

22.44.1750 - R-C Rural-Coastal Zone.

Establishment—Intent and purpose. Zone R-C is established to allow for residential development that is consistent with the goals of preserving the rural character and scenic quality of the Coastal Zone, and to minimize the impacts of future development on the region's coastal and environmental resources.

- A. Uses subject to administrative CDPs, unless otherwise specified. Property in Zone R-C may be used for the following provided that an Administrative CDP has first been obtained as provided in Section 22.44.940:
1. Principal Permitted Use:
 - Residences, single-family.
 - 2. Uses and structures accessory to the principal permitted use. Accessory uses and structures that are considered to be customarily associated with and integrally related to the principal permitted use (single-family residences) include the following:
 - Access road.
 - Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Section 22.44.1480.
 - Carport.
 - Garage.
 - Grading (up to 5,000 cubic yards of total cut plus total fill material), subject to minor CDP if involves 50 to 5,000 cubic yards of total grading.
 - Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.44.1490.
 - Landscaping features and gardens.
 - On-site wastewater treatment system.
 - Patio/deck, hardscape, fences/walls.
 - Solar energy arrays/devices (roof-mounted or ground-mounted);
 - Storage sheds.
 - Swimming pool and/or spa.
 - Temporary mobilehome used as a residence during construction of an approved permanent residence, subject to minor CDP.
 - Turnaround required by the Fire Department.
 - Water storage tank.
 - Water well, permanent, to serve the principal permitted use.
 - 3. Other and additional Permitted Uses.
 - Adult residential facilities, limited to six or fewer persons.
 - Emergency preparedness and response facilities approved by the Fire Department.
 - Family child care homes, small.
 - Grading that meets the requirements of subsection C.1 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.
 - Group homes, children, limited to six or fewer persons.
 - Mobilehome used as a residence of the owner and his or her family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect and provided:
 - a. That the site plan submitted shall demonstrate a reasonable, practical and economically feasible means of removing the mobilehome following completion of construction;
 - b. That such mobilehome shall contain no more than one dwelling unit, not to exceed 12 feet in width and with no structural attachments; and
 - c. That such mobilehome shall be removed from the site within 90 days from the date of issuance of a certificate of occupancy for the permanent residence unless extended up to 12 additional months with an administrative CDP.

— Pool house accessory structure, located on the same property as a single-family residence and a pool, and shall not include sleeping quarters or kitchen facilities;

— Resource-dependent uses, subject to the requirements of subsection M of Section 22.44.1920.

— Senior citizen's residence, pursuant to Section 22.44.1370.

— Small family homes, children.

— Arts and crafts uses providing limited commercial and production activities on the premises where the property owner resides, as listed below:

— Antiques. Restoration and sale of genuine antiques.

— Architecture and building design.

— Art needlework.

— Art studio, including painting and sculpturing.

— Basket weaving.

— Block printing.

— Bookbinding.

— Cartooning and animation.

— Ceramics, the making of.

— Clothing, the design and sewing of.

— Commercial art.

— Costume designing.

— Dance and drama studios, not including recitals or any dance requiring a business license.

— Engraving of metal products.

— Fine arts gallery.

— Furniture, the crafting and assembly of, including custom upholstery.

— Glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass.

— Graphic design and display studio.

— Interior decorating.

— Jewelry, the creation of.

— Lapidary.

— Leatherwork, using previously tanned leather.

— Music, composing of.

— Music, the teaching of.

— Musical instruments, the creation and assembly of.

— Ornamental metal, provided that there are no forging works or any process used in bending or shaping which produces an annoying or disagreeable noise.

— Photography studio.

— Picture mounting and framing.

— Pottery, the throwing of.

— Printing and publishing.

— Recording studios.

— Shoes, footwear, the fabrication of.

- Signs, as provided in Section 22.44.1280.
- Silk screen processing.
- Taxidermy.
- Textile weaving, hand looms only.
- Toys, the production of.
- Transcription studios.
- Watchmaking.
- Woodcarving.
- Wood products, the crafting of.
- Writing, professional studio.
- Other similar arts and crafts uses which, in the opinion of the Hearing Officer are consistent with the intent and purpose of the zone, and are neither more obnoxious nor detrimental to the public welfare than those uses listed in this section under arts and crafts.

