Grande.

22.106.050 - Avila Beach Urban Area Standards

The following standards apply within the Avila Beach urban reserve line to the land use categories or specific areas listed. Avila Beach urban area standards are grouped by those applicable to Avila Valley and San Luis Bay Estates.

A. Avila Valley. The following standards apply only to Avila Valley (see Figure 106-2), to the land use categories or specific areas listed.

- 1. **Communitywide - Avila Beach Drive and San Luis Bay Drive Level of Service.** The level of service (LOS) for Avila Beach Drive and San Luis Bay Drive shall be based on the average hourly weekday two-way 3:00 p.m. to 6:00 p.m. traffic counts to be conducted during the second week in May of each year.

[Amended 1994, Ord. 2702]

- 2. **Commercial Retail (CR).** The following standards apply within the Commercial Retail land use category.
 - a. **Limitation on use.** Land uses shall be limited to highway and tourist oriented uses.
 - b. **Permit requirement.** Conditional Use Permit approval is required for all uses.
 - c. **Access - Commercial site at San Luis Bay Drive and Highway 101.** Primary access to the commercial site shall be from San Luis Bay Drive.
- 3. **Open Space (OS) - Riparian vegetation.** Within the Open Space land use category, riparian vegetation shall be retained along the creek.
- 4. **Recreation (REC).** The following standards apply within the Recreation land use category.
 - a. **Pacific Coast Railroad right-of-way.** Allowable uses are limited to the proposed railroad line, bicycle and hiking trails. Construction of the proposed railroad shall be authorized by Conditional Use Permit approval.
 - b. **RV park expansion.** The existing camper park south of San Luis Obispo Creek is not to be expanded into the creek floodplain.
 - c. **Sycamore Hot Springs - Development standards.** Continuing expansion of existing facilities shall occur in accordance with the approved Conditional Use Permit. The area north of Avila Road may be developed with low intensity recreation and open space uses (see Subsections A.4.d(1) through d(3)).

[Amended 1981, Ord. 2075]

- d. Avila Road.** The following standards apply to the area bounded by San Luis Obispo Creek on the north, San Luis Bay Drive on the west, Ontario Road on the east and Avila Beach Drive on the south, except for the area shown in Figure 106-7.
- (1) Limitation on use.** Land uses shall be limited to those uses identified by by Section 22.06.030 as being allowable, permitted, or conditional uses in the Open Space land use category, with the addition of the uses included under the definition of outdoor sports and recreation.
 - (2) Permit requirements.** Conditional Use Permit approval is required for all uses.
 - (3) Flood protection.** Structural uses shall be protected from flooding or clustered on contiguous parcels under the same ownership.

[Amended 1981, Ord. 2075; 1989, Ord. 2399; 1993, Ord. 2646]

- e. Intersection of Ontario Road and Avila Beach Drive.** The following standards apply to the area at the intersection of Ontario Road and Avila Beach Drive shown in Figure 106-7.
- (1) Limitation on use.** Land uses shall be limited to those identified by Section 22.06.030 as allowable, permitted, or conditional uses in the Open Space land use category, with the addition of: libraries and museums, outdoor sports and recreation, restaurants, grocery stores, and roadside stands.
 - (2) Permit requirements.** Minor Use Permit approval is required for all new uses proposed in existing structures. Conditional Use Permit approval is required for all new uses that propose any additional structures. Land use permit applications shall include a review of potential traffic impacts to Avila Beach Drive and the intersection of Avila Beach Drive and Ontario Road.
 - (3) Site design criteria.** Commercial development (existing and proposed structures) shall be limited to a total of 6,000 square feet. All development shall be located at least 100 feet from the upland extent of riparian vegetation. All structures shall be located outside of the Flood Hazard Combining Designation

[Amended 1993, Ord. 2634]

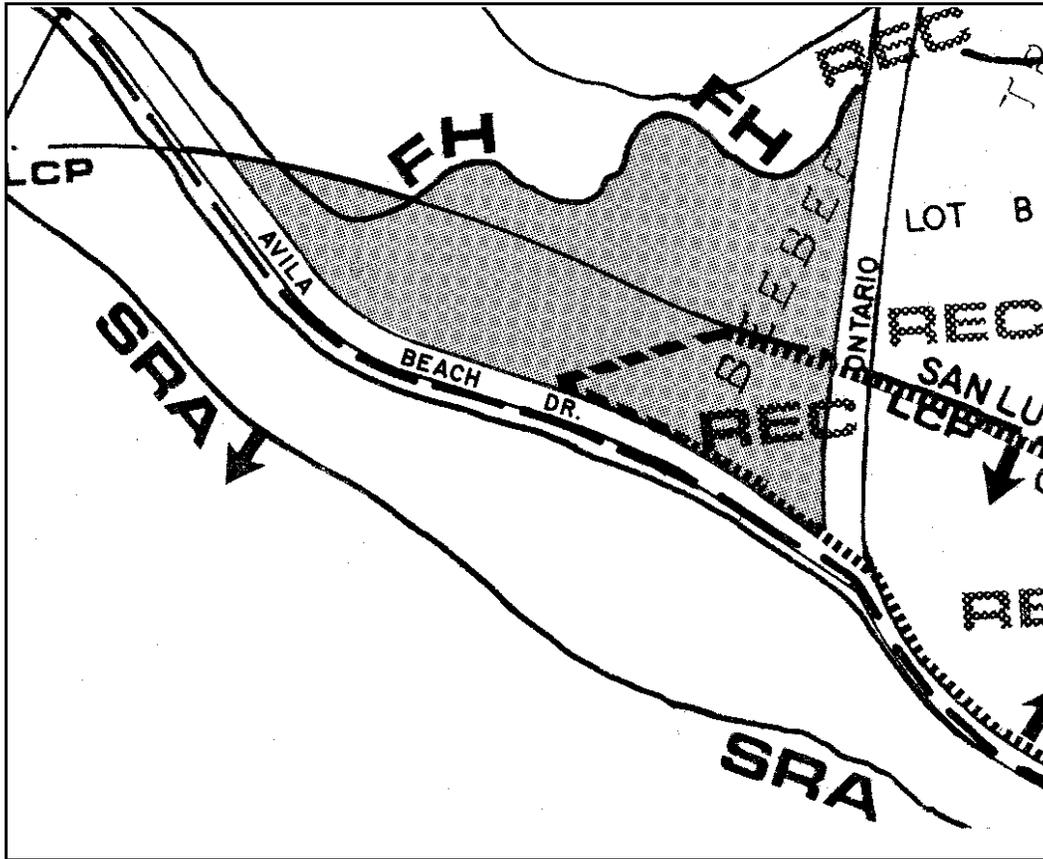


Figure 106-7 - Intersection of Ontario Road and Avila Beach Drive

- f. **Tract 699 - Offer of dedication.** Lot 31 of Tract 699 along San Miguelito Creek has been offered for dedication to the County for future recreational and open space purposes. Until such time as the offer of dedication is accepted by the County, private use of this area shall not hinder or preclude potential future public recreational and open space use and shall not disturb riparian vegetation [Amended 1988, Ord.2353].
5. **Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
- a. **Limitation on use.** Land uses identified by Section 22.06.030 as being allowable, permitted, or conditional uses in the RS land use category may be authorized in compliance with the land use permit requirements of that Section, except: cemeteries and columbariums; child day care centers and family day care homes; forestry; grocery stores; mobile home parks; nursery specialties; nursing and personal care; residential care; restaurants; rural recreation and camping; schools, elementary and secondary. [Amended 1989, Ord. 2399].

- b. **Permit requirement.** Conditional Use Permit approval is required for all uses prior to approval of a Tentative Map for land division. Preservation of existing views and scenic values are factors to be considered in the Review of the Conditional Use Permit.
- c. **Application content.** Conditional Use Permit applications shall include sufficient information to determine the proper method of sewage treatment and disposal based on site characteristics.
- d. **Site planning.** Proposed projects shall be planned in compliance with the cluster division provisions of Section 22.22.140. The minimum size for new parcels is 10,000 square feet, or as otherwise required by the method of sewage disposal to be used. Density credits will be given for open space and hazard lands, except for land within actual flood channels.
- e. **Tract 699.** The following standards apply to Tract 699, in addition to the standards in Subsections A.5.a through A.5.d, where applicable.
 - (1) **Density limitation - Land divisions.** Net density for Lot 28, including any open space lot subsequently created, is not to exceed one dwelling unit per 3.3 acres, consistent with sewage disposal requirements. Lot 31, the area offered for dedication to the County for open space and recreation purposes, shall have no dwelling unit entitlement. No other lots within Tract 699 shall be re-subdivided or split into lots of lesser size than the original lot.
 - (2) **Location requirements.** Development of Lot 28 shall be primarily located east of a line extending along the north-south ridge running through the property, with landscape screening where needed, so that development is generally out of view of San Luis Bay Drive. A maximum of three dwelling units may be located west of the north-south ridge, subject to the following criteria.
 - (a) Development shall be partially screened from San Luis Bay Drive with landscaping conforming to the character of the natural landscape of the surrounding area.
 - (b) As part of the required Conditional Use Permit application, a visual analysis shall be prepared by a consultant approved by the Environmental Coordinator that analyzes three dimensional building envelopes for dwellings and accessory structures. A conceptual grading analysis shall also be prepared. The conceptual grading analysis and visual analysis shall demonstrate that the following criteria are met.
 - i. All structures shall be located so that they do not extend above the horizon line of the ridgeline as viewed from San Luis Bay Drive.

- ii. Grading shall be minimized and retaining walls greater than three feet in height and all graded slopes shall not be visible from San Luis Bay Drive.
- iii. Setbacks from San Luis Bay Drive shall be maximized, but in no case shall structures be closer than 50 feet from San Luis Bay Drive.

[Amended 1982, Ord. 2106; 1988, Ord. 2353]

(3) Permit requirement. Minor Use Permit approval is required for all uses prior to any grading or construction, to ensure compliance with the objectives and requirements of the approved Conditional Use Permit. Minor Use Permits are subject to the following criteria.

- (a) Plans shall be approved by the Architectural and Planning Board for Avila Valley Estates prior to submittal to the Department.
- (b) Buildings shall be placed within required building site envelopes unless an exception is approved through the required Minor Use Permit approval process.
- (c) Plans shall include grading plans which shall minimize grading and prohibit alteration of established drainage patterns.
- (d) Structures are limited to a single story unless proposals for taller structures will not appreciably increase obstruction of views and reduction of scenic values. Multi-level structures may be appropriate to reduce grading on sloping sites.
- (e) Design and landscaping shall harmonize with the natural landscape. Accessory uses, structures, and activities which conflict with natural aesthetic values shall be prohibited.
- (f) Plans shall include septic systems approved by the County Public Works and Health Departments. Engineered specialized septic systems shall be used unless conventional systems meet the conditions of tract map approval.

[Amended 1982, Ord. 2106; 1987, Ord. 2331]

- (4) **Circulation and access.** Development on Lot 28 which generates additional traffic shall contribute a proportional share of fees and/or improvements to mitigate cumulative traffic impacts (as determined by a comprehensive traffic study prepared by the applicant or made available by others during the environmental review for the required Conditional Use Permit or subdivision application) on Avila Road and San Luis Bay Drive, if necessary. Traffic mitigation fees shall be required either as part of discretionary approvals or upon adoption of an ordinance establishing traffic mitigation fees.

