

2.6

ORDINANCE NO. 2017-14

(FARMWORKER HOUSING, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING)

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance amends the County Zoning Code to specify zoning districts where farmworker housing, transitional housing, and supportive housing may be located, and to establish requirements and standards for developing and maintaining housing accommodations for five or more farmworkers.

SECTION II. Chapter 82-50 is added to the County Ordinance Code, to read:

**Chapter 82-50
FARMWORKER HOUSING**

Article 82-50.2. General.

82-50.202 Purpose. The purpose of this chapter is to establish requirements and standards for housing accommodations for five or more farmworkers. This chapter is intended to be consistent with the Employee Housing Act (Health and Safety Code section 17000 et seq.), which regulates housing accommodations for five or more employees. Housing accommodations for four or fewer farmworkers are not regulated separately by the County Zoning Code, but must comply with all zoning requirements of the zoning district where the housing accommodations are located. (Ord. 2016-__ § 2.)

82-50.204 Definitions. For purposes of this chapter, the following words and phrases have the following meanings:

- (a) "Agricultural employee" has the meaning set forth in Labor Code section 1140.4.
- (b) "Agricultural employer" has the meaning set forth in Labor Code section 1140.4.
- (c) "Agricultural workplace" means a location where one or more farmworkers engage in agriculture.
- (d) "Farmworker" means the same as "agricultural employee," as defined in Labor Code section 1140.4.
- (e) "Farmworker housing" means a housing accommodation developed for, or provided to, farmworkers. Farmworker housing may be a farmworker dwelling, a farmworker housing complex, or a farmworker housing center.

- (f) “Group housing” means farmworker housing for seven or more farmworkers in group living quarters, such as barracks or a bunkhouse.
- (g) “Permanent housing” means farmworker housing that is not temporary or seasonal.
- (h) “Rural area” has the meaning set forth in Health and Safety Code section 50101.
- (i) “Seasonal housing” means farmworker housing that is operated annually on the same site and is occupied for not more than 180 days in any calendar year.
- (j) “Temporary housing” means farmworker housing that is not operated on the same site annually, but is established for one agricultural operation on one site and then removed from that site. (Ord. 2017-14 § 2.)

Article 82-50.4. Standards.

82-50.402 Farmworker Dwelling. A farmworker dwelling must comply with the following development standards:

- (a) **Housing Type.** A farmworker dwelling may only be a residential dwelling or an accessory dwelling unit.
- (b) **Occupancy.** A farmworker dwelling may only be occupied by five or six farmworkers, subject to the provisions of section 82-50.408.
- (c) **Floor Area.** The maximum floor area allowed for a farmworker dwelling is 1,200 square feet. If the farmworker dwelling is an accessory dwelling unit, then it must comply with the size and floor area requirements set forth in Chapter 82-24.
- (d) **Location.** A farmworker dwelling may be located in any zoning district where a single family dwelling is allowed.
- (e) **Parcel Size.** The minimum parcel size for a farmworker dwelling is the same as the minimum parcel size for a residential use in the same zoning district where the property is located. (Ord. 2017-14 § 2.)

82-50.404 Farmworker Housing Complex. A farmworker housing complex must comply with the following development standards:

- (a) **Housing Type.** A farmworker housing complex may include any type of housing other than single-family residential housing, including but not limited to mobile homes, manufactured housing, tents, recreational vehicles, travel trailers, maintenance-of-way cars, and group housing. A farmworker housing complex may not exceed 12 residential units if it is not group housing. A farmworker housing complex may not exceed 36 beds if it is group housing.

- (b) **Occupancy.** A farmworker housing complex may be occupied by seven or more farmworkers, subject to the provisions of section 82-50.408.
- (c) **Location.** One farmworker housing complex may be located on a legal lot in an agricultural zoning district (A-2, A-3, A-4, A-20, A-40 and A-80).
- (d) **Floor Area.** The maximum floor area allowed for a farmworker housing complex is 3,500 square feet.
- (e) **Parcel Size.** The minimum parcel size for a farmworker housing complex is the same as the minimum parcel size for an agricultural use in the agricultural zoning district where the property is located. (Ord. 2017-14 § 2.)

