

36

ORDINANCE NO. NS-1200.11

AN ORDINANCE AMENDING SECTION 13 OF THE COUNTY OF SANTA CLARA ZONING ORDINANCE NS-1200, AS AMENDED, REVISING REGULATIONS FOR "A-2" ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 13, Regulations for "A-2" Districts, of Ordinance No. NS-1200, as amended, Zoning Ordinance of the County of Santa Clara, State of California, is hereby amended to read as follows:

Section 13. Regulations for "A-2" Agricultural Zoning Districts

13.1 Permitted Uses

The following uses are permitted in "A-2" Zoning Districts:

- (a) Agriculture.
- (b) Residences of farm workers whose employment is incidental and necessary to agricultural operations conducted on the same parcel of land on which said residences are located.
- (c) One-family dwellings.
- (d) Golf courses and country clubs.
- (e) Public parks and playgrounds.
- (f) Home occupations, provided that there shall be no external evidence of any home occupation except a name plate not exceeding one square foot in area.
- (g) Accessory buildings and accessory uses incidental to any permitted use.

13.2 Uses Permitted on Securing a Use Permit

Uses not specifically permitted by the provisions of Section 13.1, above, are permitted in "A-2" Zoning Districts subject to the securing of a use permit in each case as provided in Section 34 of this Ordinance.

APR 19 1959

ADOPT: S-W YES: D L S W H
NO: _____ ABSTAINS: _____

13.3 Development Standards

(a) Building Site Area Required, Main Residential Buildings

The minimum building site area for main residential buildings shall be the same as specified for "R-1" Districts.

(b) Front, Side, and Rear Yards Required for Residential Buildings

The front, side and rear yards required for residential buildings shall be the same as specified for "R-1" Districts.

(c) Additional Regulation, All Buildings

No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right-of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

SECTION 2:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once, with the names of members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this ____ day of APR 20 1959, 195____,

by the following vote:

AYES: Supervisors, **DELLA MAGGIORE HUBBARD. LEVIN. SLAGHT, WEICHERT**
NOES: Supervisors, **None**
ABSENT: Supervisors, **None**

Wesley R. Hubbard
Chairman of the Board of Supervisors

ATTEST: RICHARD OLSON, Clerk of
the Board of Supervisors

Richard Olson

March 25, 1959

Re: Zoning Ordinance NS-1200, Amendment
No. 13 - regulations for A-2 Districts

Los Gatos Times-Observer
114 Royce Street
Los Gatos, California

Attention: Mrs. Baroni

Gentlemen:

Please publish the enclosed Notice of Public
Hearing in the Los Gatos Times-Observer on
March 30, 1959.

Very truly yours,

RICHARD OLSON
Clerk of the Board

RO:so
Enclosure 1

COUNTY OF SANTA CLARA

PLANNING COMMISSION

W. W. CURTNER
SAL A. RUIZ
MORGAN STEGMAN
GARRILL WENTZ
WILL B. WESTON
CHRISTIAN A. WILDER
ROBERT L. WELCH,
CHAIRMAN
KARL J. BELSER,
DIRECTOR
WOODBRIDGE MARSHALL,
SECRETARY

SANTA CLARA COUNTY OFFICE BLDG. * CIVIC CENTER
FIRST & ROSA STREETS, SAN JOSE, CALIFORNIA

March 24, 1959



Honorable Board of Supervisors
County of Santa Clara
Civic Center
San Jose, California

re: Proposed amendment to Zoning Ordinance amending
Section 13-regulations for A-2 districts

Gentlemen:

By order of the County of Santa Clara Planning Commission, I transmit herewith the completed file of a proceeding before said Commission on a proposed amendment to the Zoning Ordinance

This file contains the following enclosures:

~~1. Petition for change of zone.~~

- 1.2. Resolution of the Planning Commission proposing an amendment and directing the Secretary to set time and place for hearing.
- 2.3. Notice of Hearing which conforms to Section 32.1.
- 3.4. Affidavit of publication of Notice of Hearing.
- 4.5. Copy of recommended proposed amendment in form prescribed by Section 32.1, in the form of a suggested Ordinance.
- 5.6. Planning Commission resolution affirmatively recommending adoption by the Board of Supervisors, and Report of Findings attached thereto.
- 6.7. Summary of hearings before the Planning Commission.

Very truly yours,

Woodbridge Marshall
WOODBRIDGE MARSHALL, Secretary
County of Santa Clara Planning Commission

WM:epk

FILE NO.

PLANNING COMMISSION RESOLUTION NO. 4246
County of Santa Clara, State of California

RESOLUTION RECOMMENDING PROPOSED AMENDMENT TO THE ZONING
ORDINANCE AND ADOPTING THE REPORT OF FINDINGS THEREOF.