Access for development on Lot 28 shall be provided by no more than two road connections to San Luis Bay Drive. The road connections shall be aligned with existing intersections where feasible and shall maximize sight distances. [Amended 1988, Ord. 2353].

- (5) **Mitigation of land use conflicts.** In order to mitigate potential land use conflicts between agricultural activities, the adjacent elementary school and proposed residential development, the required Conditional Use Permit for development on Lot 28 of Tract 699 shall address animal keeping, crop production and grazing and animal facilities uses. The criteria in the following items (a) through (d) shall be incorporated into the project design and/or conditions of approval of the Conditional Use Permit. Item (e) shall be addressed during the environmental review for the Conditional Use Permit.

- (a) A buffer area and fencing between agricultural uses and the elementary school shall be established as approved by the Director, the Agricultural Commissioner, and the San Luis Coastal Unified School District.
- (b) Animal densities shall be determined and barns, stables and animal enclosures shall be located away from the elementary school to minimize health, safety and nuisance impacts, in a manner approved by the Director in consultation with the County Environmental Health Division, and the San Luis Coastal Unified School District.
- (c) Agricultural practices will be governed by the Agricultural Commissioner's Office to ensure compliance with all applicable regulations and requirements regarding the use of restricted pesticides. Restricted pesticides shall only be used in accordance with a current restricted materials permit issued by the County Agricultural Commissioner.
- (d) Agricultural practices shall comply with all applicable requirements of the Water Quality Control Plan, Central Coast Basin regarding limiting water quality impacts to San Miguelito/San Luis Obispo Creek.

- (e) During environmental review, a plan shall be submitted by the applicant incorporating measures for minimizing potential impacts of nonrestricted pesticide use on the elementary school and proposed residential development. The plan shall be reviewed in consultation with the San Luis Coastal Unified School District and the County Agricultural Commissioner.

[Amended 1988, Ord. 2353]

6. Rural Lands (RL). The following standards apply within the Avila Valley Rural Lands land use category.

- 1. Permit requirement.** Conditional Use Permit approval is required for all uses adjacent to Avila Road.
- 2. Open space preservation.** New development proposals shall include provisions for guaranteeing preservation of the steep wooded slopes south of Avila Road extending to Ontario Ridge. Guarantees of open space preservation may be in the form of agreements, easements, contracts or other appropriate instrument, provided that such guarantee is not to grant public access unless desired by the property owner.

B. San Luis Bay Estates. The following standards apply within the San Luis Bay Estates project (see Figure 106-8), to the land use categories or specific areas listed.

- 1. Areawide standards.** The following standards apply within the San Luis Bay Estates project that are not limited to a single land uses category.
 - a. Master Use Permit included by reference.** The approved Master Use Permit for San Luis Bay Estates, as amended by the Local Coastal Program Land Use Plan and as it may be amended in the future by the Commission or Board is hereby incorporated into this Title as though it were fully set forth here. All development within the Master Use Permit area (see Figure 106-8) shall comply with the adopted Master Use Permit, as amended by the Local Coastal Program Land Use Plan (see Figure 106-8 for the San Luis Bay Estates Master Use Permit map). In the event of any conflict between the provisions of this Title and the Master Use Permit, the Master Use Permit shall take precedence. Any deviation of existing or proposed development from the provisions of the Master Use Permit shall occur only after appropriate amendment of the Master Use Permit. All references in the Master Use Permit to Site Plan Review approval shall be construed as Minor Use Permit approval in compliance with Section 22.02.033.
 - b. Density limitation.** Net residential density for the entire project area shall be within the range of the Residential Suburban land use category, not to exceed one dwelling unit per acre.

- c. **Lot sales.** All sales programs shall be administered from the project sales office in the commercial village.
- d. **Open space preservation.** Approval of an application for land division, Minor Use Permit or Conditional Use Permit approval is contingent upon the applicant executing an agreement with the County to maintain portions of the site not proposed for development in open space use. Guarantees of open space preservation shall be in the form of agreements, easements, contracts or other appropriate instrument.
- e. **Site planning.** New development shall utilize the cluster division provisions of Section 22.22.140 (Cluster Division).

[Amended 1987, Ord. 2321; 1987, Ord. 2331]

- 2. **Commercial Retail (CR).** The following standards apply within the San Luis Bay Estates Commercial Retail land use category.
 - a. **Limitation on use.** Land uses in the commercial village shall be limited to bars and night clubs, convenience and liquor stores, financial services, general retail, grocery stores, health care services, offices, personal services, public assembly and entertainment, and restaurants.
 - b. **Permit requirement.** Conditional Use Permit approval is required for the commercial "village."
 - c. **Location criteria - Commercial uses.** Commercial uses shall be located north of the main access road, west of San Luis Bay Drive.

[Amended 1987, Ord. 2321; 1989, Ord. 2399]

- 3. **Open Space (OS) - Density calculations.** Within the San Luis Bay Estates Open Space land use category, the parcel lying southerly of Avila Road shall be included in overall project density calculations to determine the required open space acreage for the entire project under the cluster division provisions of this Title.

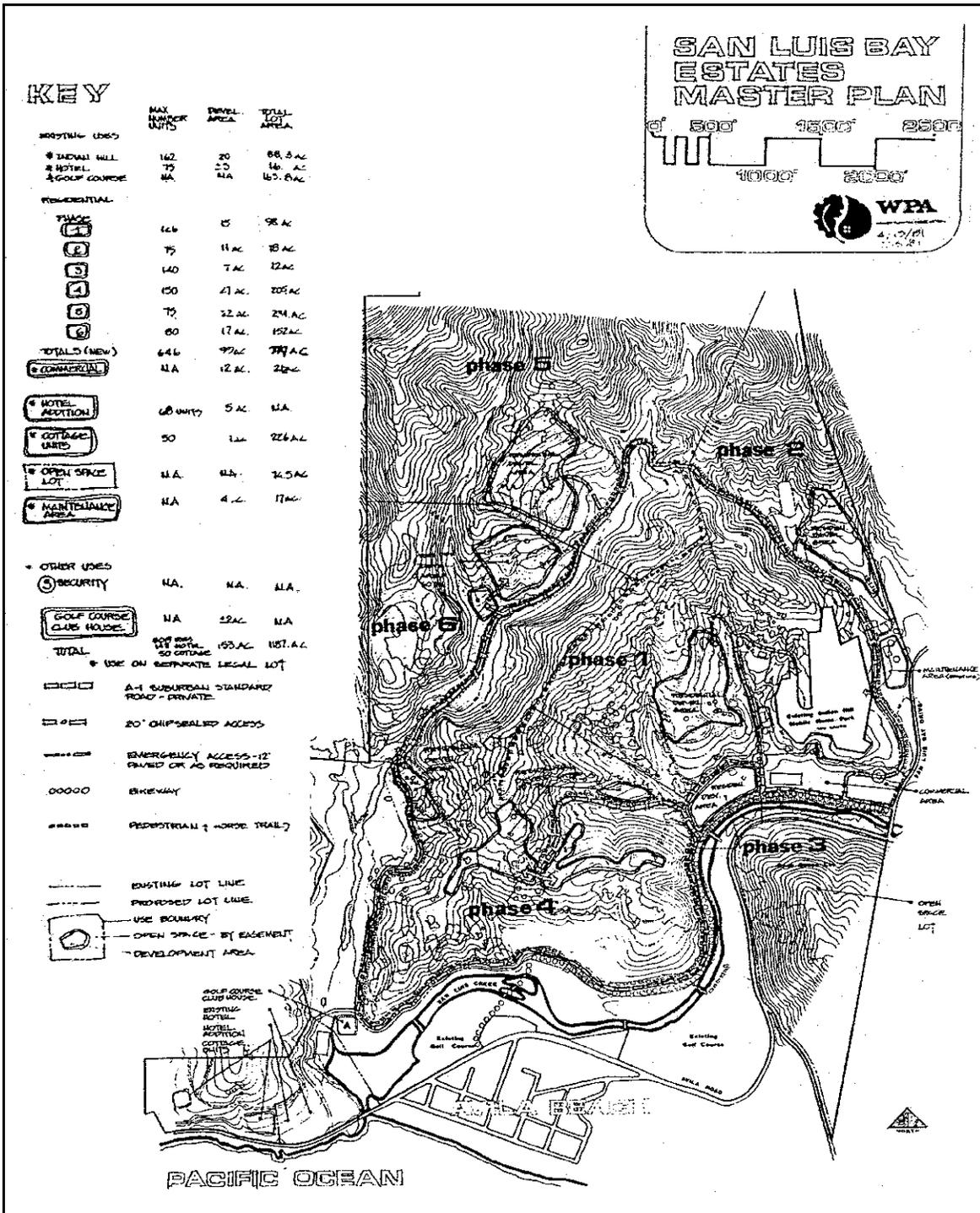


Figure 106-8 - San Luis Bay Estates Master Use Permit

4. **Recreation (REC).** The following standards apply within the San Luis Bay Estates Recreation land use category.
- a. **Limitation on use.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: accessory storage; bars and night clubs; caretaker residence; convenience and liquor stores; grocery stores; hotels and motels; indoor amusements and recreation; outdoor sports and recreation; pipelines and transmission lines; public safety facilities; restaurants; rural recreation and camping; temporary events.
 - b. **Floodplains.** Floodplain areas containing natural habitats shall be preserved in their natural state.
 - c. **Trails.** New residential and commercial development shall be accompanied by construction of trails adjacent to San Luis Obispo Creek connecting the Avila Valley and Avila Beach recreation areas.

[Amended 1987, Ord. 2321; 1989, Ord. 2399]

5. **Residential Suburban (RS).** The following standards apply within the San Luis Bay Estates Residential Suburban land use category.
- a. **Limitation on use.** Land uses within the residential clusters shall be limited to: home occupations; residential accessory uses; single-family dwellings; temporary dwellings; public safety facilities; public utility facilities; pipelines and transmission lines and storage accessory. The range of uses allowed shall be further refined through preparation of the project Master Use Permit, so that uses will be compatible with the character of each cluster.
 - b. **Permit requirement.** Conditional Use Permit approval is required for each proposed residential cluster. Application materials submitted shall include details of siting, grading, structure locations, circulation within the cluster and connection to the overall circulation system, in addition to items required in the Master Use Permit.
 - c. **Site area.** Where dwellings shall be built as multi-family units, the minimum area of buildable lots may be as small as 2,500 square feet.

[Amended 1987, Ord. 2321; 1989, Ord. 2399]

San Luis Bay - Grover Beach Urban Area

22.106.060

22.106.060 - Grover Beach Urban Area Standards

Lands in the Residential Single-Family land use category within the Grover Beach urban reserve line north of The Pike and east of the existing city limits shall be annexed to Grover Beach prior to the approval of any development requiring extension of City services.

22.106.070 - Oceano Urban Area Standards

The following standards apply within the Oceano urban reserve line to the land use categories or specific areas listed.

A. Communitywide. The following standards apply to all land use categories inside the Oceano Urban Reserve Line.

1. Oceano Specific Plan Included by Reference. The 2001 Oceano Specific Plan, and any amendments made thereto, is hereby incorporated into this Title as though it were fully set forth here. All development within the Oceano Specific Plan planning area, which coincides with the Oceano Urban Reserve Line, is to be in conformity with the adopted Specific Plan, in addition to any applicable planning area standards. In the event of any conflict between the provisions of this Chapter and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan is to occur only after appropriate amendment of the Specific Plan. [Added 2002, Ord. 2968]

2. Curb, gutter and sidewalk required. Curb, gutter and sidewalk is required with any project in the Ocean urban area, excluding the Halcyon area as shown on Figure 106-2, in all land use categories.

a. When required.