Furthermore, all such arts and crafts uses shall be subject to the following development standards:

- a. The premises must lie on the portion of the following Old Topanga Rural Village lots that contained C-3 zoning as of the date of effective certification of this LCP:
 - i. Lots 46 through 56 of Tract No. 6131, within 180 feet of the centerline of Old Topanga Canyon Road; and
 - ii. Lots 59 through 71, 77, and 114 of Tract No. 6131, within 200 feet of the centerline of Old Topanga Canyon Road.
 - b. The use shall be consistent with the following standards:
 - i. That there be sufficient automobile parking space;
 - ii. That the lot or parcel contain at least 5,000 square feet of gross area;
 - iii. A residence shall exist or shall be constructed on the premises prior to the establishment of an arts and crafts use;
 - iv. Materials and products shall be stored within an enclosed building or buildings;
 - v. The total volume of kiln space shall not exceed 16 cubic feet, and no individual kiln shall exceed eight cubic feet;
 - vi. The combined floor area of the premises used for the production and sale shall not be more than 1,000 square feet;
 - vii. Not more than two persons, other than residents occupying the dwelling on such premises, shall be employed on the site;
 - viii. Loading platforms shall be located and screened in such a way so as to not adversely affect surrounding residents;
 - ix. The sale of any item, except antiques, shall be limited to those lawfully produced on the premises;
 - x. Power shall be limited to electrically operated motors of not more than two horsepower each. The total capacity shall not exceed 10 horsepower, excluding portable hand tools;
 - xi. No offensive noise, vibration, smoke, dust, odor, heat or glare shall be produced which is detectable at any point on adjacent property so as to produce a nuisance or hazard; and
 - xii. Except as otherwise provided in this section, any building established or premises maintained in conjunction with an arts and crafts use shall be so conducted that the use of such lot or parcel of land shall be in harmony with the rural character of the area.
 - c. The arts and crafts use shall not be conducted in any attached or unattached structure intended for the parking of automobiles;
 - d. There shall be only one arts and crafts use per parcel or lot of land;
 - e. Signs as provided in Section 22.44.1280;
 - f. The arts and crafts use shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. No tractor-trailer or similar heavy-duty equipment shall be used for delivery or pickup of materials in connection with the commercial or production activities;
 - g. Pedestrian or vehicular traffic generated by such use shall cumulatively not exceed 10 trips or visits per day, in addition to trips generated by the residence, and shall not have a disruptive effect on the neighborhood;
 - h. The arts and crafts use shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation;
- Family child care homes, large, having no more than 14 persons, subject to the following procedures and standards:
- a.

Drop-off/pick up areas, such as curb spaces and driveway areas, which are of sufficient size and are located to avoid interference with traffic and to insure the safety of children must be identified; and

b. The proposed facility shall not be located:

- i. Within two lots of an existing large family child care home on the same side of the street; and
- ii. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.

c. In those cases where lot sizes or configurations, such as corner lots, do not conform to those described in subsection b above concerning where the proposed facility shall not be located, the proposed facility shall not be located on any lot determined by the Director to be as close to an existing large family child care home as the lots described in subsection b above;

— Horse boarding, private, which means the maintenance, keeping, and/or training of horses and other equines owned by persons who are not owners or lessees of the lot or parcel of land upon which such actions are undertaken, accessory to a primary residential use, subject to the provisions specified in Sections 22.44.1450 and 22.44.1940, and subject to the following provisions:

- a. All buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or from any building used for human habitation;
- b. The number of boarded horses which may be kept on a parcel shall not be in addition to the number of animals allowed to be kept as pets under Section 22.44.1480. A maximum of eight animals per acre is allowed, and this number may be any combination of pets and boarded horses, but shall not exceed eight animals per acre. The maximum number of boarded horses which may be maintained is 24, even if the parcel is greater than three acres in size;
- c. The lot or parcel of land shall have a minimum area of 15,000 square feet per dwelling unit, and is allowed one horse or other equine over nine months of age for each 5,000 square feet of lot area;

