

## S88 SPECIFIC PLANNING AREA USE REGULATIONS

### 2880 INTENT.

The provisions of Section 2880 through Section 2889, inclusive, shall be known as the S88 Specific Planning Area Use Regulations. The S88 Use Regulations are intended to accommodate Specific Plan areas shown on the San Diego County General Plan or on those lands for which a Specific Plan has been adopted by the Board of Supervisors pursuant to the Government Code. Application of the S88 Use Regulations can create an unlimited variety of land uses in conformance with the General Plan.

### 2882 PERMITTED USES.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

### 2883 PERMITTED USES SUBJECT TO LIMITATIONS.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Wood and Green Material "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2884

**2884 USES SUBJECT TO A MINOR USE PERMIT.**

Until a Specific Plan applicable to the property is adopted, the following use types are allowed by the S88 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services.  
Minor Impact Utilities

b. Agricultural Use Types

Farm Labor Camps

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)  
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

**2885 USES SUBJECT TO A MAJOR USE PERMIT.**

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Major Use Permit.

a. Agricultural Use Types.

Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

**2887 SPECIFIC PLANS**

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations at Part Three (commencing at Section 3000), the Development Regulations at Part Four (commencing at Section 4000), the Special Area Regulations at Part Five (commencing at Section 5000), and/or the General Regulations at Part Six (commencing at Section 6000), of The Zoning Ordinance, shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

2888 SPECIAL PROVISIONS AND LIMITATIONS: S88 USE REGULATIONS.

- a. Prior to adoption of a Specific Plan, a Major Use Permit may be granted pursuant to the S88 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. Following the adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Specific Planning Area Use Regulations.
- c. All uses established pursuant to an applicable Specific Plan shall be subject to all of the conditions and restrictions set forth in the Specific Plan, and said Specific Plan conditions and restrictions concerning uses shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2889 CALIFORNIA COASTAL ZONE: AGRICULTURAL LAND.

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

- a. The Specific Plan shall cover all contiguous properties owned or under the control of the applicant.
- b. Approval of the Specific Plan shall be subject to a specific finding that continued exclusive agricultural use of the entire property is no longer feasible, or that allowing residential development on a portion of the property will enhance the feasibility of agricultural use of the remaining portions of the property.
- c. The Specific Plan shall show at least fifty percent of the land suitable for agriculture as reserved for agricultural use.
- d. Total dwelling units permitted by the Specific Plan shall not exceed the number obtained by multiplying the total acreage covered by the specific plan, exclusive of any wetland areas, by a density factor of 2.8.

- e. All development and other activities subject to the Specific Plan shall conform to the following:
1. All development shall be subject to the Planned Development Area Regulations commencing at Section 5800.
  2. All land shown as reserved for agriculture shall be permanently protected for such use by an appropriate restriction.
  3. Areas shown as reserved for agriculture shall, where feasible, be a minimum of forty contiguous acres in size.
  4. Development shall be located and clustered so as to avoid, to the degree possible, conflict with the continued agricultural use of land reserved for that purpose and, where feasible, shall be located adjacent to existing development or areas planned for development.
  5. To the degree feasible, development shall be concentrated on lands least suitable for agricultural production. Land best suited for agricultural production is defined as land containing Class I-IV soils on slopes of ten percent or less, and is either currently in agricultural production or has the potential for commercial production of food crops.
  6. Where feasible, buffer areas shall be established in the specific plan between agricultural lands and non-agricultural areas within and adjacent to the area covered by the specific plan. Uses within such buffer areas shall be limited to agricultural uses that do not require the application of pesticides or herbicides, or open space uses.
  7. Deeds for residential lots or dwelling units shall contain a clause stating that such lots or dwelling units are located in close proximity to lands reserved for agricultural use and that such use could result in some adverse impacts on such lots or dwelling units.
  8. No roads other than farm access roads shall be constructed across agricultural lands unless mitigation measures are provided that assure the continued long-term viability of agricultural uses.
  9. If land subject to the specific plan borders a lagoon, continuous bluff-top accessways or equivalent overlook areas shall be provided. Such accessways or overlooks shall be reserved for public use by dedication of easements as a condition of development approval.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)