(1) Curb, gutter and sidewalk in the Industrial, Commercial Retail and Service, Office and Professional, and Residential Multi-Family land use categories is required to be installed as set forth in this section when such improvements do not already exist, and:

(a) The value of any new structures or changes to existing structures, items or equipment (that add value to the property but would be exempt from a construction permit or would not be subject to a "valuation" by the department) proposed during a period of 12 months (as indicated by all building permits issued for the site during the 12-month period) exceed 25 percent of the total of all improvements existing on the site as determined by the assessment roll or by a current appraisal. The appraisal shall be completed by an appraiser with a "Certified General License" issued by the State Office of Real Estate Appraisal and shall determine full market value of the parcel, allocating for land and existing site improvements based on the Uniform Standards of the Professional Appraisal Practices as published by the Appraiser Standards Board of the Appraisal Foundation. Both of these methods shall be determined at the time of the first building permit (within the 12-month period) is applied for.

(b) A new structure is moved on to a site (rather than constructed in place).

- (2) Curb, gutter and sidewalk in all other land use categories is required to be installed as set forth in this section when such improvements do not already exist, and:
 - (a) The value of any new structures exceed 25 percent of the total of all improvements existing on the site as determined by the assessment roll or by a current appraisal. The appraisal shall be completed by an appraiser with a “Certified General License” issued by the State Office of Real Estate Appraisal and shall determine full market value of the parcel, allocating for land and existing site improvements based on the Uniform Standards of the Professional Appraisal Practices as published by the Appraiser Standards Board of the Appraisal Foundation. Both of these methods shall be determined at the time of the first building permit (within the 12-month period) is applied for.
 - (b) More than 25 percent of the square footage of an existing structure is demolished and replaced.
 - (c) More than a 20 percent expansion of square footage of an existing structure is added.
 - (d) A new structure is moved on to a site (rather than constructed in place).
- (3) Curb, gutter and sidewalk is required to be installed in new land divisions, in compliance with Title 21 of the County Code.
 - b. Extent of improvements.** Curb, gutter and sidewalk improvements are to be constructed along the entire street frontage(s) of the site, and also along the street frontage of any adjoining lots in the same ownership as the site.
 - c. Exceptions.** Curb, gutter and/or sidewalk may be waived, modified or delayed as set forth in Section 22.54.030 of this Title.
 - d. Design and construction.** Curb, gutter and sidewalk improvements shall be designed and constructed as set forth in Section 22.54.030 of this Title. Where there is existing curb, gutter and sidewalk, Public Works may determine that the existing improvements have deteriorated so as to be unusable, or are improperly located, and that reconstruction of such street frontage improvements is required.
 - e. Timing of installation.** Curb, gutter and sidewalk improvements shall be completed as set forth in Section 22.64.090 (Project Completion), Section 22.64.110 (Occupancy with Incomplete Site Improvements) prior to occupancy, or Section 22.54.030G (Encroachment Permit Fee and Agreement Required) of this Title.

[Added 2001, Ord. 2944]

B. Combining Designations - Airport Review Area (AR).

1. **Limitation on uses within Airport Review Area.** Land uses shall be limited to those designated as "compatible" or "conditionally approvable" by the adopted Oceano County Airport Land Use Plan.
2. **Site design and development standards - Airport site.** New development projects in County-owned portions of the site of the Oceano County Airport shall be consistent with the adopted Airport Use Permit, and shall comply with all applicable provisions of the airport lease site standards instead of the provisions of Articles 3 and 4 of this Title.
3. **Site design and development standards - Private lands.** All development applications for the area within the boundary of the adopted Oceano County Airport Land Use Plan are subject to the development standards set forth in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.

[Amended 1984, Ord. 2206]

B. Commercial Retail (CR)

1. **Permit requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
 - b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as "minor" Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
 - c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
 - d. Single-family residences and residential accessory structures, and agricultural accessory structures.
 - e. Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2002, Ord. 2968]

C. Commercial Service (CS)

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that Section except: drive-in theaters; concrete, gypsum and plaster products; marinas; hotels and motels; marine terminals and piers

[Amended 1986, Ord. 2257; 1987, Ord. 2331]

2. **Permit Requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:

- a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
- b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
- c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
- d. Single-family residences and residential accessory structures, and agricultural accessory structures.
- e. Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2002, Ord. 2968]

D. Industrial (IND)

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the Industrial land use category may be authorized in compliance with the land use permit requirements of that Section except: drive-in theaters; petroleum refining and related industries; petroleum extraction; airfields and landing strips; marine terminals and piers.

2. **Permit Requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:

- a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
- b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
- c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
- d. Single-family residences and residential accessory structures, and agricultural accessory structures.
- e. Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2002, Ord. 2968]

E. Recreation (REC) - Limitation on use. Land uses within the Recreation land use category between Highway 1 and the railroad right-of-way shall be limited to recreational vehicle parks in compliance with Ordinance 1215.

F. Residential Multi-Family (RMF). The following standards apply within the Residential Multi-Family land use category.

- 1. **Permit Requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
 - b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
 - c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
 - d. Single-family residences, secondary dwellings and residential accessory structures, and agricultural accessory structures.
 - e. Where Conditional Use Permit approval is otherwise required by this Title.

2. **Maximum Density.** New multi-family development is not to exceed a density of 15 units per acre. Maximum floor area may not exceed 48 percent. This standard does not apply to development proposals accepted for processing by the Department of Planning and Building prior to the effective date of general plan amendments included in the Spring Cycle, 2002. [Amended 2002, Ord. 2968]

3. **South of Highway 1.** The following standards apply only to the Residential Multi-Family land use category located south of Highway 1.

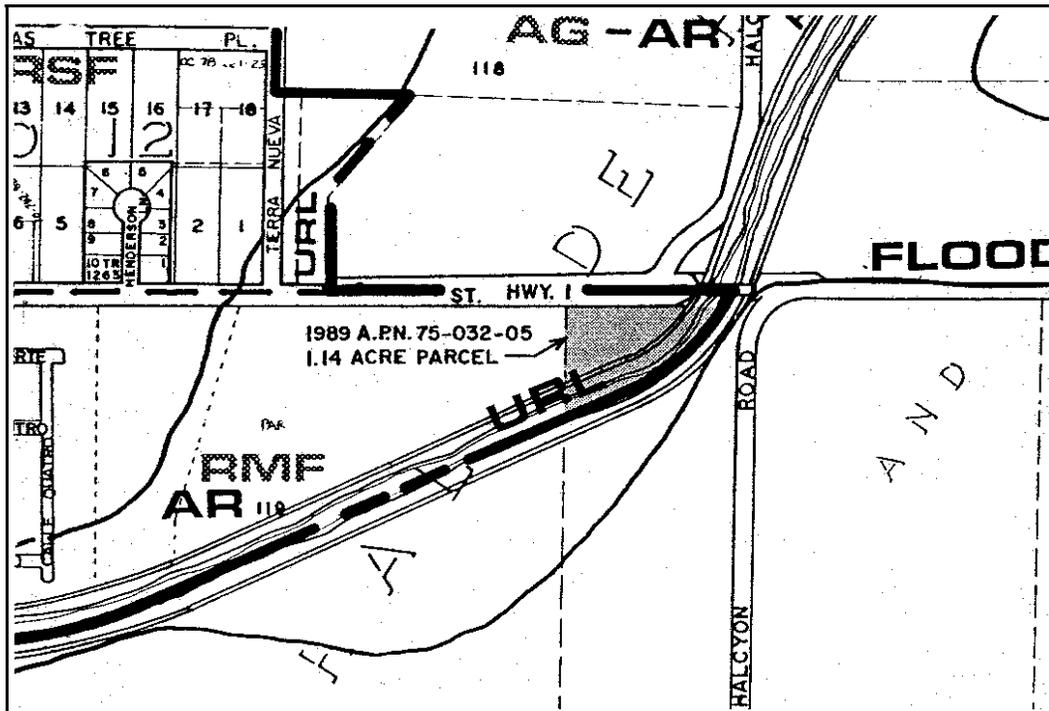


Figure 106-9 - Parcel Near Southwest Corner of Highway 1 & Halcyon Rd. - Oceano

- a. **Limitation on use.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: mobile home parks; except that on 1989 Assessor Parcel Number 75-032-05 as shown in Figure 106-9, land uses shall be limited to: animal keeping; crop production and grazing; religious facilities; membership organization facilities; home occupations; one single-family dwelling or mobile home; residential accessory uses; public safety facilities; storage, accessory; pipelines and transmission lines; and public utility facilities. [Amended 1990, Ord. 2443]

- b. **Density calculations.** Portions of property that comprise Arroyo Grande Creek channel and dikes are not to be used in computing overall density in proposed projects.

22.106.080 - Pismo Beach Urban Area Standards

The following standards apply within the city of Pismo Beach urban reserve line (but outside the city limits) to the land use categories or specific areas listed.

A. Agriculture (AG) - Location criteria. Any development proposed within the Agriculture land use category shall be located on slopes less than 30 percent.

B. Combining Designations - Pismo Beach Hillside (SRA).

1. **Permit requirement.** Conditional Use Permit approval is required for oil and gas production facilities. Each application shall comply with the site development standards in Subsection B.3 before acceptance.
2. **Application content.** Provide a visual analysis in the form of topographic maps with lines of sight, cross Sections, photographs and other supporting documentation that demonstrate that the project will comply with the site development standards in Subsection B.3.
3. **Site development standards.**
 - a. Facilities proposed above the 200-foot elevation, including cut and fill banks, tanks, stacks, and chimneys shall be located so that at least 90 percent of the site is screened by existing topography from view within the City of Pismo Beach and Highway 101. Created topography and vegetation as detailed by plans can be considered to complete the existing screening using native vegetation where possible and conform to naturally occurring topographic trends. Exploration and production facilities shall not be allowed in the unobstructed visible hillside above the 200-foot elevation.
 - b. Proposed access roads shall have the minimum feasible cross slopes and visibility, with a maximum road cut of five feet maintained wherever possible in visible areas. Prepare a grading, erosion control and landscaping plan, emphasizing vegetation to screen all visible cut and fill slopes.
 - c. Any new application that proposes facilities at any site other than an existing developed location, must demonstrate through a combination of technical and economic analysis not including proprietary information to the industry that new facilities cannot be reasonably incorporated into existing developed locations.
 - d. Steam generators and other venting equipment shall incorporate the best available technology to minimize the appearance of a smoke or steam plume.
 - e. Steam generators and other equipment that cause smoke or steam, and production facilities for oil resources having high concentrations of sulphur compounds, shall not be emitted within 1,000 feet of a residence and the city limits of Pismo Beach.

- f. Normal workover procedures should not exceed the average maintenance cycle, with the exception of breakdowns and emergencies that are verified to the Director through the Division of Oil and Gas' closest office to the well location.