— Crop-based agricultural uses and confined animal facility uses listed below, subject to the provisions of Sections 22.44.1300, 22.44.1450, 22.44.1930, and 22.44.1940, and provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or from any building used for human habitation:

- a. Confined animal facilities, including equestrian pasture, for the raising, grazing, and keeping of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, on a lot or parcel of land having an area of not less than one acre and provided that not more than eight such animals per acre of the ground area available for use be kept or maintained in conjunction with such use, provided:
 - i. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises;
 - ii. That no buildings, structures, pens, or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing;
- b. Crop-based agriculture (excluding vineyards) on a lot or parcel of land having an area of not less than one acre;
- c. Greenhouses on a lot or parcel of land having, as a condition of use, an area of not less than one acre;
- d. Raising of poultry, fowl, birds, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre;

— Temporary uses, as provided in Section 22.44.1530 et seq.

— Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection C of Section 22.44.1400.

B. Accessory uses and structures requiring an administrative CDP. Property in Zone R-C may be used for the following uses or structures accessory to the principal use allowed. No permit shall be required if the use does not meet the definition of development in Section 22.44.630.

— Accessory uses and structures customarily used in conjunction therewith.

— Animals, domestic, maintained or kept as pets or for personal use as provided in Section 22.44.1480.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Family child care homes, large, having no more than 14 persons, subject to the following procedures and standards:

- a. Drop-off/pick up areas, such as curb spaces and driveway areas, which are of sufficient size and are located to avoid interference with traffic and to insure the safety of children must be identified; and

b. The proposed facility shall not be located:

- i. Within two lots of an existing large family child care home on the same side of the street; and
- ii. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.

c. In those cases where lot sizes or configurations, such as corner lots, do not conform to those described in subsection b above concerning where the proposed facility shall not be located, the proposed facility shall not be located on any lot determined by the Director to be as close to an existing large family child care home as the lots described in subsection b above;

— Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.

— Water wells, permanent, to serve other than the principal permitted use.

C. Uses subject to minor Coastal Development Permits. Property in Zone R-C may be used for the following uses, provided that a Minor CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access roads, new, that cross one or more vacant parcels, where "new" is defined as any access road not previously existing on the ground or any existing access road requiring improvement to meet Fire Department and/or Department of Public Works requirements.

— Access to property lawfully used for a purpose not permitted in Zone R-C, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in Zone R-C.

— Arts and crafts uses providing limited commercial and production activities on the premises where the property owner resides, which are similar to and are neither more obnoxious nor detrimental to the public welfare than those uses listed in subsection A.3 of Section 22.44.1750, and subject to the development standards listed in subsection A.3.b. of Section 22.44.1750.

— Exploratory testing, subject to the provisions of Section 22.44.1430.

— Farmers' Markets, subject to the provisions of Section 22.44.1520 et seq.

— Grading that meets the requirements of subsection C.2 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

— Guest houses, pursuant to Section 22.44.1370.

— Motion picture sets, permanent, including the temporary use of domestic and wild animals in motion picture and television production, provided that wild animals are kept or maintained pursuant to all regulations of the County Department of Animal Care and Control, and are not retained on the premises for a period exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days.

— Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection D of Section 22.44.1400.

— Wireless telecommunication facilities, subject to the provisions of Section 22.44.1330.

D. Uses subject to major Coastal Development Permits. Property in Zone R-C may be used for the following uses, provided that a Major CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Adult day care facilities, having no more than 14 persons.

— Bed-and-breakfast establishments, pursuant to the provisions specified in Section 22.44.1460.

— Caretaker's dwelling unit, pursuant to Section 22.44.1370.

— Child care centers.

— Churches, temples, or other places used exclusively for religious worship, including customary, incidental educational and social activities in conjunction therewith.

— Communication equipment buildings.

— Continuance of an existing mobilehome park.

— Electrical distribution substations and electric transmission substations, including microwave facilities used in conjunction with either.

— Fire stations.

— Gas metering and controlling stations, public utility.

