



Community Preservation Ordinance

Frequently Asked Questions (FAQ) - Updated on November 27, 2018

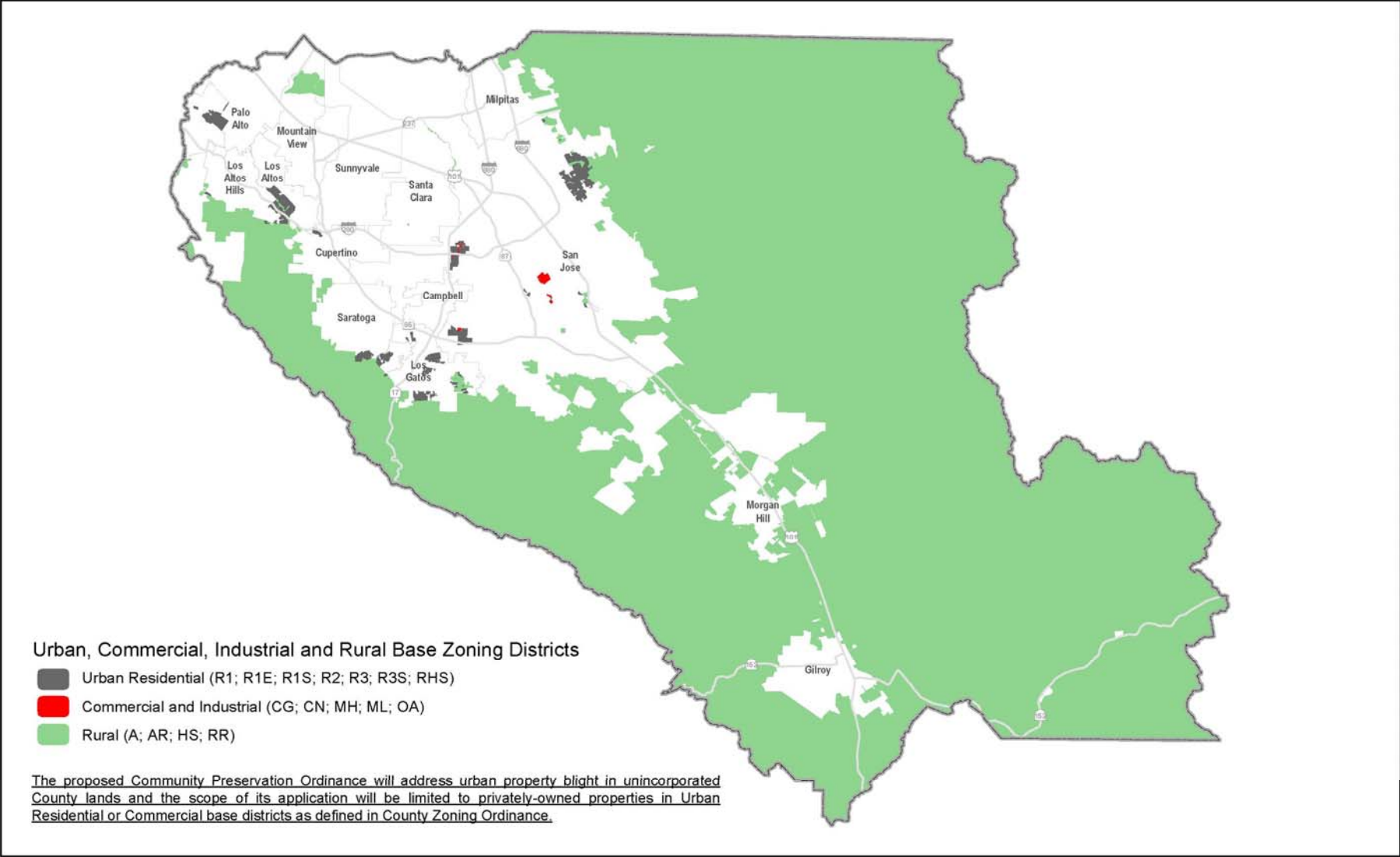
In order to protect the public from health and safety hazards, the harm to property values that result from the neglect and deterioration of property, and to preserve the livability, appearance, environment, and social and economic stability of unincorporated Santa Clara County (County), the County is considering adoption of a Community Preservation Ordinance.

1) Will this proposed ordinance affect me?

The proposed Community Preservation Ordinance will address urban property blight in unincorporated County lands and the scope of its application will be limited to privately-owned properties in Urban Residential or Commercial base districts as defined in County Zoning Ordinance. If your property is not located in the zoning districts tabulated below, the ordinance will not apply to you. (please refer map 1 for location of zoning districts)

Urban Residential districts	
District Abbreviation	Zoning District
R1	One-Family Residence
R1E	One-Family Residence – Estate
R1S	Low-Density Campus Residential
R2	Two-Family Residence
R3	Multi-Family Residential
R3S	Medium-Density Campus Residential
RHS	Urban Hillside Residential
Commercial districts	
District Abbreviation	Zoning District
CN	Neighborhood Commercial
CG	General Commercial
OA	Administrative/Professional Office

MAP 1 - COUNTY OF SANTA CLARA - URBAN, COMMERCIAL, INDUSTRIAL & RURAL BASE DISTRICTS



2) What conditions constitute property blight?

Conditions identified as constituting property blight in the Community Preservation Ordinance include, but are not limited to the following:

- Unsecured buildings and abandoned buildings and structures
- Abandoned construction
- Conditions that pose dangers to public health or safety, such as abandoned wells, if they are accessible to unauthorized persons due to inadequate security
- Building or structure in a state of disrepair
- Overgrown or decayed trees or vegetation creating potential for fire hazards, harboring infestations
- Graffiti
- Unlawfully stored or accumulated garbage and refuse
- Impermissible outdoor storage such as a shipping container stored outdoors
- Storing, dismantling, or maintaining vehicles in violation of the existing Zoning Ordinance restrictions

3) Who will enforce this ordinance?

The ordinance will primarily be enforced by the Department of Planning and Development, including Code Enforcement Officers.

4) I want to review the draft Community Preservation Ordinance. Where and when can I get a copy?

The draft ordinance will be shared on the [County of Santa Clara - What's New](#) webpage and Nextdoor webpage on November 27, 2018 (one week prior to the December 4, 2018 Board Hearing)

5) The County has scheduled two public meetings in San Jose to provide information and solicit feedback and comments relating to the proposed Community Preservation Ordinance. Can a public meeting be scheduled in South County, either in Morgan Hill, Gilroy or San Martin?

The scope of application of the proposed Community Preservation Ordinance will not include Rural base districts as defined in the County Zoning Ordinance. The unincorporated areas of Morgan Hill, Gilroy and San Martin are designated as Rural based districts in the County Zoning Ordinance. Thus, the County has not scheduled public meetings in South County.