[Amended 1985, Ord. 2215]

CHAPTER 22.108 - SAN LUIS OBISPO PLANNING AREA

Sections:

- 22.108.010 - Purpose and Applicability
- 22.108.020 - Areawide Standards
- 22.108.030 - Combining Designations
- 22.108.040 - Rural Area Standards
- 22.108.050 - San Luis Obispo Urban Area Standards
- 22.108.060 - Los Ranchos/Edna Village Standards

22.108.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the San Luis Obispo planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.108.020 - Areawide Standards

The following standards apply throughout the San Luis Obispo Planning Area, or within specific land use categories or specific areas listed below.

- A. Undergrounding - Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval shall provide for utilities being placed underground unless the Commission determines either that the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.
- B. Planning Impact Areas.** The following standards apply to land within the planning impact areas of the cities of San Luis Obispo and Pismo Beach. The planning impact area for the City of San Luis Obispo includes the entire San Luis Obispo Planning Area as shown on the Official Maps. The planning impact area for the City of Pismo Beach is shown in Figure 108-1.
 - 1. Application referral.** Applications for discretionary land use permits, land divisions, or General Plan amendments shall be referred by the County to the City of San Luis Obispo and (if in its planning impact area) to the City of Pismo Beach for review and comment. The County shall consider requiring improvements and/or offers of dedication from projects where there is an appropriate and feasible connection between the proposed development and the improvement, subject to the following:

- a. Required improvements and/or dedications may include, but are not limited to, future streets in compliance with a city's General Plan, sewer lateral extensions from project septic systems (or other sewage disposal systems) to facilitate connection to a sewer system after annexation by a city or other public agency that will provide a community sewage disposal system, water system extensions, drainage improvements or other necessary public improvements.
- b. Street improvements and offers of dedication shall be made to either City or County standards, depending upon the scale and location of the proposed development.

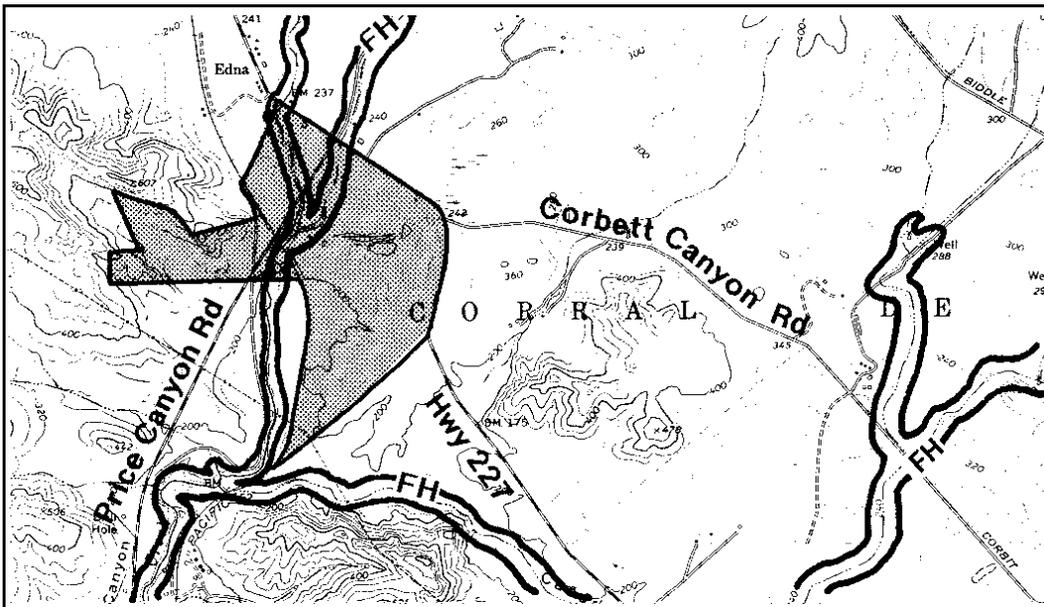


Figure 108-1 - Referral area for the City of Pismo Beach

- C. **Open space preservation.** The following standards apply to land where important physical, biological, visual or historic resources are identified both on-site and on adjacent properties, to offer incentives and encourage such measures as cluster land divisions that will leave such resources in permanent open space. As mentioned in Chapter 4 of the San Luis Obispo Area Plan, other incentives include agricultural preserves and the proposed minor ag cluster and transfer of development credits.
 1. **Cluster land division incentive.** Cluster divisions of land may utilize an open space parcel area that is smaller than otherwise required by Chapter 22.22 where an important biological habitat, riparian creek corridor, scenic view or historic place is identified and protected through the application's review process on a case-by-case basis. The size of the open space area may be determined by a biological, visual or other applicable analysis of the area in question. The open space parcel shall be sufficient in size to preserve the resource.

2. **Lot Line Adjustments.** In instances where land that is intended for development includes more than one legal lot, the lot lines may be adjusted to concentrate development in suitable areas and leave other areas undeveloped and subject to open space or conservation easements.
- D. Production agricultural areas.** New development shall be designed to minimize the loss of existing and potential production agricultural areas by the placement of buildings and new parcels outside the most agriculturally capable areas. For the purposes of this standard, production agricultural areas consist of prime soils (Class I and II irrigated soils according to the U.S. Natural Resource Conservation Service) and other areas capable of agricultural production which primarily consist of Class III and IV soils, but may also include productive areas with Class VI soils.
- E. Transit-oriented standards.** Minor Use Permit, Conditional Use Permit and land division applications shall provide a design and site development that is consistent with the following standards, where applicable for implementing the Circulation Element of the General Plan and the Regional Transportation Plan:
1. Where determined appropriate by the Regional Transit Agency, subdivisions or development of 50 or more housing units shall provide pedestrian access to a bus stop along the closest major arterial or collector and fund their share of one shelter or bus stop per one-half mile of that roadway.
 2. Employment centers (100 jobs or more) shall provide one shelter and bus stop pullout within one-quarter mile of the project and provide pedestrian access to the transit facility. Up to a 20 percent reduction in the number of required parking spaces may be allowed for a project that provides on-site measures for alternative transportation, such as car pool programs, etc.
 3. Transit facilities shall be integrated into new development and be usable for different forms of transportation (bike, walking and car) whenever possible, with spacing to provide easy access without unduly impacting route times.
 4. On-site services are allowed as appropriate within projects, including child care, personal services, cafes, pharmacy and convenience stores, depending on the size of the project.
- F. Highway corridor design standards.** All residential structures, residential access roads, residential accessory structures, and certain agricultural structures on any land within the highway corridor design area shown in Figure 108-2 are subject to the standards in Section 22.108.030 for the Sensitive Resource Area combining designation, in addition to all other applicable standards of this Title. The highway corridor design area supplements the Sensitive Resource Area combining designation that is applied to the most critical scenic resources such as the Morros. The Highway Corridor Design Standards are intended to protect views of scenic backdrops and background vistas and foreground views from scenic roads and highways, and other environmental resources that provide habitat and watershed drainage.

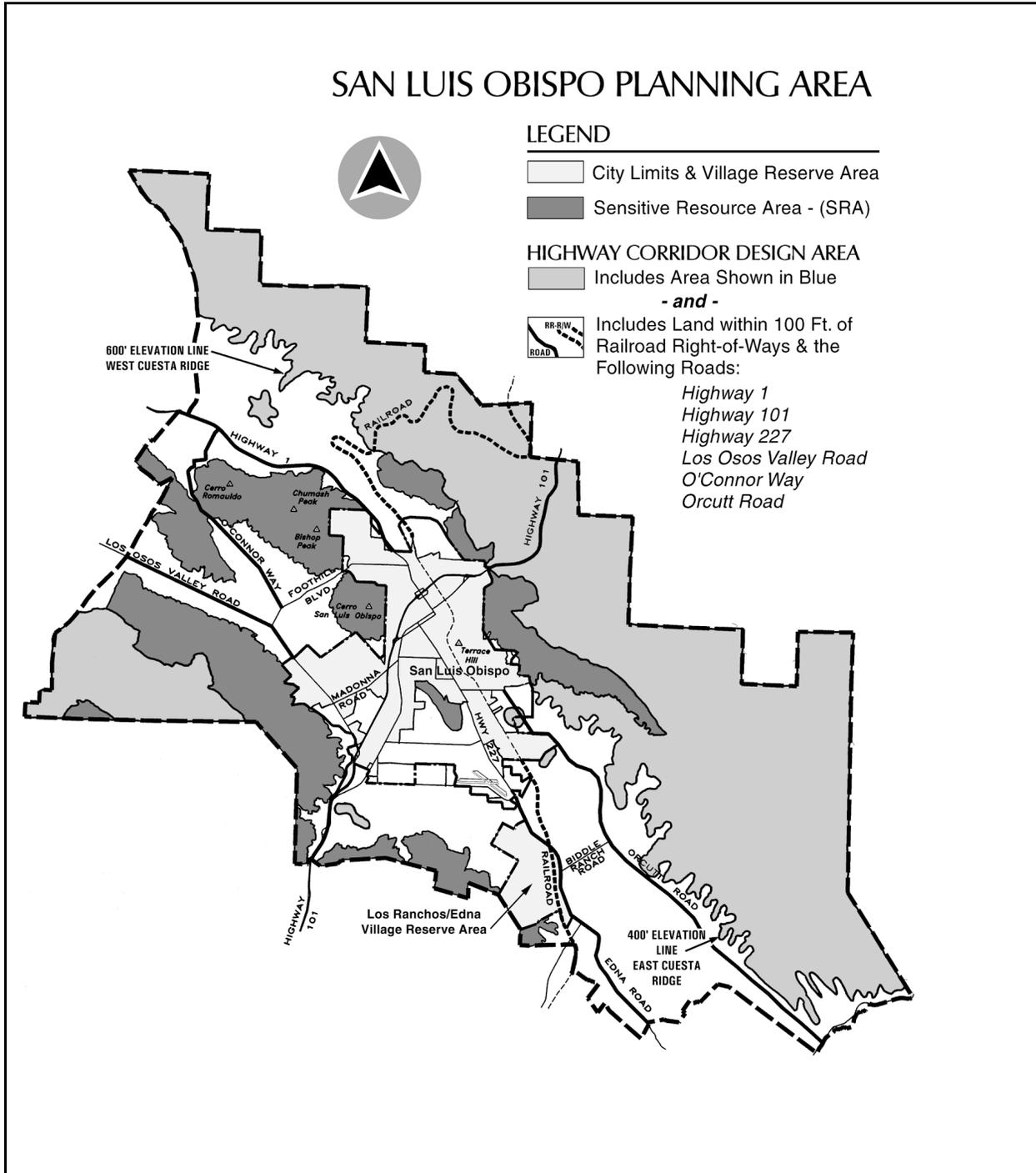


Figure 108-2 - Areas subject to Highway Corridor Design Standards

22.108.030 - Combining Designations

The following standards apply within the applicable combining designations. These standards apply in the rural, urban and village areas, so they are not repeated in later Sections of this Chapter.

A. Airport Review Area (AR). The following standards apply within the Airport Review Area combining designation, which is the unincorporated area covered by the San Luis Obispo County Airport Land Use Plan.

1. **Review for compliance with Airport Land Use Plan.** All land use permits, land divisions and General Plan amendments must be found consistent with the San Luis Obispo County Airport Land Use Plan adopted by the San Luis Obispo County Airport Land Use Commission.
2. **Site design and development standards - Airport site.** New development projects in County-owned portions of the site of the San Luis Obispo County Airport shall be consistent with the adopted Airport Use Permit (the land use plan for the airport itself), and shall comply with all applicable provisions of the airport lease site standards instead of the provisions of Articles 3 and 4 of this Title.