— Grading that meets the requirements of subsection C.3 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

- Historic vehicle collection, subject to the standards and conditions contained in Section 22.44.1500.
- Plant nursery, retail.
- Publicly-owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.
- Riding academies, and/or the backyard boarding of more than 24 horses, and/or commercial stables, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Rural inns, subject to the standards provided in Section 22.44.1470.
- Schools, through grade 12, accredited, subject to the procedures and standards provided in Section 22.44.1290, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Second units, subject to the provisions of Section 22.44.1370.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses for a period not to exceed one year.
- Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection E of Section 22.44.1400.
- Uses normal and appurtenant to the storage and distribution of water.
- Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, except those wells and tanks related to development of one single-family residence, and any other use normal and appurtenant to the storage and distribution of water.
- Wineries, subject to the provisions of Section 22.44.1500 et seq.

E. Development standards.

1. Property in Zone R-C shall be subject to the development standards contained in subsection E of Section 22.44.1710.
2. Variances. The standards listed in this section may be modified pursuant to the procedures of Section 22.44.1150.

(Ord. 2019-0004 § 1, 2019.)

22.44.1760 - R-R Resort and Recreation Zone.

- A. Uses subject to administrative Coastal Development Permits. Property in Zone R-R may be used for the following, provided an Administrative CDP is first obtained as provided in 22.44.940, and while such permit is in full force and effect in conformity with the conditions of such permit:
1. Principal Permitted Use:
 - Low-intensity, visitor-serving Campgrounds, including low-impact campgrounds, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 2. Uses and structures accessory to the principal permitted use. Accessory uses and structures that are considered to be customarily associated and integrally related to the principal permitted use (low-intensity, visitor serving campgrounds) include the following:
 - Access road and parking areas;
 - Camp host facilities;
 - Campgrounds, including low-impact campgrounds;
 - Equestrian parking and staging areas;
 - Fire-proof cooking stations;
 - Grading, up to 5,000 cubic yards of total cut plus total fill material, subject to a minor CDP if involves 50-5,000 cubic yards of total grading;
 - On-site wastewater treatment system;
 - Patio/deck, hardscape, fences/walls;
 - Picnic areas and tables;
 - Potable water distribution system and storage tank(s);
 - Portable fire suppression apparatus;
 - Resource dependent uses, including riding and hiking trails, excluding trails for motor vehicles;

- Restroom facilities;
- Solar energy arrays/devices (roof-mounted or ground-mounted);
- Storage sheds;
- Swimming pool and/or spa;
- Turnaround required by the Fire Department;
- Visitor kiosk/information center;
- Water storage tank;
- Water well, permanent, to serve the principal permitted use.

3. Other and additional Permitted Uses.

a. Recreation and Amusement.

- Archery ranges on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Boat rentals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Parks, playgrounds and beaches, publicly owned, with all appurtenant facilities customarily found in conjunction therewith.
- Resource-dependent uses.
- Riding and hiking trails, excluding trails for motor vehicles.
- Riding academies and stables, and/or the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres and subject to the provisions of Sections 22.44.1450 and 22.44.1940.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

b. Services.

- Arboretums and horticultural gardens.
- Comfort stations.
- Family child care homes, small.
- Crop-based agricultural uses and confined animal facility uses listed below, subject to the provisions of Sections 22.44.1300, 22.44.1450, 22.44.1930, and 22.44.1940, and provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or from any building used for human habitation:

(A) Confined animal facilities, including equestrian pasture, for the raising, grazing, and keeping of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, on a lot or parcel of land having an area of not less than one acre and provided that not more than eight such animals per acre of the ground area available for use be kept or maintained in conjunction with such use, provided;

(1) That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises;

(2) That no buildings, structures, pens, or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing;

(B) Crop-based agriculture (excluding vineyards) on a lot or parcel of land having an area of not less than one acre.

(C) Greenhouses on a lot or parcel of land having, as a condition of use, an area of not less than one acre;

(D) Raising of poultry, fowl, birds, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

- Modifications (other than minor repair and maintenance) to, or replacement of, golf courses first established prior to the date of effective certification of this LCP, including any clubhouse and appurtenant facilities, shall be subject to a major CDP as set forth below.

