

# SANTA CLARA COUNTY ZONING CODES

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### ARTICLE 2. ZONING DISTRICTS

Sec. 2-1. Establishment of zoning districts.

To carry out the purposes of this ordinance, the several districts listed in this section are established. They are grouped under two (2) main categories:

- (1) Districts for Rural Uses, Resource Conservation, Open Space and Environmental Safety.
- (2) Districts for Urban Uses.

2-1.1: *Districts for Rural Uses, Resource Conservation, Open Space and Environmental Safety.*

A Exclusive Agricultural  
A1 Residential and Agricultural  
R1E One-Family Residence-Estate  
RHS Variable Slope Density Hillside Residential  
RR Variable Density Rural Residential  
s Scenic Highways  
SS Scenic Service  
HS Hillside

(1) Combining Districts-With A, A1, R1E and S Zones:

-2.5Ac. Land area per dwelling unit 2.5 Acres gross  
-5Ac. Land area per dwelling unit 5 Acres gross  
-10Ac. Land area per dwelling unit 10 Acres gross  
-20Ac. Land area per dwelling unit 20 Acres gross  
-40Ac. Land area per dwelling unit 40 Acres gross

(2) Combining Districts-With Nonresidential Zones and Nonresidential Use A1, S, and SS Zones:

-2.5Ac. Minimum lot size per development 2.5 Acres gross  
-5Ac. Minimum lot size per development 5 Acres gross  
-10Ac. Minimum lot size per development 10 Acres gross  
-20Ac. Minimum lot size per development 20 Acres gross  
-40Ac. Minimum lot size per development 40 Acres gross

(3) Slope-Density Combining Districts:

-1s, -1.75s, -2.5s, -5s, - 5/20s and -20s Slope-Density Combining Districts.

2-1.2: *Districts for Urban Uses*

(1) *Residential.*

R1 One-Family Residence  
R1E One-Family Residence-Estate

This information is courtesy of ParcelQuest and is deemed reliable, but is not guaranteed. For a complete or current list, please contact the appropriate County Assessor's office. Rev. 6/21/01.

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- R2 Two-Family Residence
- R3-4 Low Density Multiple Dwelling
- R3-2.4 Low Density Multiple Dwelling
- R3-1.5 Low Density Multiple Dwelling
- R3-1.2 Medium Density Multiple Dwelling
- R3-9 Medium Density Multiple Dwelling
- R3F Limited Multiple Residence
- R3 General Multiple Residence
- RHS Variable Slope-Density Hillside Residence
- RP Residential Planned Development

## (2) *Nonresidential.*

- OA Administrative Professional Office
- CN Neighborhood Commercial
- CG General Commercial
- CT Commercial Thoroughfare
- MP Industrial Park
- ML Light Industrial
- MH Heavy Industrial
- A1 Residential and Agricultural

## (3) Combining Districts-With R1, R1E and A1 Zones:

- 6 Land area per dwelling unit 6,000 square feet
- 8 Land area per dwelling unit 8,000 square feet
- 10 Land area per dwelling unit 10,000 square feet
- 20 Land area per dwelling unit 20,000 square feet
- 1Ac. Land area per dwelling unit 1 Acre gross
- 2.5Ac. Land area per dwelling unit 2.5 Acre gross

## (4) Combining Districts-With R-2, R-3, R3F Zones:

- 6L Minimum lot size per development 6,000 square feet
- 8L Minimum lot size per development 8,000 square feet
- 10L Minimum lot size per development 10,000 square feet
- 20L Minimum lot size per development 20,000 square feet
- 1Ac.L Minimum lot size per development 1 Acre gross

## (5) Combining Districts---Nonresidential Zones and Nonresidential Use A1 Zone

- 6 Minimum lot size per development 6,000 square feet
- 8 Minimum lot size per development 8,000 square feet
- 10 Minimum lot size per development 10,000 square feet
- 20 Minimum lot size per development 20,000 square feet
- 1Ac. Minimum lot size per development 1 Acre gross
- 2.5Ac. Minimum lot size per development 2.5 Acres gross

## 2-1.3: Other Combining Districts---Any Zone

- bd Drylands
- bw Wetlands
- cs City Services
- d Design Review
- g Geologic Study
- h Architectural and Site Approval
- p Scenic Preservation

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## Sec. 2.2. Zoning District Boundaries

The precise location of the boundaries of zoning districts shall be designed (designated) by section 2-3, and amendments thereto, of this ordinance. The boundaries of zoning district may be indicated by map or by legal description. Where uncertainty exists as to the boundaries of any zoning district, the following rules shall apply:

- (a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.
- (b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- (c) In unsubdivided property, and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said zoning districts maps, shall be determined by the use of the scale appearing on such zoning districts' maps.
- (d) In case further uncertainty exists, the planning commission, upon written application or upon its own motion, shall determine the location of such boundaries.

## Sec. 2.3. Precise location of boundaries of zoning districts.

(Maps or property descriptions which are a part of this section and indicate the precise location of the boundaries of zoning districts are not included in this publication.)

## Sec. 2.4. Official zoning maps.

When a map is used to describe the boundaries of a zoning district, the original of such map may be either in the form of a paper print or microfilm which shall be annexed to the ordinance creating or amending the zoning district boundaries. Reproductions of the original map on paper or microfilm, when certified by the county surveyor to be true copies, shall be accepted by all county departments and agencies as official copies of the zoning map.

## Sec. 2.5 Marginal district along Bayshore Highway.

All that portion of the unincorporated territory of the County of Santa Clara which lies within a distance of six hundred (600) feet from the exterior boundaries of Bayshore Highway (California State Highway Route 55), excepting from such unincorporated territory those portions thereof which under the provisions of any other section of this ordinance are specifically included in other districts, are hereby included in CG-h district.