B. Sensitive Resource Area (SRA). The following standards apply within the Sensitive Resource Area (SRA) combining designation.

1. **Purpose and applicability.** The primary purpose of the following standards is to protect important views, natural landmarks, scenic backdrops, important plant and animal habitats, and watershed values. Chapter 6 of the San Luis Obispo Area Plan includes further discussion of the public interests served by the SRA designations and standards, including general descriptions of the geographic areas to which the SRA has been applied.

These standards are intended to promote the protection of existing scenic resources and expedite the permit process through a ministerial Zoning Clearance for proposals meeting the specific design criteria, while also enabling alternative design solutions through a discretionary (Minor Use Permit or Conditional Use Permit) land use permit.

Residential structures, residential accessory structures (including water tanks), residential access roads, specified agricultural accessory structures (including water tanks) and signs are governed by these standards. All other uses and structures are not subject to these standards, such as production agriculture, agricultural roads and nursery specialties.

2. **Permit requirement.** For projects where the applicant chooses to comply with the requirements of Subsection B.3, Zoning Clearance is required for (1) residential structures, (2) residential accessory buildings, (3) residential access roads, and (4) agricultural accessory structures that are larger than 600 square feet in area and have one or more of the following: (a) a roof pitch of less than 3:12, (b) wall surfaces that are not wood, wood-appearing or textured, and/or (c) service entrances, such as bay doors, facing a highway, unless one of the following conditions apply:

- a. **Biological impacts.** If conformance with these standards would unavoidably impact a biological habitat, the Director, in consultation with the Environmental Coordinator, may waive the applicable standard.
 - b. **Project not visible.** An exemption from this standard may be granted if documentation is provided demonstrating that the proposed structures and access roads will not be visible from the applicable scenic highway or railroad. Such documentation shall at minimum provide topographic, construction and building elevations with preliminary grading and building plans. A visual analysis of the project's location may also be useful to facilitate a decision.
 - c. **Project not consistent with Zoning Clearance requirements.** If the Zoning Clearance application cannot be approved as consistent with the provisions of Subsection B.3, the application may be converted to a Minor Use Permit application subject to the provisions of Subsection B.4, with the applicant paying the difference in fees, for a discretionary review of the project.
 - d. **Other land use permit required.** Projects for which Section 22.06.030 requires Minor Use Permit or Conditional Use Permit approval shall be subject to those land use permit requirements, and evaluated for compliance with Subsection B.4 (Discretionary Permit Requirements).
3. **Zoning Clearance requirements.**
- a. **Site visit required.** The Zoning Clearance application shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other prior to final building inspection or release of bond to confirm that the building and site improvements agree with the approved plan. (The planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)
 - b. **Permit threshold.** Where possible, residential buildings, residential accessory structures and agricultural accessory structures shall be set back 100 feet as shown in Figure 108-3 from the applicable scenic highway or railroad right-of-way that is designated in Chapter 6 of the San Luis Obispo Area Plan. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of moderately fast-growing, drought-tolerant plant material to provide 80 percent view coverage at plant maturity. A landscaping plan in compliance with Chapter 22.16 (Landscaping Standards) shall be provided at the time of Building Permit application submittal.

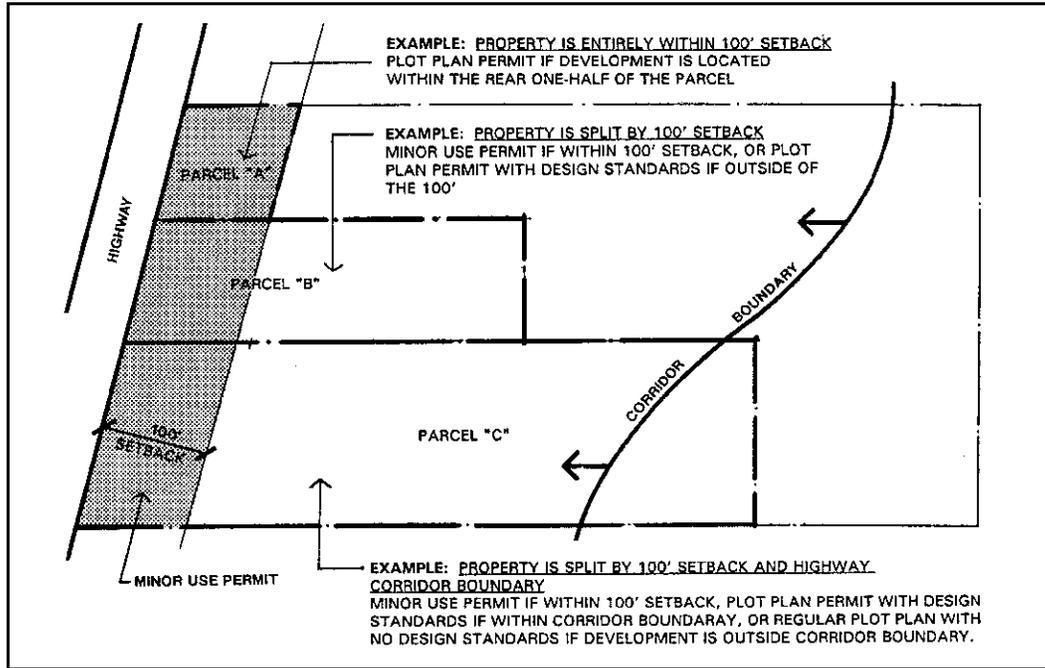


Figure 108-3 - Setback Threshold for Zoning Clearances

- c. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.
- d. **Ridgetop development.** Structures within the SRA shall not be located so as to be silhouetted against the sky as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, illustrated in Figure 108-4.

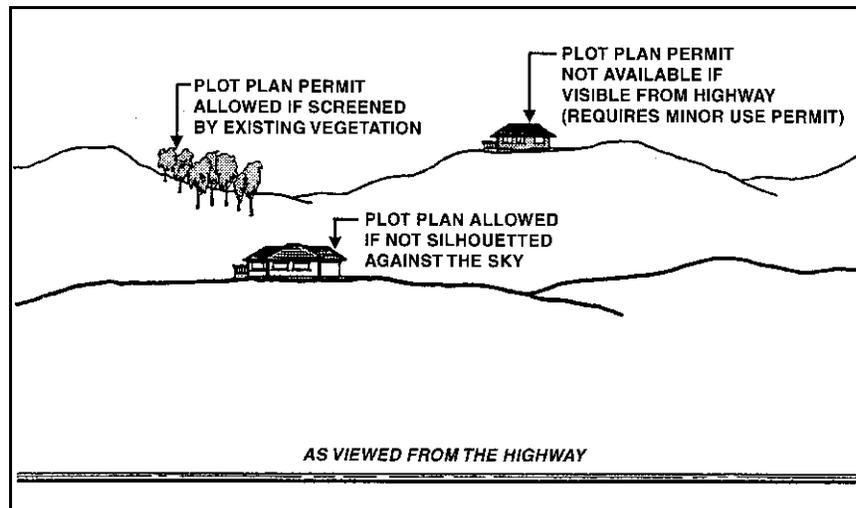


Figure 108-4 - Ridgetop development

- e. **Slope limitation.** Grading for structures and roads shall occur on slopes that are 20 percent or less as shown in Figure 108-5. (Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permit on slopes greater than 20 percent)

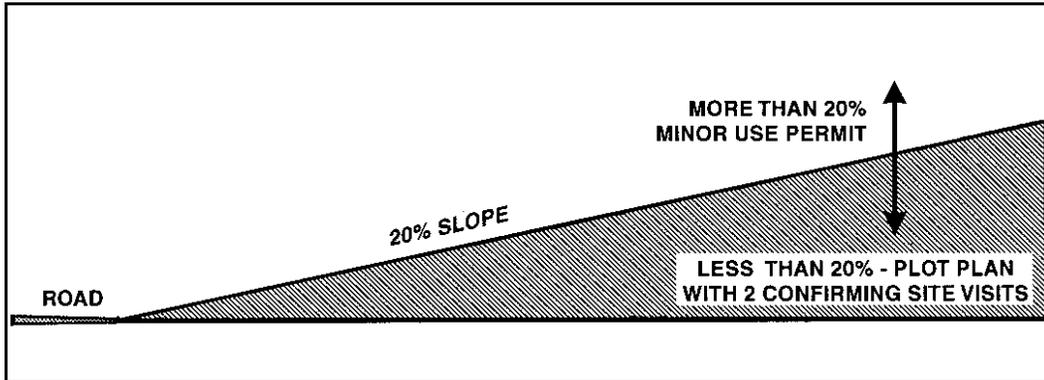


Figure 108-5 - Slope limitation

- f. **Significant rock outcrops.** Grading and placement of structures shall occur at least 150 feet from any significant rock outcrop or geologic feature that is visible from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, as shown in Figure 108-6.

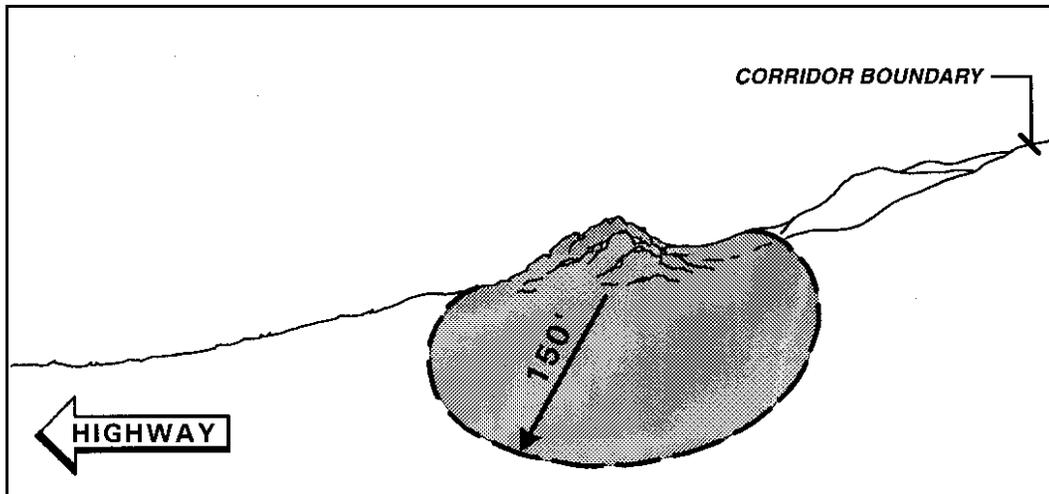


Figure 108-6 - Significant rock outcrops

- g. **Building features.** Maximum building height is 25 feet, measured in compliance with Section 22.10.090 (Height Measurement and Height Limit Exceptions), as shown in Figure 108-7. Building architecture shall include hip roofs with a minimum pitch of 3:12. Building colors shall be similar to surrounding natural colors that are no brighter than 6 in chroma and value on the Munsell color scale on file in the Department.

