

# Massive Revision Of County's Zoning Ordinance To Be Heard

A massive and complex series of revisions to the county zoning ordinance will finally come before the county planning commission for an initial public hearing tomorrow after several months of preparation.

Commissioners will wade into the 64-page ordinance rewrite at 9 a.m. in the city council chambers on Center street. The hearing is scheduled to run until 11 a.m., but may run later.

Tomorrow's commission hearing is the only one required by law, but the nine-member body expects to schedule at least two more hearings on the voluminous package before making a recommendation to the board of supervisors.

The supervisors also are only required to hold but one hearing. The board's policy is to hold three readings of each new ordinance before it becomes law, however.

County Planning Director Bert Muhly, his staff and the commissioners have been working on portions of the ordinance with Assistant County Counsel John Sanbrook for nearly a year.

If adopted into law, the newly-amended ordinance is expected to give Muhly the tools to start the precise zoning of the Area 6 (Live Oak-Soquel) section of the county with other areas to follow.

Among the major additions and revisions:

## COMMERCIAL DISTRICTS —

Addition of two new districts, "C-3" and "C-4." The first is a highway commercial district and the second is a commercial service zone. The new zones required revisions in the scope of activities allowed in the existing "C-1" and "C-2" zones.

## RESIDENTIAL DISTRICTS —

The "R-2," "R-3" and "R-4" zones have been eliminated in favor of the "RM-1000," "RM-1500" and "RM-3000" districts. The "RM-1000" zone is a multiple family zone with a 1000 square foot minimum site area per dwelling unit. The other two "RM" zones also are multiple family zones with the "1500" and "3000", figures indicating the minimum site area per dwelling unit in square feet.

## TRAILERS — An "RMT-1500"

zone has been added for trailers with a 1500 square foot minimum site area per dwelling unit. This zone is especially important to the trailer park-dotted Live Oak area.

## PUBLIC STREET — A 40-foot

minimum right-of-way has been recommended for streets. A right-of-way less than 40 feet that was used as the principal means of access to abutting property before the ordinance would be allowed without a use permit.

## LOT SIZES — Added to the

single family residential lot size districts would be an "R-1, B-5" zone with a minimum lot size of 32,000 square feet. This zone was requested by the board of supervisors several weeks ago.

## PLANNED UNITS — A com-

pletely new section has been recommended to prescribe regulations for large developments with a six-acre site minimum.

A number of other revisions are included in the new ordinance concerning off-street parking and loading regulations, industrial districts, design review districts and the suggested "RA" residential-agricultural zone.