— Motion picture sets, permanent, including the temporary use of domestic and wild animals in motion picture and television production on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided said animals are kept and maintained pursuant to all regulations of the County Department of Animal Care and Control, and are not retained on the premises for a period exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days.

— Museums.

— Observatories.

— Riding academies, stables, and horse boarding facilities shall require an animal waste management plan and an emergency preparedness plan.

— Small family homes, children.

— Temporary uses, as provided in Section 22.44.1530 et seq.

— Tourist information centers.

c. In addition to the uses listed in subsection a and b above, property in Zone R-R may be used for the following:

— Emergency preparedness and response facilities approved by the Fire Department.

— Grading meeting the requirements of subsection C.1 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

— Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection C of Section 22.44.1400.

B. Accessory uses and structures subject to an administrative CDP. Property in Zone R-R may be used for any accessory use listed below.

— Accessory buildings and structures customarily used in conjunction therewith.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs, as provided in Section 22.44.1280.

— Water wells, to serve other than the principal permitted use.

C. Uses subject to minor Coastal Development Permits. Property in Zone R-R may be used for the following uses, provided a Minor CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit:

— Access roads, new, that cross one or more vacant parcels.

— Access to property lawfully used for a purpose not permitted in Zone R-R, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in Zone R-R.

— Bed-and-breakfast establishments, pursuant to the provisions specified in Section 22.44.1460.

— Christmas trees and wreaths, the sale of, between December 1st and December 25th both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.

— Exploratory testing, subject to the provisions of Section 22.44.1430.

— Farmers' Markets, subject to the provisions of Section 22.44.1520 et seq.

— Grading meeting the requirements of subsection C.2 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

— Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people.

— Mobilehome used as a residence of the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect, and provided:

i. That the site plan submitted shall demonstrate a reasonable, practical and economically feasible means of removing the mobilehome following completion of construction; and

ii. That such mobilehome shall contain not more than one dwelling unit not to exceed 12 feet in width, and with no structural attachments; and

iii. That such mobilehome shall be removed from the site within 90 days from the date of issuance of a certificate of occupancy unless a CDP has first been obtained.

— Refreshment stands, operated in conjunction with and intended to serve the patrons of a use permitted in Zone R-R, but not as a separate enterprise.

— Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection D of Section 22.44.1400.

— Telecommunications facilities subject to the requirements of Section 22.44.1330.

D. Uses subject to major Coastal Development Permits. Property in Zone R-R may be used for the following, provided a major CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit:

1. The following uses require a major Coastal Development Permit:

— Adult day care facilities.

— Cabins.

— Caretaker's dwelling unit, pursuant to Section 22.44.1370.

— Camps, youth.

— Child care centers.

— Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

— Communication equipment buildings.

— Continuance of an existing mobilehome park.

— Convents and monasteries.

— Electric distribution substations and electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.

— Fire stations.

— Gas metering and control stations, public utility.

— Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.44.1260.

— Grading meeting the requirements of subsection C.3 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

— Group homes, children.

— Health retreats, on a lot or parcel of land having, as a condition of use, a minimum area of not less than two acres.

— Modifications to, or replacement of, golf courses first established prior to the certification of the LCP, and any new or replacement clubhouse, meeting, seminar, dining, and other appurtenant facilities. Any new accessory visitor-serving overnight accommodations shall only be permitted if not less than 10 acres of open space area is dedicated to a public agency per each individually keyed guest room or guest bungalow permitted.

— Outdoor festivals.

— Plant nursery, retail.

— Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

— Recreation clubs, private, including tennis, polo and swimming. Such use may include a pro shop, restaurant and bar as appurtenant uses.

— Recreational trailer parks on a lot or parcel of land having as a condition of use an area of not less than five acres.

— Road construction maintenance yards.

— Rural inns, subject to the requirements of Section 22.44.1470.

— Stations, bus, railroad and taxi.

— Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

— Tasting rooms, subject to the applicable provisions of Section 22.44.1504 et seq.