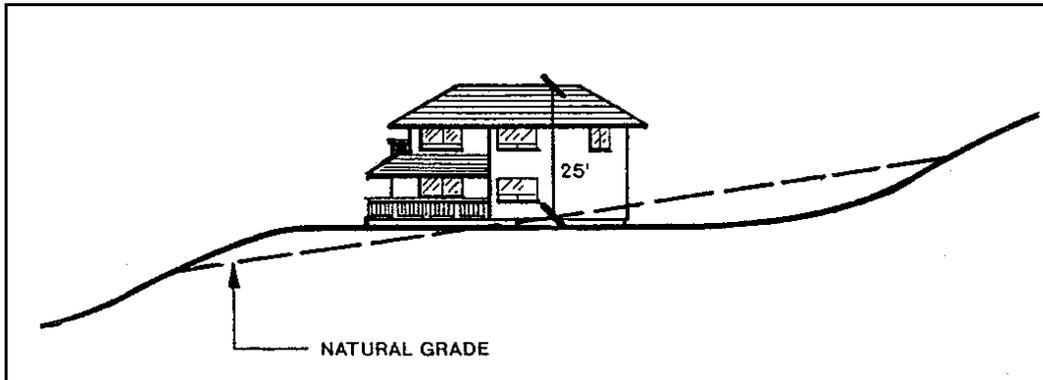


Figure 108-7 - Building Height

- h. **Landscaping.** A landscaping plan is required adjacent to the applicable structure to obtain at least 50 percent view screening of the structure at plant maturity, as illustrated in Figure 108-8. Landscaping shall include mitigation planting or seeding for graded cut and fill slopes and a low water-use irrigation system.

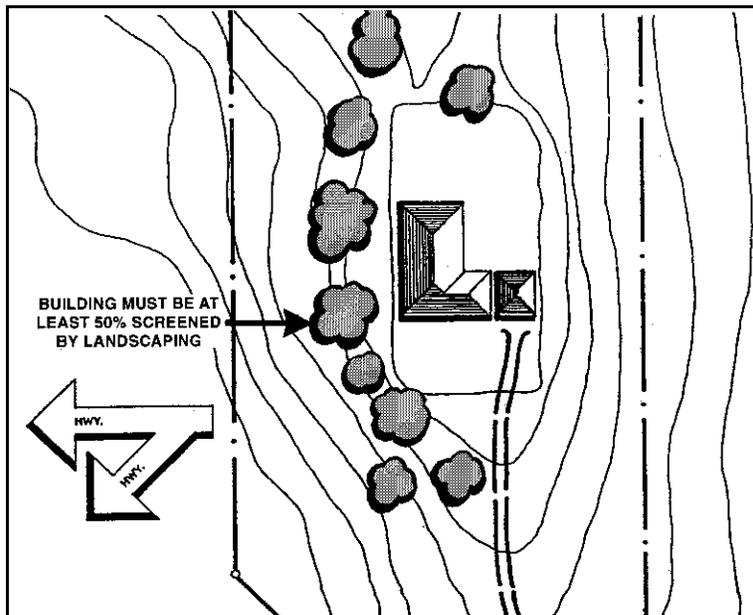


Figure 108-8 - Landscaping

- 4. **Discretionary permit requirements.** Minor Use Permit approval is required for projects that are unable to meet the requirements for a Zoning Clearance as specified in Subsection B.3. Any Minor Use Permit and Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis prepared by a registered architect, registered landscape architect, or other qualified person acceptable to the Director. The visual analysis shall be utilized to determine compliance with the intent of the provisions of Subsection B.3, and the following.

- a. **Locations of development.** Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.
 - b. **Grading.** Minimize grading that would create cut and fill slopes visible from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan.
 - c. **Slope limitation.** Grading for structures and roads shall occur on slopes that are less than 30 percent.
 - d. **Building visibility.** Minimize building height and mass by using low-profile design where applicable. Minimize building visibility (including water tanks) by using colors to harmonize with the surrounding natural environment.
 - e. **Landscaping.** Provide landscaping to screen and buffer development with native or drought-resistant plants, including extensive use of evergreen trees and large-growing shrubs, in compliance with Chapter 22.16. Shapes of plant materials should be similar to native vegetation.
 - f. **Signs.** Locate signs that are required to have a land use permit, especially freestanding signs, so that they do not interfere with vistas from any of the scenic highway or railroad corridors designated in Chapter 6 of the San Luis Obispo Area Plan.
5. **Residential land divisions - Cluster requirement.** Residential land divisions shall be clustered in compliance with Section 22.22.140, unless modified clusters as allowed by this area plan, or standard subdivision practices such as clustered residential building sites will be of equal conformance with the provisions of Subsection B.3. Application review shall determine whether the proposed parcels or building sites are designed so that residential buildings, accessory buildings and roads will comply with Subsection B.4, in addition to other applicable standards.
 6. **Open space preservation.** This standard applies to sites located within the Sensitive Resource Area but not the Highway Corridor Design Standards. In compliance with the purpose of the Sensitive Resource Area to retain visual appearance, habitats, drainage ways and watershed values, open space preservation is a compatible measure to support the approval of new development. Approval of an application for any land division, Minor Use Permit or Conditional Use Permit (excluding any agricultural accessory building) is contingent upon the applicant executing an agreement with the County to maintain portions of the site in open space use that are within the SRA and not intended for development. The required open space area shall be in rough proportionality to the visual impacts of the project. Guarantee of open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless acceptable the property owner.

7. **Hillside parcels at the southeast City limits.** The following standards apply to the area shown in Figure 108-9 in addition to the above standards for Sensitive Resource Areas.
 - a. **Permit requirement.** Minor Use Permit approval is required for all new structures except agricultural and residential accessory structures.
 - b. **Sites visible from local streets.** Views of the site from Broad Street shall replace those from other scenic highways or the railroad in determining compliance with the above standards for Sensitive Resource Areas.

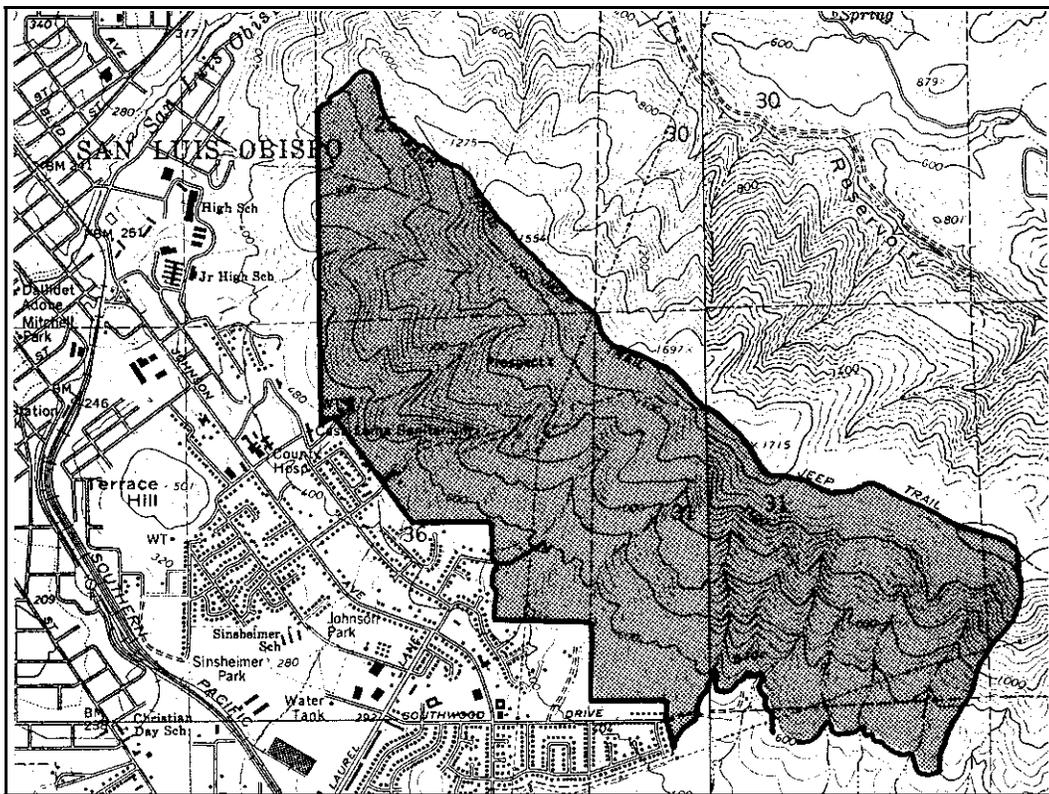


Figure 108-9: Hillside parcels on the southeast side of San Luis Obispo

8. **Historic sites.** The following standard applies within the Historic combining designation.
 - a. The provisions of Section 22.14.080 requiring Minor Use Permit approval applies only to the historic structures identified in Chapter 6 of the San Luis Obispo Area Plan (see page 6-3), and an area within 200 feet of the structure, and not to other structures or uses which exist or are proposed on the site or to vegetation removal, routine maintenance, repairs or similar activities.

- b. The Director may determine that an alternative method for protecting the applicable historic resource constitutes a functional equivalent to the provisions of Section 22.14.080. In these cases, Zoning Clearance (rather than Minor Use Permit) review for consistency with the findings in Section 22.14.080 shall apply, unless a different permit would otherwise be required by this Title. Examples of possible functional equivalents might include a recorded agreement with a non-profit organization providing for restoration and preservation of an historic structure, or a Specific Plan provision requiring protection of an historic structure.
9. **Historic site - Octagon Barn.** The following standards apply to the Octagon Barn site within the Historic combining designation, in addition to the provisions of Subsection B.7.
 - a. Once the Octagon Barn is restored to provide for public safety and preservation of the historic resource, the sale of agricultural products within the Octagon Barn may be approved in compliance with Section 22.30.510 (roadside stands), except that the agricultural products sold are not limited to those grown on properties owned by the owner of the site of the proposed roadside stand, as long as they are grown within the County.
 - b. A new parcel smaller than otherwise permitted by Chapter 22.22 (Subdivision Standards) may be created as a “public lot” through interim ownership by the County and then transferred to a non-profit organization approved by the County.

22.108.040 - Rural Area Standards

The following standards apply to all lands in the San Luis Obispo planning area outside of urban and village reserve lines, in the land use categories or specific areas listed.

A. Agriculture (AG). The following standards apply within the Agriculture land use category.

1. **O'Connor Way / West Foothill Area.** The following standards apply to development projects that are accepted as complete for processing after September 20, 2002 and only to lands within the Agriculture land use category in the O'Connor Way / West Foothill Area, as shown in Figure 108-10.