WHEREAS, the County of Santa Clara Planning Commission did, by Resolution No. 4164, propose certain amendments to Section 13 of the County of Santa Clara Zoning Ordinance No. NG-1200, as amended, revising regulations for "A-2" Zoning Districts, and

WHEREAS, the Commission held public hearing on the said proposed amendment, which public hearing was held at the following time and place, to-wit: At the hour of

2 P.M., on the 18th day of March, 1959,

in the Hearing Room of the Santa Clara County Office Building, Civic Center, First and Ross Streets, San Jose, California; and

WHEREAS, after careful consideration of the proposed amendment as it would affect the Master Plans and the Precise Plans of the County of Santa Clara, and after consideration of the facts brought before the Commission by the Planning Department and all other interested parties, this Commission is of the opinion that the proposed amendment as modified should be affirmatively recommended to the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED, that the County of Santa Clara Planning Commission, in regular meeting assembled, does hereby affirmatively recommend the proposed amendment, as modified, to the Board of Supervisors of the County of Santa Clara.

BE IT FURTHER RESOLVED, that the following Report of Findings prepared by the Secretary of this Commission is hereby approved:

As proposed, the amended "A-2" Zoning District would become an important instrument in the precise planning of much of the unincorporated area of the County.

Large areas of Santa Clara County are now under interim zoning regulations pending the preparation of precise zoning plans. Preliminary study of several of these areas reveals the need for zoning which would encourage orderly growth along the lines of a long-range development plan.

The County Zoning Ordinance in its present form does not provide adequately for the zoning of areas partly or wholly in transition from rural to urban uses. Equally important, little or no protection is afforded areas which are likely to remain unincorporated and predominantly rural in character.

Existing zoning districts are either too permissive or too restrictive. "A-1" Zoning Districts permit the haphazard mingling of many uses: agriculture, residences, and commercial establishments. "A" Zoning Districts, on the other hand, permit only agriculture. "A-2" Zoning Districts, with the proposed modification of existing regulations offer the most promise of a satisfactory compromise.

Applied in conjunction with more specific types of zoning districts where appropriate, the amended "A-2" zoning regulations would provide positive control of land use in transitional areas while allowing a desirable degree of flexibility.

AND BE IT FURTHER RESOLVED, that the Secretary is directed to send a copy of the proposed amendment in the form of a suggested Ordinance, a copy of this Resolution of Recommendation with Report of Findings, and a summary of hearings held by this Commission to the Board of Supervisors for further action in accordance with State Law.

PASSED AND ADOPTED by the County of Santa Clara Planning Commission, State of California, this 16th day of March, 1959, by the following roll call vote:

AYES: MILLAS, SWEEMAN, SULLIVAN, WILDER, WELCH
NOES: NONE
ABSENT: ROIZ, WESTON

/s/ Woodbridge Marshall
Secretary

/s/ Robert I. Welch
Chairman

AFFIDAVIT OF PUBLICATION

SANTA CLARA NEWS
938 Main Street - P. O. Box 289
Santa Clara, California

(A Newspaper of General Circulation by Court Decree 83882, Filed June 25, 1952)

No.

**IN THE SUPERIOR COURT
OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA CLARA**

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

Hollis J. Loughran being first duly sworn, deposes and says: That at all times hereinafter mentioned being a citizen of the United States, over the age of twenty-one years, and a resident of said County, and was

at and during all said times the Editor of THE SANTA CLARA NEWS, a newspaper of general circulation, printed and published weekly, in the City of Santa Clara, County of Santa Clara, State of California; that said SANTA CLARA NEWS is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and, as provided by said section, is published for dissemination of local news and intelligence of a general character, having a bonafide subscription list of paying subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, calling, races or denominations; that at all times said newspaper has been established, printed and published in the said City of Santa Clara, in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black-face type not smaller than nonpareil describing and expressing in general terms, the purport and character of the notice intended to be given; that the

County of Santa Clara

Ordinance No. NS-1200.11

of which the annexed printed slip is a true copy, was published in said newspaper one time on the following date to-wit:

April 24, 1959

that being as often during said period as said newspaper was regularly issued.

Hollis J. Loughran

Subscribed and sworn to before me this 24th day

of April, 1959.

Velma E. Silva

Notary Public in and for the County of Santa Clara, State of California.

My Commission expires Oct. 16, 1962.

ORDINANCE NO. NS-1200.11

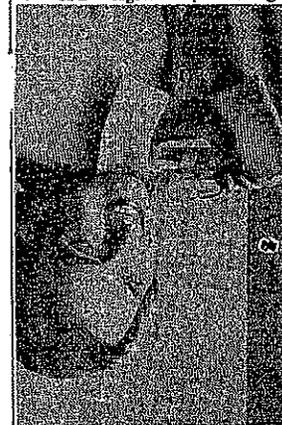
AN ORDINANCE AMENDING SECTION 13 OF THE COUNTY OF SANTA CLARA ZONING ORDINANCE NS-1200 AS AMENDED, REVISING REGULATIONS FOR "A-2" ZONING DISTRICTS:

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 13.

Regulations for "A-2" Districts, of Ordinance No. NS-1200, as amended, Zoning Ordinance of the County of Santa Clara, State of California, is hereby amended to read as follows:

Section 13. Regulations for "A-2" Agricultural Zoning



Monday, April 27, 1959
1:00 p.m.
Merrill and Raymond Schools at
Wednesday, April 29, 1959
1:00 p.m.
George W. Meyer School at
Also welcome your visit.
JOE BRIDGMAN, Chairman
Public School Board
Santa Clara

declares dividend
Bank of America
of the year prior
President of Santa Clara County