- Tasting rooms, remote, subject to the applicable provisions of Section 22.44.1507 et seq.
 - Uses associated with parks, trails, playgrounds, and beaches as set forth in subsection E of Section 22.44.1400.
 - Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water.
 - Wineries, subject to the applicable provisions of Section 22.44.1500 et seq.
2. The following uses, provided such uses are on a lot or parcel of land having an area of not less than one acre and are within 600 feet of a recreational use permitted in the zone:
- Amphitheaters.
 - Automobile service stations.
 - Bait and tackle shops.
 - Barbershops.
 - Bars and cocktail lounges.
 - Beauty shops.
 - Bicycle and motor scooter rentals.
 - First aid stations.
 - Grocery stores.
 - Laundries, self-service.
 - Menageries, zoos, animal exhibitions or other similar facilities for the keeping or maintaining of wild animals.
 - Miniature golf courses.
 - Restaurants and other eating establishments, including food take-out.
 - Souvenir shops.
 - Wild animals, the keeping of, either individually or collectively for private or commercial purposes.
 - Youth hostels.

E. Development standards. Property in Zone R-R shall be subject to the following development standards:

1. Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjoining properties. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views.
2. Access. Adequate provisions for vehicular access and loading shall be provided to prevent undue congestion on adjoining streets and highways, particularly on local streets.
3. Development Features. The development plan shall include yards, walls, walks, landscaping, and such other features as may be needed to make the development attractive, adequately buffered from adjoining more restrictive uses and compatible with the character of the surrounding area. Additional walls or landscaping may be required by staff to mitigate project impacts.
4. Yard requirements. Property in Zone R-R shall be subject to the development standards in subsection E.3 of Section 22.44.1710.
5. Yards required by this zone are also subject to the general provisions and exemptions in Section 22.44.1375, which shall apply as specified.
6. The maximum floor-area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.3. Parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the FAR.
7. The proposed project shall meet all applicable development standards within this LIP, including the Community-Wide Development Standards in Section 22.44.1220 et seq., and any of the applicable Area-Specific Development Standards in Section 22.44.1800 et seq.
8. Variances. The standards listed in this section may be modified pursuant to the procedures of Section 22.44.1150.

(Ord. 2019-0004 § 1, 2019.)

22.44.1770 - O-S Open-Space Zone.

A.

Uses subject to administrative Coastal Development Permits, unless otherwise specified. Property in Zone O-S may be used for the following, provided an administrative CDP has first been obtained as provided in 22.44.940, and while such permit is in full force and effect in conformity with the conditions of such permit:

1. Principal Permitted Use:
 - a. In the Open Space category:
 - Habitat preservation and passive recreation.
 - b. In the Open Space-Parks category:
 - Habitat preservation and public recreation, including public parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - c. In the Open Space-Deed Restricted category:
 - Habitat preservation and permanent open space, consistent with the limitations established for the site by the terms of the applicable easement or deed restriction.
2. Uses, facilities, and structures accessory to the principal permitted use. Accessory uses and structures that are considered to be customarily associated with and integrally related to the principal permitted use are limited to the following:
 - a. In the Open Space category:
 - Habitat restoration and other resource dependent uses;
 - Grading, up to 30 cubic yards of total cut plus total fill material.
 - b. In the Open Space-Parks category:
 - Access road and parking areas;
 - Camp host facilities;
 - Campgrounds, including low-impact campgrounds;
 - Cooking stations, fire-proof;
 - Equestrian parking and staging areas;
 - Grading, up to 5,000 cubic yards of total cut plus total fill material, subject to a minor CDP if involves 50-5,000 cubic yards of total grading.
 - Habitat restoration;
 - Landscaping features, fences, and shade trees;
 - On-site wastewater treatment systems;
 - Picnic areas and tables;
 - Shade structures, not to exceed 400 sq. ft.;
 - Solar energy arrays/devices (roof-mounted or ground-mounted);
 - Portable fire suppression apparatus;
 - Potable water distribution system and storage tank(s);
 - Resource-dependent uses, including riding and hiking trails, excluding trails for motor vehicles;
 - Restroom facilities;
 - Storage sheds;
 - Turnaround required by the Fire Department;
 - Visitor kiosk/information center;
 - Water well, permanent, to serve the principal permitted use.
3. Other and additional Permitted Uses. Property in the Open Space and Open Space—Parks zone categories may be used for the following:
 - Grading meeting the requirements of subsection C.1 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260;
 - Public park administration offices/buildings.

- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in Zone O-S, but not as a separate enterprise.

- Temporary uses, as provided in Section 22.44.1530 et seq.

- Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection C of Section 22.44.1400.

- Watershed, water recharge and percolation areas.

- Wildlife, nature, forest, and marine preserves and sanctuaries.

B. Accessory uses and structures subject to an administrative CDP. Property in the Open Space and Open Space—Parks zone categories may be used for the following accessory use and structure.

- Accessory uses and structures customarily used in conjunction therewith.

- Apiaries, limited to hives only;

- Community gardens;

- Emergency preparedness and response facilities approved by the Fire Department.

- Water wells, permanent.

C. Uses subject to minor Coastal Development Permits. Property in the Open Space and Open Space—Parks zone categories may be used for any use listed below, provided a minor CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the provisions of such permit.

- Access to property lawfully used outside of Open Space and Open Space—Parks zone categories, provided no other practical access to such property is available.

- Buildings, accessory, but not including buildings for permanent human occupancy.

- Comfort stations.

- Exploratory testing, subject to the provisions of Section 22.44.1430.

- Farmers' markets, subject to the provisions of Section 22.44.1520 et seq.

- Grading, meeting the requirements of subsection C.2 of Section 22.44.1260, and consistent with all requirements of 22.44.1260.

- Parking lots accessory to a principal use, but excluding commercial parking lots.

- Scenic turnouts, vista points and interpretive displays.

- Signs, as provided in Section 22.44.1280.

- Uses associated with parks, trails, trail heads, playgrounds, and beaches as set forth in subsection D of Section 22.44.1400.

D. Uses subject to major Coastal Development Permits. Property in the Open Space and Open Space—Parks zone categories may be used for the following, provided a major CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit:

- Amphitheaters on a lot or parcel of land having an area of not less than one acre and within 600 feet of an approved vehicle parking area or campground, or within the fuel modification zone of an approved building permitted in the zone, and containing fewer than 100 seats.

- Arboretums and horticultural gardens.

- Camps, youth.

- Caretaker's dwelling unit, pursuant to Section 22.44.1370.

- Communication equipment buildings.

- Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.

- Gas metering and control stations, public utility.

- Grading, meeting the requirements of subsection C.3 of Section 22.44.1260 and consistent with all requirements of 22.44.1260.

- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.

- Microwave stations.

- Motion picture sets, permanent, accessory use of domestic and wild animals.
- Museums.
- Observatories.
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Recreational equipment rentals where in conjunction with and intended to serve patrons of a recreational use permitted in the Open Space and Open Space—Parks zone categories.
- Recreational trailer parks on a lot or parcel of land having as a condition of use an area of not less than five acres.
- Riding academies and/or commercial stables, and/or the boarding of horses on a lot or parcel of land having as a condition of use an area of not less than five acres.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Telecommunications facilities subject to the requirements of Section 22.44.1330.
- Uses associated with parks, trails, playgrounds, and beaches as set forth in subsection E of Section 22.44.1400.
- Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation facilities.
- Youth hostels.

E. Development standards. Property in Open Space and Open Space—Parks zone categories shall be subject to the following development standards:

1. Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjoining properties. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views.
2. Access. Adequate provisions for vehicular access and loading shall be provided to prevent undue congestion on adjoining streets and highways, particularly on local streets.
3. Development Features. The development plan shall include yards, walls, walks, landscaping, and such other features as may be needed to make the development attractive, adequately buffered from adjoining more restrictive uses and compatible with the character of the surrounding area.
4. The proposed project shall meet all applicable development standards within this LIP, including the Community-Wide Development Standards in Section 22.44.1220 et seq., and any of the applicable Area-Specific Development Standards in Section 22.44.1800 et seq.
5. Yard requirements. Property in Open Space and Open Space—Parks zone categories shall be subject to the development standards in subsection E.3 of Section 22.44.1710.
6. Yards required by this zone are also subject to the general provisions and exemptions contained in Section 22.44.1375 which shall apply as specified.
7. Variances. The standards listed in this section may be modified pursuant to the procedures of Section 22.44.1150.