82-50.406 Farmworker Housing Center. A farmworker housing center must comply with the following development standards:

- (a) **Housing Type.** A farmworker housing center may include any type of housing other than single-family residential housing, including but not limited to mobile homes, manufactured housing, tents, recreational vehicles, travel trailers, maintenance-of-way cars, and group housing. A farmworker housing center may exceed 12 residential units if it is not group housing. A farmworker housing center may exceed 36 beds if it is group housing.
- (b) **Occupancy.** A farmworker housing center may be occupied by seven or more farmworkers, subject to the provisions of section 82-50.408.
- (c) **Location.** One farmworker housing center may be located on a legal lot in an agricultural zoning district (A-2, A-3, A-4, A-20, A-40 and A-80).
- (d) **Parcel Size.** The minimum parcel size for a farmworker housing center is the same as the minimum parcel size for an agricultural use in the zoning district where the property is located. (Ord. 2017-14 § 2.)

82-50.408 Occupancy.

- (a) Farmworker housing must be occupied exclusively by farmworkers, except as provided in subsection (b) or (c).
- (b) At least 51 percent of the structures in a farmworker housing accommodation must be occupied by farmworkers if the farmworker housing meets all of the following conditions: it is separated into units; it is not provided by an agricultural employer; it is not provided in connection with an agricultural workplace; it is located in a rural area; it is subject to the State Housing Law (Health and Safety Code section 17910 et seq.); and it is at least 30 years old.

- (c) At least 51 percent of a farmworker housing accommodation must be occupied by farmworkers if the farmworker housing meets all of the following conditions: it is not separated into units; it is not provided by an agricultural employer; it is not provided in connection with an agricultural workplace; it is located in a rural area; it is subject to the State Housing Law (Health and Safety Code section 17910 et seq.); and it is at least 30 years old. (Ord. 2017-14 § 2.)

82-50.410 Duration.

- (a) Farmworker housing may be temporary housing, seasonal housing, or permanent housing if the housing is provided by an agricultural employer and is maintained at or in connection with an agricultural workplace.
- (b) If farmworker housing for five or more farmworkers is not provided by an agricultural employer and is not provided in connection with an agricultural workplace, then the farmworker housing must be located in a rural area and the farmworker housing may be one of the following:
 - (1) Temporary housing;
 - (2) Seasonal housing; or
 - (3) Permanent housing, as long as the farmworker housing: (i) is a mobile home, manufactured home, travel trailer, or recreational vehicle; or (ii) is subject to the State Housing Law (Health and Safety Code section 17910 et seq.), is at least 30 years old, and at least 51 percent of the housing is for farmworkers. (Ord. 2017-14 § 2.)

82-50.412 Structure Height. Farmworker housing must comply with the height requirements that apply in the zoning district where the property is located. (Ord. 2017-14 § 2.)

82-50.414 Setbacks.

- (a) Farmworker housing must comply with the setback requirements that apply in the zoning district where the property is located.
- (b) Farmworker housing must be located a minimum of 75 feet from any barn, pen, or other structure that houses livestock or poultry, and a minimum of 50 feet from any other agricultural use. (Ord. 2017-14 § 2.)

82-50.416 Off-Street Parking. A farmworker housing complex or a farmworker housing center must have at least one off-street parking space for each residential unit or one off-street parking space for every three beds, whichever is more. (Ord. 2017-14 § 2.)

82-50.418 Access. Farmworker housing must have safe access to and from a public road. Access must be provided with a durable, dustless surface, such as gravel or a similar permeable surface, or asphalt. A defined point of ingress and egress must be provided. (Ord. 2017-14 §2.)

82-50.420 Other Zoning Requirements. Farmworker housing must comply with all zoning requirements of the zoning district where the farmworker housing is located, unless those requirements conflict with the requirements of this chapter. If there is any conflict between the requirements of this chapter and those of the underlying zoning district, the requirements of this chapter will govern. (Ord. 2017-14 § 2.)

Article 82-50.6 Permits and Fees

82-50.602 County Farmworker Housing Permits. A person must obtain one of the following three types of County farmworker housing permits before operating farmworker housing:

- (a) Farmworker Dwelling Permit. A ministerial permit is required before a farmworker dwelling may be established under this chapter. An application for a farmworker dwelling permit will be decided without discretionary review or public hearing.
- (b) Farmworker Housing Complex Permit. A ministerial permit is required before a farmworker housing complex may be established under this chapter. An application for a farmworker housing complex permit will be decided without discretionary review or public hearing.
- (c) Farmworker Housing Center Permit. A land use permit is required for a farmworker housing center. An application for a land use permit for a farmworker housing center will be decided in accordance with article 26-2.20 of this code. (Ord. 2017-14 § 2.)