***Guideline:** Development should be designed to blend with the existing rural development and preserve the rural and agrarian character of the area.*

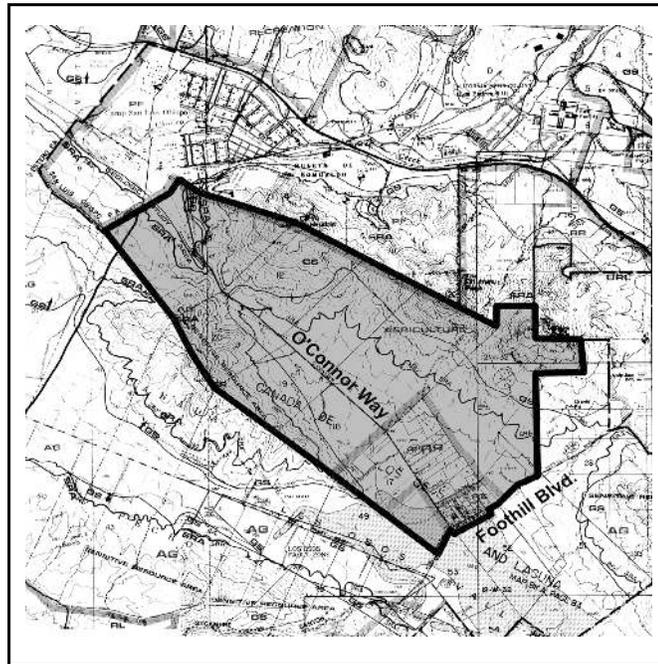


Figure 108-10 - O'Connor Way

- a. **Limitation on Use.** Uses identified in Table O, Part I of the Land Use Element as “A” or “S” uses are limited to: agricultural accessory structures; agricultural processing; airfields and landing strips; animal raising and keeping; bed and breakfast facilities; caretaker residence; churches; communications facilities; crop production and grazing; eating and drinking places; electric generating plants (solar & WECF only); farm equipment and supplies; farm support quarters; fisheries and game preserves; food and kindred products; forestry; home occupations; libraries and museums; membership organization facilities; mining; mobilehomes; nursery specialties; offices, temporary; outdoor retail sales; petroleum extraction; pipelines

and transmission lines; public safety facilities; public utility facilities; residential accessory uses; residential care (for 6 or fewer); roadside stands; rural recreation and camping; schools- specialized education and training; single family dwellings; small scale manufacturing; specialized animal facilities; storage accessory; temporary construction trailer parks; temporary construction yards; temporary dwelling; temporary events; warehousing; and wholesaling and distribution.

- B. Industrial (IND) - Edna and Buckley Roads - Limitation on use.** Land uses on the shaded parcel within the Industrial land use category shown in Figure 108-11 shall be limited to construction contractors, caretaker residences and storage yards (sales lots prohibited).

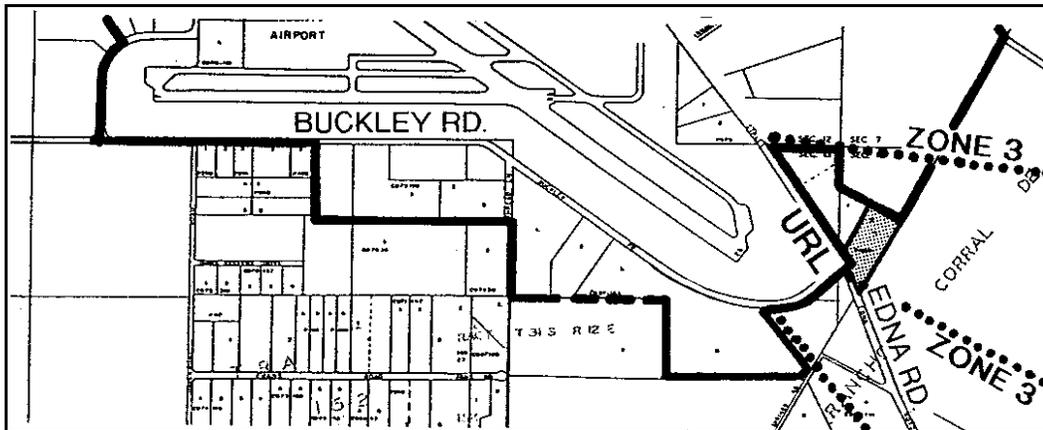


Figure 108-11 - Industrial parcel at Edna and Buckley Roads

- C. Public Facilities (PF) - County Office of Education.** The following standards apply to the site of the County Office of Education located on Highway 1.
1. **Permit requirement.** Minor Use Permit approval is required for all new development unless Articles 4 or 5 of this Title would otherwise require Conditional Use Permit approval.
 2. **Location criteria.** New development shall be located north of Pennington Creek, out of view from Highway 1.
- D. Residential Rural (RR).** The following standards apply within the Residential Rural land use category.
1. **Driveways - New land divisions.** New land divisions shall include, where possible, design provisions for combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
 2. **Parcel size.** The minimum parcel size for new land divisions size shall be 10 acres unless a larger minimum size would otherwise be required by Chapter 22.22.

3. **O'Connor Way / West Foothill Area.** The following standards apply to development projects that are accepted as complete for processing after September 20, 2002 and only to lands within the Residential Rural land use category in the O'Connor Way / West Foothill Area, as shown in Figure 108-10.

Guideline: Development should be designed to blend with the existing rural development and preserve the rural and agrarian character of the area.

- a. **Limitation on Use.** Uses identified in Table O, Part I of the Land Use Element as "A" or "S" uses are limited to: agricultural accessory structures; animal raising and keeping; bed and breakfast facilities; caretaker residence; cemeteries and columbium; churches; communications facilities; crop production and grazing; electric generating plants (solar & WECF only); farm equipment and supplies; fisheries and game preserves; forestry; home occupations; mobilehomes; nursery specialties; offices, temporary; public safety facilities; public utility facilities; residential accessory uses; residential care (for 6 or fewer); roadside stands; secondary dwellings; single family dwellings; specialized animal facilities; storage accessory; temporary dwelling; and existing school, pre to secondary, and existing outdoor sports and recreation facilities.
- b. **Water Supply.** At the time of non-residential discretionary land use permit or land division application, a detailed hydro-geologic analysis prepared by a qualified individual shall be submitted. The analysis shall be prepared to determine long-term water availability and potential impacts of proposed development on existing nearby wells.
- c. **Traffic Report.** At the time of non-residential discretionary land use permit or land division application, a traffic report shall be submitted. The report shall include, but not be limited to, how the proposed project would not reduce the Level of Service (LOS) on local roadways or the intersection of Foothill Road/O'Connor Way below LOS C.
- d. **Drainage.** All drainage from future development shall be detained in a drainage basin on the property, or an offsite location approved by County Public Works.
- e. **Nursery Specialties and Agricultural Accessory Structure.** Building size shall be limited to 5,000 square feet of total cumulative floor area unless a larger structure is approved with a Minor Use Permit.
- f. **Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.
- g. **Sign Height.** All internally illuminated or externally lighted signs shall be a maximum of six feet in height.

4. **Tiffany Ranch Road area.** The following standards apply to the Tiffany Ranch Road area as shown in Figure 108-12.

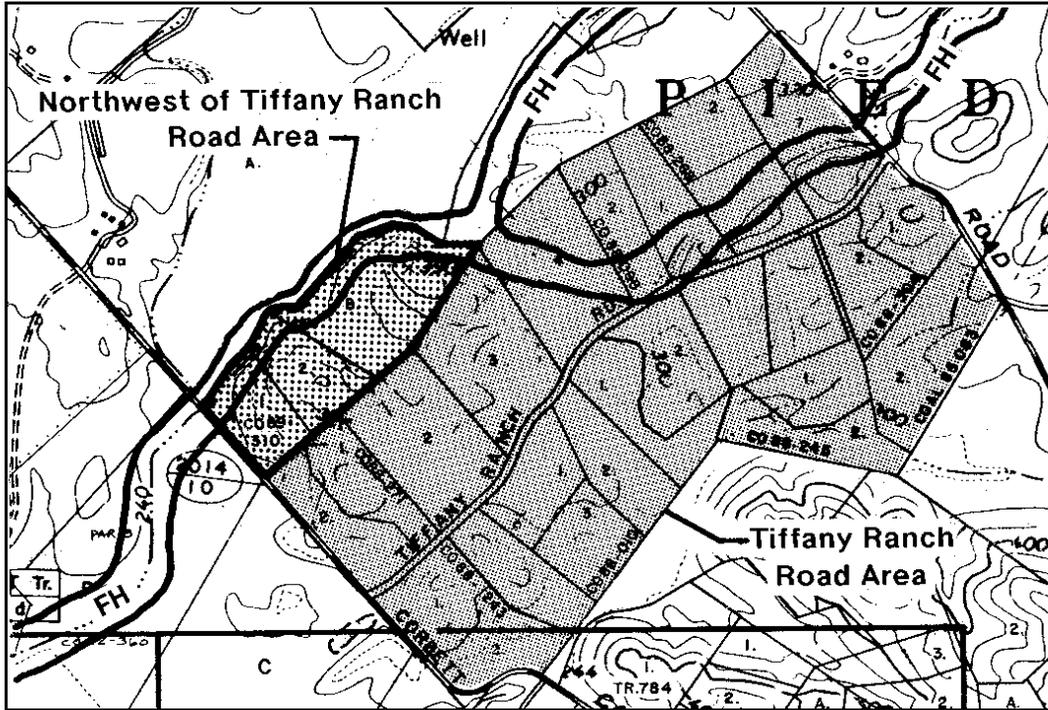


Figure 108-12 - Tiffany Ranch Road area

- a. **Residential density.** The maximum allowable residential density for parcels less than 20 acres is one primary dwelling, one guesthouse and one caretaker's residence.
- b. **Architectural committee.** No grading, building or land use permit shall be issued, and no tract or parcel map or lot line adjustment shall be approved or recorded until the applicant has filed with the Department certification that the Tiffany Ranch Association Architectural Committee, as it then exists and functions: 1) has reviewed pertinent plans and specifications; and 2) recommends approval or disapproval of such plans and specifications.

If the Architectural Committee recommends disapproval of the plans and specifications, the certification shall set forth the reasons for such disapproval. The Review Authority shall review the reasons for disapproval of the plans and specifications by the committee.

In the event the committee fails to make its recommendation within 30 days after the plans and specifications have been submitted to it, no recommendations will be required and the proposed plans and specifications shall be deemed to be favorably recommended. The Review Authority is not bound by any decision of the committee, and may grant permits and approvals under these provisions.

- c. **Limitation on use.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: agricultural accessory structures; animal keeping; crop production and grazing; animal facilities (horse ranches and other equestrian facilities only); caretaker residences; home occupations; mobile homes; residential accessory uses; single-family dwellings; storage, accessory; and public utility facilities. Notwithstanding the provisions of this standard, it is the applicant's responsibility to ensure that any proposed land uses comply with the Tiffany Ranch covenants, conditions and restrictions (CC&Rs).

- 5. **Northwest of Tiffany Ranch Road area.** The following standards apply only to the area located northwest of the Tiffany Ranch Road area, as shown in Figure 108-13.