(Ord. 2019-0004 § 1, 2019.)

22.44.1780 - IT Institutional Zone.

A. Uses subject to administrative Coastal Development Permits, unless otherwise specified. Property in Zone IT may be used for the following, provided an administrative CDP has first been obtained as provided in Section 22.44.940, and while such permit is in full force and effect in conformity with such permit:

1. Principal Permitted Use:
 - Government offices and services.
2. Uses and structures accessory to the principal permitted use. Accessory uses and structures that are considered to be customarily associated with and integrally related to the principal permitted use (government offices and services) include the following:
 - Accessory buildings and structures customarily used in conjunction therewith.
 - Grading, up to 5,000 cubic yards of total cut plus total fill, subject to a minor CDP if involves 50 to 5,000 cubic yards of total grading.
 - Signs, as provided in Section 22.44.1280.

- Water well, permanent, to serve the principal permitted use.

3. Other and additional Permitted Uses:

- Emergency preparedness and response facilities approved by the Fire Department.
- Grading meeting the requirements of subsection C.1 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.
- Uses associated with parks, trails, playgrounds, and beaches as set forth in subsection C of Section 22.44.1400.

B. Accessory uses and structures subject to an administrative CDP.

1. Property in Zone IT may be used for any accessory use listed below:

- Accessory uses and structures customarily used in conjunction therewith.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.

- Signs, to serve other than the principal permitted use, as provided in Section 22.44.1280.

- Resource dependent uses.

- Water wells, permanent, to serve other than the principal permitted use.

C. Uses subject to minor Coastal Development Permits. Property in Zone IT may be used for the following uses, provided a minor CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit.

- Access to property lawfully used for a purpose not permitted in Zone IT, provided no other practical access to such property is available and such access will not alter the character of the premises in respect to permitted uses in Zone IT.

- Exploratory testing, subject to the provisions of Section 22.44.1430.

- Grading meeting the requirements of subsection C.2 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

- Telecommunications facilities subject to the requirements of Section 22.44.1330.

- Uses associated with parks, trails, playgrounds, and beaches as set forth in subsection D of Section 22.44.1400.

D. Uses subject to major Coastal Development Permits. Property in Zone IT may be used for the following, provided a major CDP has first been obtained as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit:

- Caretaker's dwelling unit, pursuant to Section 22.44.1370.

- Educational institutions, either publicly or privately owned.

- Fire stations.

- Grading meeting the requirements of subsection C.3 of Section 22.44.1260 and consistent with all requirements of Section 22.44.1260.

- Hospitals, publicly and privately owned.

- Libraries.

- Parks, playgrounds and beaches.

- Police stations.

- Post offices.

- Probation camps.

- Publicly-owned uses necessary to the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this section.

- Temporary uses, subject to the requirements of Section 22.44.1530.

- Uses associated with parks, trails, playgrounds, and beaches as set forth in subsection E of Section 22.44.1400.

E. Development standards. Property in Zone IT shall be subject to the following development standards:

1.

Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjoining properties. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views.

2. The proposed project shall meet all applicable development standards within this LIP, including the Community-Wide Development Standards in Section 22.44.1220 et seq., and any of the applicable Area-Specific Development Standards in Section 22.44.1800 et seq.
3. Yard requirements. Property in Zone IT shall be subject to the development standards in subsection E.1 of Section 22.44.1730.
4. Yards required by this zone are also subject to the provisions and exemptions in Section 22.44.1375 which shall apply as specified.
5. All buildings on a parcel of land shall comply with the floor-area ratio provisions as specified in subsection E.4 of Section 22.44.1760.
6. The standards listed in this section may be modified pursuant to the procedures of Section 22.44.1150.

(Ord. 2019-0004 § 1, 2019.)

22.44.1790 - Prohibited Uses.

All uses not specifically allowed in a particular zone shall also be prohibited in that zone.

(Ord. 2019-0004 § 1, 2019.)