82-50.604 Application Requirements. The following information must be included in an application for a County farmworker housing permit:

- (a) The housing type.
- (b) The number of residential units or beds.
- (c) A description of whether the housing will be temporary, seasonal, or permanent housing.
- (d) The number of farmworkers occupying the housing.
- (e) The agricultural employer for whom the farmworkers will work.
- (f) The agricultural workplace where the farmworkers will work.
- (g) The entity responsible for housing maintenance and upkeep. (Ord. 2017-14 § 2.)

82-50.606 State Permitting Requirements. Farmworker housing for five or more employees is subject to the permitting requirements of the Employee Housing Act. A person intending to operate farmworker housing must obtain and maintain a permit to operate or an exemption from the California Department of Housing and Community Development, pursuant to the Employee Housing Act and the State Housing Law Regulations (California Code of Regulations, Title 25, Section 600 et seq.), before the County issues a permit for farmworker housing for five or more employees. (Ord. 2017-14 § 2.)

82-50.608 Annual Verification. A holder of a County farmworker housing permit must submit an annual verification by May 15 of each year to the Conservation and Development Director on a form provided by the Director. The permittee must verify that all of the information provided in its permit application is still accurate and provide proof that its permit to operate or its exemption from the California Department of Housing and Community Development is in good standing. (Ord. 2017-14 § 2.)

82-50.610 Fees. Application fees, review fees, and permit fees for farmworker housing will be in amounts established by the Board of Supervisors in the Department of Conservation and Development's fee schedule. These fees are subject to the limits specified in Health and Safety Code sections 17021.5 and 17021.6. (Ord. 2017-14 § 2.)

82-50.612 Other Laws.

- (a) The issuance of a permit for farmworker housing does not authorize any other use. If the use authorized by a farmworker housing permit is discontinued, then the property must comply with all applicable zoning requirements that exist at the time the farmworker housing use is discontinued.
- (b) Farmworker housing may be subject to other ordinances, statutes and regulations, including but not limited to those administered by the building department, health department, public works department, and agricultural commissioner's office. The establishment of farmworker housing under this chapter does not relieve anyone from the obligation to obtain all other permits and licenses required by this code or state or federal law.
- (c) Farmworker housing must comply with the Employee Housing Act and, when applicable, the Mobilehome Parks Act (Health and Safety Code section 18200 et seq.) and the Special Occupancy Parks Act (Health and Safety Code section 18860 et seq.).
- (d) Permits for the permanent installation of facilities to accommodate mobile homes and recreational vehicles must be obtained from the enforcement agency that enforces the Mobilehome Parks Act (Health and Safety Code section 18200 et seq.). (Ord. 2017-14 § 2.)

SECTION III. Section 82-4.316 is added to the County Ordinance Code, to read:

82-4.316 Supportive housing. “Supportive housing” has the meaning set forth in Government Code section 65582. (Ord. 2017-14 § 3.)

SECTION IV. Section 82-4.318 is added to the County Ordinance Code, to read:

82-4.318 Transitional housing. “Transitional housing” has the meaning set forth in Government Code section 65582. (Ord. 2017-14 § 4.)

SECTION V. Section 84-4.402 of the County Ordinance Code is amended to read:

84-4.402 Uses – Permitted. The following uses are allowed in an R-6 district:

- (1) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it.
- (2) Crop and tree farming, except raising or keeping any animals other than ordinary household pets.
- (3) Publicly owned parks and playgrounds.
- (4) A residential care facility for the elderly, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside or receive care, not including the licensee or members of the licensee’s family or persons employed as facility staff.
- (5) A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.
- (6) Aviaries. Aviaries shall not be over twelve feet high nor exceed one square foot in area for each fifty square feet of net land area per lot, with a maximum size of 1,600 square feet. Unless otherwise provided herein, aviaries shall be set back at least 25 feet from the front property line and any street line and at least 10 feet from any side or rear property line, and shall be maintained in a sanitary manner as determined by the county health department.
- (7) Accessory dwelling units complying with the provisions of Chapter 82-24.
- (8) Supportive housing, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside.