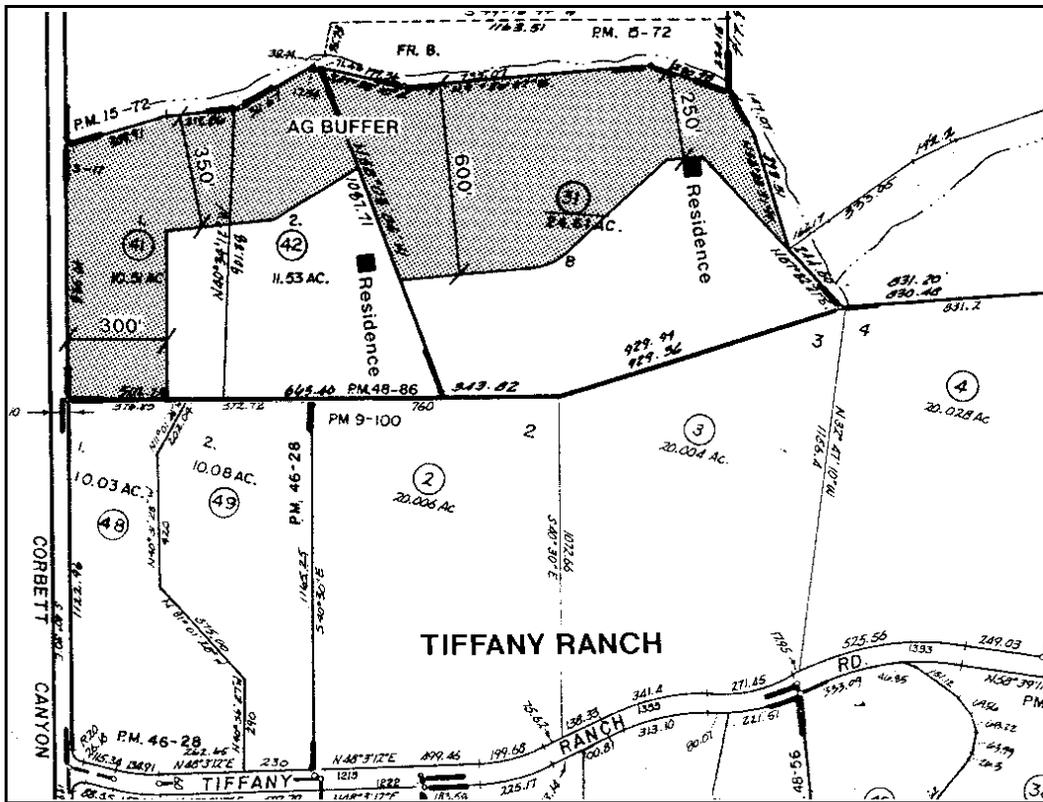


Figure 108-13 - Agricultural Buffer Northwest of Tiffany Ranch Road Area

- a. **Limitation on use.** Land uses shall be limited to those specified for the Tiffany Ranch Road area in Subsection C.4.c.
- b. **Residential density.** The maximum allowable residential density for each parcel less than 20 acres in size is one primary dwelling, one guesthouse and one caretaker's residence.
- c. **Agricultural buffer.** New dwelling units shall be set back to provide a buffer from lands in the Agriculture land use category to the north, northeast, northwest, and southwest as shown in Figure 108-13.

6. **West of Bear Valley Estates (Tract 502).** The following standards apply only to the parcel located west of Tract 502 as shown in Figure 108-14.
 - a. **Limitation on use.** Land uses shall be limited to agricultural accessory structures, animal keeping, and crop production and grazing.
 - b. **Open space preservation.** Prior to or concurrent with establishment of the approximately 18-acre site as a legal parcel either through a land division or lot line adjustment, an open space easement shall be recorded over the entire site. The open space easement shall specify that only agricultural uses shall be permitted in perpetuity.
 - c. **Access.** Any needed access shall be taken from Valle Vista Place.

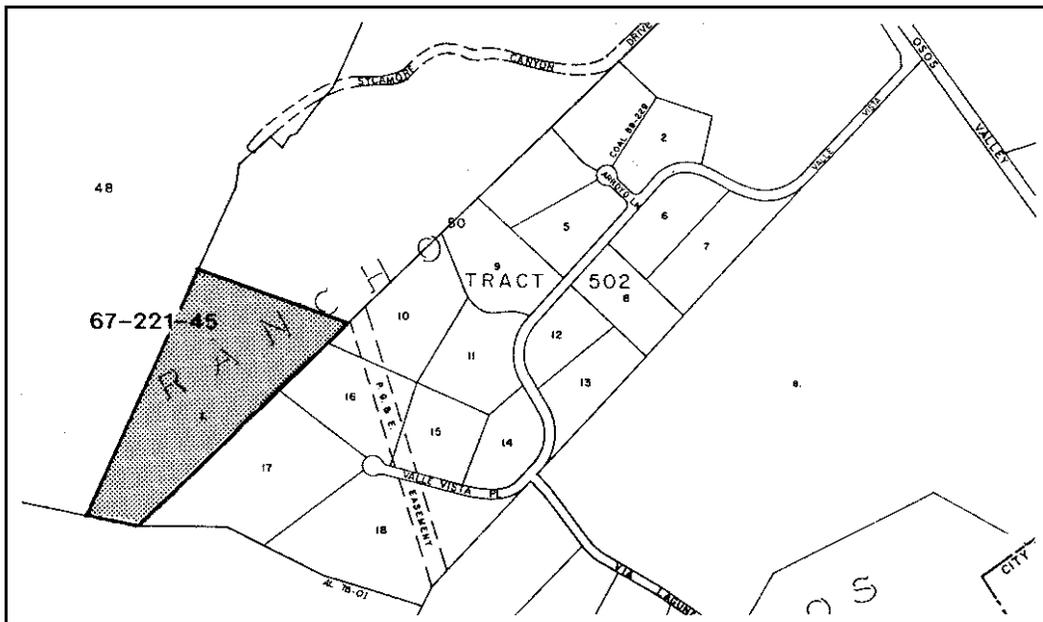


Figure 108-14 - Residential Rural Category Land West of Bear Valley Estates

7. **Bishop Peak Ranch.** The following standards apply only to property shown in Figure 108-15, which includes a portion of Bishop Peak.
 - a. **Cluster division required.** Any land division other than the creation of one or more public lots shall be a cluster division in compliance with Section 22.22.140.
 - b. **Residential density.** The maximum allowable residential density (including secondary dwellings) shall be as follows:
 - (1) The number of dwellings allowable without a cluster division shall be as provided by Chapter 22.22.

- (2) The number of dwellings allowable through a cluster division shall be no more than one dwelling per 12 acres, up to a maximum of 21 dwellings for the entire property, except as provided by Subsection C.7.b(3).
- (3) If a portion of the property is purchased by a public or non-profit organization approved by the County for provision of open space, the number of dwellings allowable through a cluster division shall be no more than one dwelling per 10 acres, up to a maximum of 17 dwellings.

c. **Locations for dwellings.** New residential development shall be located to the maximum extent feasible in portions of the property subject to low to moderate biological, geological, visual and slope constraints as shown in the report *Preliminary Constraints Analysis, Bunnell Property*, dated August 21, 1995.

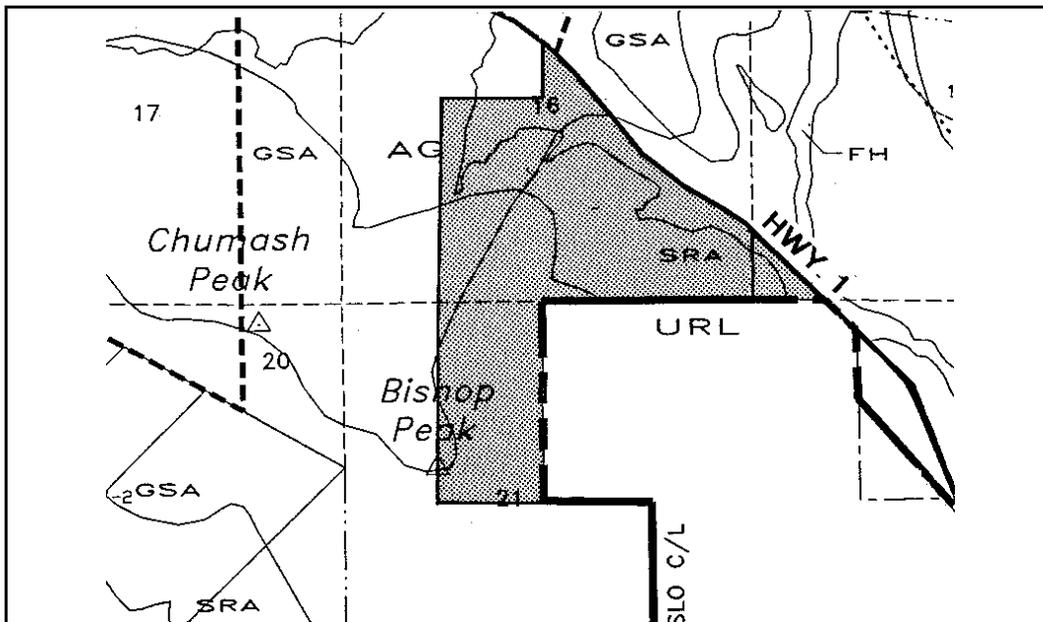


Figure 108-15 - Residential Rural Category Bishop Peak Properties

8. **Serpa Ranch - Residential density.** The maximum allowable residential density for each parcel shown in Figure 108-16 less than 20 acres in size is one single-family dwelling, except that a secondary dwelling is allowable if it was legally established prior to December 10, 1996.

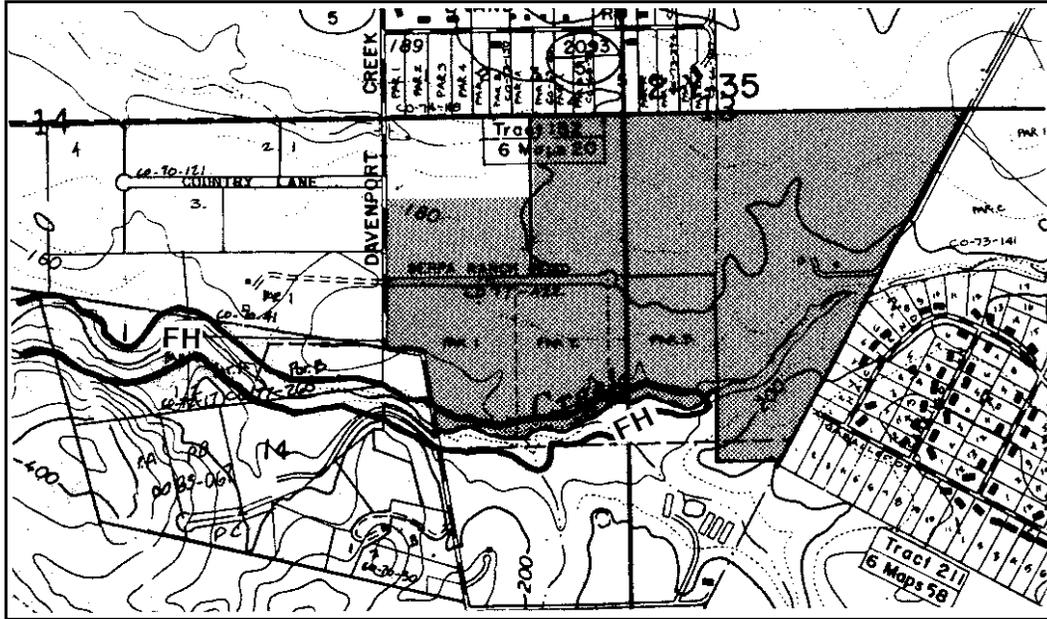


Figure 108-16: Residential Rural category land known as the Serpa Ranch

- E. **Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
 1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses in the RS land use category may be authorized in compliance with the land use permit requirements of that Section except mobile home parks.
 2. **Evans Tract.** The following standards apply to the Evans Tract, Figure 108-17.
 - a. **Parcel Size - Evans Road frontage.** Minimum parcel size is 2½ acres for the southern half of the area as shown in Figure 108-17 unless a larger size would otherwise be required by Chapter 22.22 (Subdivision Standards).
 - b. **Parcel Size - North of Evans Road.** Minimum parcel size is five acres for the northern half of the area as shown in Figure 108-17 unless a larger size would otherwise be required by Chapter 22.22 (Subdivision Standards).