

ATTACHMENT 6

Principal Permitted Uses and Non-Principal Permitted Uses

The following tables summarize the permit requirements for residential and agricultural uses within the Coastal Zone of the Gaviota Coast Plan. The Coastal Commission staff’s final suggested modifications introduce the identification of uses as Principal Permitted or non-Principal Permitted for each zone. The tables below note the uses for the AG-II zone per the Coastal Commission staff’s suggested modifications.

A Principal Permitted Use requires a Coastal Development Permit (CDP). A non-Principal Permit Use requires an appealable Coastal Development Permit (CDH) (requires a hearing before the Zoning Administrator) or a Major or Minor Conditional Use Permit (CUP) (hearing before Zoning Administrator or Planning Commission, respectively). Non-Principal Permit Uses may be appealed to the Coastal Commission.

Since Article II (Coastal Zoning Ordinance) was originally certified, the County has simply identified uses that require a CDP (equivalent to the “principal” permitted use) and uses that require a Major or Minor CUP (equivalent to “non-principal” permitted uses). Currently, the County only requires the CDH for “principal” permitted uses that are located within the Appeal Jurisdiction.

The uses highlighted in each table below are those for which the Coastal Commission staff proposes to change from principal to non-principal permitted use; thus, from a CDP to a CDH or a CUP.

<i>Residential Uses and Residential Accessory Uses</i>				
Use	Principal Permitted Use		Non-Principal Permitted Use	
	Exempt	CDP	CDH	CUP
Animal Keeping (household pets)	√			
Agricultural employee housing (4 or fewer employees)		√		
Incentive dwelling unit			√	
Artist studio			√	
Guesthouse			√	
Home occupation		√		
Pool house/cabana			√	
Residential accessory use or structure		√		
<i>Residential Uses – Existing Permit Requirements, No CCC Modifications</i>				
One-family dwelling		√		
Accessory dwelling unit		√		
Agricultural employee housing (5 or more employees)				√
Farmworker dwelling unit		√		
Farmworker housing complex				√
Special care home, 7 or more clients				√

<i>Agricultural Uses and Uses Accessory or Supplemental to Agriculture</i>				
Use	Principal Permitted Use		Non-Principal Permitted Use	
	Exempt	CDP	CDH	CUP
Cultivated agriculture, orchard, vineyard, historic legal use – within existing areas of ongoing cultivation within previous 10 year period	√			
Cultivated agriculture, orchard, vineyard – New		√		
Grazing, historic legal use – within existing areas of ongoing grazing within previous 10 year period, including normal rotation of livestock	√			
Grazing – New		√		
Animal Keeping (working dogs)	√			
Animal keeping (most livestock)		√		
Animal keeping (kennels, commercial boarding, wildlife species rehabilitation)			√	
Aquaponics		√		
Composting ¹		√		√
Farmstand ¹	√	√		
Firewood processing and sales ¹			√	√
Lumber processing and milling (small scale) ¹			√	√
Product preparation ¹		√		√
Rural Recreation: Campground ¹			√	√
Farmstay ¹		√		√
Fishing operation ¹			√	√
Horseback riding ¹			√	√
Small-scale processing ¹		√		√
Tree nut hulling ¹		√		√
Trail – private			√	
Trail – public		√		
<i>Agricultural Uses – Existing Permit Requirements, No CCC Modifications</i>				
Agricultural accessory structure		√		
Aquaculture				√
Cleaning, freezing, packing, storage, and sorting (large scale ag processing facility)				√
Equestrian facility				√
Greenhouse, 300 sf or less		√		
Greenhouse and related development less than 20,000 sf ²		√		
Low intensity recreational development (other) – e.g., public riding stables, recreational camps, retreats				√
Winery				√

¹ Where a use is identified as being allowed with more than one permit type, the use must be of a smaller scale that meets specific criteria provided in the LUDC to qualify for the lower level permit.

² Greenhouse 20,000 sf or more requires Development Plan rather than CUP.