- (9) Transitional housing, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside. (Ords. 2017-14 § 5, 2003-17 § 4, 86-43 § 2, 78-83 § 1, 77-51 § 2, 68-25 § 2: prior code § 8142(a): Ords. 1269 § 1, 1179 § 3, 1039, 1028, 382 § 4A).

SECTION VI. Section 84-4.404 of the County Ordinance Code is amended to read:

84-4.404 Uses – Requiring Land Use Permit. The following uses may be allowed in an R-6 district on the issuance of a land use permit:

- (1) Hospitals, eleemosynary and philanthropic institutions, and convalescent homes.
- (2) Churches and religious institutions and parochial and private schools including nursery schools.
- (3) Community buildings, clubs, and activities of a quasi-public, social, fraternal or recreational character, such as golf, tennis, and swimming clubs, and veterans' and fraternal organizations.
- (4) Greenhouses, over three hundred square feet.
- (5) More than one detached dwelling unit on a lot or parcel, if the density is not greater than the following:
 - R-6 district -- six thousand square feet per dwelling unit.
 - R-7 district -- seven thousand square feet per dwelling unit.
 - R-10 district -- ten thousand square feet per dwelling unit.
 - R-15 district -- fifteen thousand square feet per dwelling unit.
 - R-20 district -- twenty thousand square feet per dwelling unit.
 - R-40 district -- forty thousand square feet per dwelling unit.
 - R-65 district -- sixty-five thousand square feet per dwelling unit.
 - R-100 district -- one hundred thousand square feet per dwelling unit.
 - D-1 district -- no density restriction.
 - F-1 district -- no density restriction.
- (6) Commercial nurseries. A land use permit application shall include a site plan indicating planting and landscaping areas, existing and proposed structures, and plans and elevations to indicate architectural type.
- (7) Medical and dental offices and medical clinics.
- (8) Publicly owned buildings and structures except as provided in Division 82.
- (9) A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.

- (10) Commercial radio and television receiving and transmitting facilities other than broadcasting studios and business offices.
- (11) The installation of exterior lighting at a height of seven feet or more above the finished grade of the parcel except exterior light placed upon the single-family residence.
- (12) Supportive housing, operated by a person with all required state and local agency approvals and licenses, where seven or more persons reside.
- (13) Transitional housing, operated by a person with all required state and local agency approvals and licenses, where seven or more persons reside. (Ords. 2017-14 § 6, 2013-12 § 4, 2003-17 § 5, 87-67 § 4, 86-43, 83-70, 76-75 § 1, 76-36 § 2, 73-51 § 3, 67-38, 1762, 1569 § 1, 1549: prior code § 8142(b); Ords. 1405, 1179 § 3, 382 § 4A).

SECTION VII. Section 84-26.402 of the County Ordinance Code is amended to read:

84-26.402 Uses – Permitted. The following uses are allowed in an M-29 district:

- (1) A detached single family dwelling on each lot and the accessory structures normally auxiliary to it.
- (2) Duplex.
- (3) Multiple family buildings, but not including motels or hotels.
- (4) Crop and tree farming, not including retail nurseries or the raising or keeping of any animals other than ordinary household pets.
- (5) A foster family home or a small family home, as those terms are defined in Health and Safety Code section 1502(a), that has obtained all required state and local agency approvals and licenses.
- (6) A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.
- (7) A residential care facility for the elderly, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside or members of the licensee's family or persons employed as facility staff.
- (8) Accessory dwelling units complying with the provisions of Chapter 82-24.
- (9) Supportive housing, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside.

- (10) Transitional housing, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside. (Ords. 2017-14 § 7, 2003-17 § 5, 86-43 § 6, 78-83 § 3, 78-40 § 1, 72-44 § 2, 68-25 § 2, 1761, 1569: prior code § 8151(a): Ord. 1224).

SECTION VIII. Section 84-26.404 of the County Ordinance Code is amended to read:

84-26.404 Uses – Requiring Land Use Permit. The following uses may be allowed in an M-29 district on the issuance of a land use permit:

- (1) Hospitals, eleemosynary and philanthropic institutions, convalescent homes, and boarding homes.
- (2) Churches, religious institutions, and parochial and private schools, including nursery schools.
- (3) Community buildings, clubs, and activities of a quasi-public, social, fraternal, or recreational character, such as golf, tennis, and swimming clubs; veterans' and fraternal organizations not organized for monetary profit.
- (4) Greenhouses (over three hundred square feet) and nurseries for the propagation of plants only and not including any retail sales of nursery products.
- (5) Medical and dental offices and clinics.
- (6) Publicly owned buildings and structures, except as provided in Division 82.
- (7) Commercial radio and television receiving transmitting facilities but not including broadcasting studios or business offices.
- (8) A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.
- (9) Supportive housing, operated by a person with all required state and local agency approvals and licenses, where seven or more persons reside.
- (10) Transitional housing, operated by a person with all required state and local agency approvals and licenses, where seven or more persons reside. (Ords. 2017-14 § 8, 2013-12 § 5, 2003-17 § , 87-67 § 5, 86-43 § 7, 78-40 § 1, 72-44 § 2, 1761, 1569: prior code § 8151(b): Ord. 1224).

SECTION IX. Section 84-38.402 of the County Ordinance Code is amended to read:

84-38.402 Uses – Permitted. The following uses are allowed in an A-2 district:

- (1) All types of agriculture, including general farming, wholesale horticulture and floriculture, wholesale nurseries and greenhouses, mushroom rooms, dairying, livestock production, fur farms, poultry raising, animal breeding, aviaries, apiaries, forestry, and similar agricultural uses.
- (2) Other agricultural uses, including the erection and maintenance of buildings for the storage of agricultural products and equipment; sheds; warehouses; granaries; dehydration plants; hullers; fruit and vegetable packing plants; and agricultural cold storage plants on parcels at least ten acres in size.
- (3) A grower stand or farm stand.
- (4) A detached single-family dwelling on each parcel and the accessory structures and uses normally auxiliary to it.
- (5) A foster family home or a small family home, as those terms are defined in Health and Safety Code section 1502(a), that has obtained all required state and local agency approvals and licenses.
- (6) A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.
- (7) Accessory dwelling units complying with the provisions of Chapter 82-24.
- (8) A farmworker dwelling.
- (9) Farmworker housing complex. (Ords. 2017-14 § 9, 2007-23 § 3, 2006-19 §4, 94-28 §2, 86-43 §13, 68-25 §2, 1968, 1569, 1555, 1535: prior code § 8156(a): Ord. 1406.)

SECTION X. Section 84-38.404 of the County Ordinance Code is amended to read:

84-38.404 Uses – Requiring land use permit. The following uses may be allowed in an A-2 district on the issuance of a land use permit:

- (1) Publicly owned parks and playground.
- (2) Dude ranches, riding academies and stables, and dog kennels.
- (3) Publicly owned buildings and structures, except as provided in Division 82.

- (4) Commercial radio and television receiving and transmitting facilities but not including broadcasting studios or business offices.
- (5) Wind energy conversion systems. This use is allowed without a land use permit if used only as an accessory to an allowable residential or agricultural use.
- (6) A small family child care home or a large family child care home, as those terms are defined in California Code of Regulations, title 22, section 102352(f)(1), that has obtained all required state and local agency approvals and licenses.
- (7) Hospitals, animal hospitals, eleemosynary and philanthropic institutions, and convalescent homes.
- (8) Churches, religious institutions, and parochial and private schools, including nursery schools.
- (9) Community buildings, clubs, and activities of a quasi-public, social, fraternal, or recreational character, such as golf, tennis or swimming clubs, or veterans' or fraternal organizations. These uses are prohibited if organized for monetary profit.
- (10) One additional single family dwelling.
- (11) Medical and dental offices and medical clinics.
- (12) Merchandising of agricultural supplies and services incidental to an agricultural use.
- (13) Wineries, commercial kitchens, or other facilities for creating value-added farm products.
- (14) Canneries.
- (15) Slaughterhouses and stockyards.
- (16) Rendering plants and fertilizer plants or yards.
- (17) Livestock auction or sales yards.
- (18) Commercial recreational facilities when the principal use is not in a building.
- (19) Boat storage facilities within one mile by public road of a boat launching facility open to the public. Vessels and vessel trailers may be stored in a boat storage facility. Recreational vehicles may be stored in a boat storage facility as long as the number of recreational vehicles stored does not exceed 15 percent of the total number of storage spaces in the storage facility.
- (20) Retail firewood sales.

- (21) Recycling operations intended to sort or process material for reuse. Junkyards, defined in Section 88-4.206, are prohibited.
- (22) Museums in which objects of historical, artistic, scientific or cultural importance are preserved and displayed.
- (23) A farm market.
- (24) Agricultural cold storage plants on parcels less than ten acres in size.
- (25) Farmworker housing center. (Ords. 2017-14 § 10, 2013-12 § 6, 2009-12 §3, 2007-23 § 4, 2003-11 § 3, 94-28 § 2, 89-46 § 2, 76-36 § 3, 7437 § 2, 60-82, 1988, 1569 § 2: prior code § 8156(b): Ords. 1406 § 3, 497 § 4, 382 § 4E).

SECTION XI. Section 84-42.402 of the County Ordinance Code is amended to read:

84-42.402 Uses – Permitted. The following uses are allowed in an A-4 district:

- (1) All types of commercial, agricultural production, including general farming, wholesale horticulture and floriculture, livestock production, aviaries, apiaries, forestry and similar agricultural uses, excepting those uses requiring a permit in Section 84-42.404.
- (2) Those agricultural and compatible uses specifically agreed upon between the county and the landowner at the time of entering into the agreement and designated in writing within the agreement.
- (3) Accessory dwelling units complying with the provisions of Chapter 82-24, provided a land use permit has been obtained pursuant to Section 84-42.404 for the detached single-family dwelling on the parcel.
- (4) A grower stand or farm stand.
- (5) A farmworker dwelling.
- (6) Farmworker housing complex. (Ords. 2017-14 § 11, 2007-23 § 5, 2006-19 §7, 68-54 §1 (part), 1968: prior code §8169(a)).

SECTION XII. Section 84-42.404 of the County Ordinance Code is amended to read:

84-42.404 Uses – Requiring land use permit. The following uses may be allowed in an A-4 district on the issuance of a land use permit:

- (1) Related commercial agricultural uses including the erection or modification of sheds, warehouses, granaries, hullers, dryers, fruit and vegetable packing and buildings for the storage of agricultural products and equipment.

- (2) A farm market.
- (3) A detached single-family dwelling on each parcel and the accessory structures and uses normally auxiliary to it. In no event shall any residential structure be permitted to be built or additional residential structure be erected on less than forty acres per unit for non-prime agricultural land, or less than ten acres per unit of the agricultural land. A separate land use permit is required for one additional single-family dwelling on the parcel.
- (4) Wholesale nurseries and greenhouses.
- (5) Hog ranches.
- (6) Dairying.
- (7) Fur farms.
- (8) Livestock and feed yards.
- (9) Poultry raising.
- (10) Commercial fish farming.
- (11) Wineries, commercial kitchens, or other facilities for creating value-added farm products.
- (12) Canneries.
- (13) Mushroom houses.
- (14) Commercial radio and television receiving and transmitting facilities but not including broadcasting studios or business offices.
- (15) Those uses described in Government Code Section 51201(e).
- (16) Wind energy conversion systems, except when used only as an accessory to an allowable residential or agricultural use.
- (17) Farmworker housing center. (Ords. 2017-14 § 12, 2013-12 § 7, 2007-23 § 6, 2006-19 §8, 2003-12 §2, 86-61 §3, 84-24 §3, 68-54 §1 (part), 1968: prior code §8169(b).)

SECTION XIII. Section 84-66.402 of the County Ordinance Code is amended to read:

84-66.402 Uses. The following uses are allowed in the P-1 planned unit district:

- (a) Any land uses permitted by an approved final development plan that are in harmony with each other, serve to fulfill the function of the planned unit development, and are consistent with the general plan.

- (b) A detached single-family dwelling on each legally established lot and the accessory structures and uses normally auxiliary to it.
- (c) Single room occupancy facilities that meet the requirements of Chapter 82-48.
- (d) In a P-1 district for which residential uses are approved, the following uses are allowed:
 - (1) Accessory dwelling units complying with the provisions of Chapter 82-24.
 - (2) Supportive housing, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside.
 - (3) Transitional housing, operated by a person with all required state and local agency approvals and licenses, where not more than six persons reside. (Ords. 2017-14 § 13, 2014-11 § 8, 87-67 § 6, 79-74: § 84-66.006: prior code § 8166(j): Ord. 1743.)

SECTION XIV. Section 84-78.206 of the County Ordinance Code is amended to read:

84-78.206 Priority.

- (a) If there is any conflict between the regulations of this chapter and those of the underlying zoning district, the requirements of this chapter govern, except as provided in subsection (b).
- (b) If a boat storage facility is located within one mile by public road of a boat launching facility open to the public, a land use permit is required under Section 84-38.404. This chapter does not apply to a boat storage facility located within one mile by public road of a boat launching facility open to the public. (Ords. 2017-14 § 14, 2009-12 § 2.)

SECTION XV. Section 84-80.402 of the County Ordinance Code is amended to read:

84-80.402 Uses – Allowed. The following uses are allowed in an A-20 district:

- (1) All types of agriculture, including general farming, wholesale horticulture and floriculture, dairying, livestock production and breeding, poultry and grain-fed rodent raising, aviaries, apiaries, forestry, and similar agricultural uses.
- (2) Other agricultural uses, including the erection and maintenance of sheds, warehouses, granaries, dehydration plants, hullers, fruit and vegetable packing plants, and buildings for the storage of agricultural products and equipment.
- (3) A grower stand or farm stand.
- (4) A detached single-family dwelling on each legally established lot and the accessory structures and uses normally auxiliary to it.

- (5) Accessory dwelling units complying with the provisions of Chapter 82-24.
- (6) A farmworker dwelling.
- (7) Farmworker housing complex. (Ords. 2017-14 § 15, 2007-23 § 7, 2006-19 §10, 79-108).

SECTION XVI. Section 84-80.404 of the County Ordinance Code is amended to read:

84-80.404 Uses with land use permit. The following uses may be allowed in an A-20 district on the issuance of a land use permit:

- (1) Merchandising of agricultural supplies and services incidental to agricultural use.
- (2) Wineries, commercial kitchens, or other facilities for creating value-added farm products.
- (3) Canneries.
- (4) Cold storage plants.
- (5) Rendering plants and fertilizer plants or yards.
- (6) Livestock auction or sales yards.
- (7) Wholesale nurseries and greenhouses.
- (8) Mushroom houses.
- (9) Processing of milk not produced on premises.
- (10) Dude ranches, riding academies, stables, dog kennels.
- (11) Hospitals, eleemosynary and philanthropic institutions, convalescent homes, and animal hospitals.
- (12) Churches, religious institutions, parochial and private schools, including nursery schools.
- (13) Community buildings, clubs, activities of a quasi-public, social, fraternal or recreational character.
- (14) Medical and/or dental offices and clinics.
- (15) Boat storage area within one mile by public road of a public boat launching facility.
- (16) Oil and gas drilling and production including the installation and use of only such equipment necessary and convenient for drilling and extracting operations.

- (17) Commercial radio and television receiving and transmitting facilities other than broadcasting studios and business offices.
- (18) One additional single-family dwelling.
- (19) Wind energy conversion systems, except when used only as an accessory to an allowable residential or agricultural use.
- (20) A farm market.
- (21) Farmworker housing center. (Ords. 2017-14 § 16, 2013-12 § 9, 2007-23 § 8, 2006-19 §11, 86-61 §4, 84-24 §4, 79-108.)

SECTION XVII. Section 84-82.404 of the County Ordinance Code is amended to read:

84-82.404 Differences from A-20 district. The following items for A-40 districts are different from those for A-20 districts:

- (1) Uses with land use permit. No land use permits may be issued in an A-40 district for the uses listed in subsections (10) through (15) of Section 84-80.404.
- (2) Area. No building or other structure permitted in an A-40 district shall be erected or placed on a lot smaller than forty acres in area. (Ords. 2017-14 § 17, 79-108.)

SECTION XVIII. Section 84-84.404 of the County Ordinance Code is amended to read:

84-84.404 Differences from A-20 district. The following items for A-80 districts are different from those for A-20 districts:

- (1) Uses with land use permit. No land use permits may be issued in an A-80 district for the uses listed in subsections (10) through (15) of Section 84-80.404.
- (2) Area. No building or other structure permitted in an A-80 district shall be erected or placed on a lot smaller than eighty acres in area. (Ords. 2017-14 § 18, 79-108.)

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SECTION XIX. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days after passage must be published once with the names of supervisors voting for or against it in the Contra Costa Times, a newspaper published in this County.

PASSED ON September 19, 2017 by the following vote:

AYES: Gioia, Andersen, Burgis, Mitchoff, Glover

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: DAVID J. TWA,
Clerk of the Board of Supervisors
and County Administrator

Federal D. Glover

Board Chair

By:

June McHuen
Deputy



TLG:

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