

Chapter 21.66

SALIDA COMMUNITY PLAN DISTRICT (SCP)

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21.66.010 PURPOSE

The SCP District is intended to implement the General Plan's stated vision for the development of the Salida Community Plan Amendment Area. The SCP District shall encourage the use of flexible development standards designed to ensure the development of the District as a master planned community. The general development standards applicable to the SCP District are defined below. Specific development standards designed for the SCP shall be implemented pursuant to discretionary non-legislative Development Plan(s) prepared according to the regulatory zoning parameters described in this Chapter. Any conditional use permit issued pursuant to this Chapter is a non-legislative approval.

21.66.020 SCP DISTRICT AND SUB-DISTRICTS

- A. The SCP District shall be applied to all parcels within the defined Amendment Area for the Salida Community Plan pursuant to the County of Stanislaus Roadway Improvement, Economic Development and Salida Area Farmland Protection and Planning Initiative.
- B. SCP Sub-Zoning Districts. Within the SCP District, nine (9) separate sub-zoning districts are established:
 - 1. Salida Community Plan District, Low-Density Residential Zone (SCP-R-1)
 - 2. Salida Community Plan District, Medium-Density Residential Zone (SCP-R-2)
 - 3. Salida Community Plan District, Multiple-Family Residential Zone (SCP-R-3)
 - 4. Salida Community Plan District, Single-Family Residential – Special Treatment Zone (SCP-R-1-ST)
 - 5. Salida Community Plan District, Neighborhood Commercial Zone (SCP-C-1)

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6. Salida Community Plan District, General Commercial Zone (SCP-C-2)
7. Salida Community Plan District, Planned Industrial Zone (SCP-PI)
8. Salida Community Plan District, Industrial Business Park Zone (SCP-IBP)
9. Salida Community Plan District, General Agriculture Zone (SCP-A-2)

21.66.030 SCP DISTRICT STANDARDS

- A. **Allowable land uses.** The uses of land that may be allowed within the SCP District and each of its sub-districts shall be in accordance with the development standards set forth in this Section 21.66.030. The maximum number of residential dwelling units located on lands designated SCP-R-1, R-2, R-3 by the County of Stanislaus Roadway Improvement, Economic Development and Salida Area Farmland Protection and Planning Initiative is limited to 5,000 units.
- B. **Development standards.** Proposed development and new land uses within the SCP District and applicable sub-districts shall comply with the development standards identified for the specific site in the applicable Development Plan, in compliance with Section 21.66.040 and the following:
1. SCP District, Low-Density Residential Zone (SCP-R-1) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-R-1 shall be designed, constructed, and/or established consistent with the R-1 District standards contained in Chapter 21.28 except that the height limit, building site, lot coverage, and yard standards contained in Sections 21.28.040, 21.28.050, 21.28.060, and 21.28.070 of the Stanislaus County Code Title 21, Zoning, respectively, are modified as shown in Table 1 — Salida Community Plan District, Low-Density Residential Zone (SCP-R-1) Standards.
 2. SCP District, Medium-Density Residential Zone (SCP-R-2) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-R-2 shall be designed, constructed, and/or established consistent with the R-2 District standards contained in Chapter 21.32 except that the height limit, building site, lot coverage, and yard standards contained in Sections 21.32.040, 21.32.050, 21.32.060, and 21.32.070 of the Stanislaus County Code Title 21, Zoning, respectively, are modified as shown in Table 2 — Salida Community Plan District, Medium-Density Residential Zone (SCP-R-2) Standards.
 3. SCP District Multiple-Family Residential Zone (SCP-R-3) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-R-3 shall be designed, constructed, and/or established consistent with the R-3 District standards contained in Chapter 21.36 except that the height limit, building site, lot coverage, and yard standards contained in Sections 21.36.040, 21.36.050, 21.36.060, and 21.36.070 of the Stanislaus County Code Title 21, Zoning, respectively, are modified as shown in Table 3 — Salida Community Plan District, Multiple-Family Residential Zone (SCP-R-3) Standards.

4. SCP District Single-Family Residential - Special Treatment Zone (SCP-R-1-ST) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-R-1-ST shall be designed, constructed, and/or established consistent with the standards set forth in the SCP-R-1 Zone.

The SCP-R-1-ST zone is intended to provide for residential use, or other alternative uses, of the parcels owned by the Salida Sanitation District on which it operates the Salida Wastewater Treatment Plant and associated ancillary improvements. The regulations set forth in this zone shall apply only to the subject parcels.

This zone explicitly allows for the continued operation of the existing Salida Wastewater Treatment Plant and for its modification/expansion as necessary over time to meet the needs of the Salida Sanitation District.

Should the Salida Sanitation District determine that its existing or future operations do not require the use of vacant land within the subject parcels, vacant lands may be utilized for single-family residential development. In the event that site conditions, environmental constraints, or other factors limit the potential of the vacant land for residential development, other appropriate land uses may be considered.

Table 1 — Salida Community Plan District, Low-Density Residential Zone (SCP-R-1) Standards

Lot Type	SCP-R-1		
	5,000 S.F. and greater	6,000 S.F. and greater	7,000 S.F. and greater
Minimum Lot Area [1]	5,000 S.F.	6,000 S.F.	7,000 S.F.
Minimum Lot Width [2]			
Interior Lot	40'	50'	60'
Corner Lot	45'	55'	70'
Minimum Lot Depth	90'	90'	100'
Minimum Front Setbacks [3]			
Porch	10'	10'	10'
Living Area	15'	15'	15'
Forward Garage [4]	18'	20'	20'
Swing-in Garage [5]	15'	15'	15'
Minimum Rear Setbacks [3]			
Typical	12'	12'	15'
Detached Garages	2'	2'	2'
Detached Garage with Living Space Above [4]	n/a	5'	6'

Lot Type	SCP-R-1		
	5,000 S.F. and greater	6,000 S.F. and greater	7,000 S.F. and greater
Rear-Loaded Garage Door (alley configuration) [4]	4'	4'	4'
Minimum Side Setbacks [3, 6]			
Interior Side	5'	5'	6'
Detached Garage	5'	5'	6'
Corner Side Yard			
<i>Porch</i>	10'	10'	10'
<i>Living Area</i>	10'	10'	15'
<i>Forward Garage</i> [4]	20'	20'	20'
Minimum Distance Between Structures [6]			
Between Structures on Adjacent Lots	10'	10'	12'
Between Unit and Detached Garage on Same Lot	6'	6'	6'
Maximum Building Height [7]			
Primary Building	40' (2.5 Stories Max.)	40' (2.5 Stories Max.)	40' (2.5 Stories Max.)
Accessory Structure or Detached Garage	15' (1 Story Max.)	35' (2 Stories Max.)	35' (2 Stories Max.)
Parking			
Off-Street	2 spaces in garage	2 spaces in garage	2 spaces in garage
On-Street [8]	1 space per unit	1 space per unit	1 space per unit

General SCP- R-1 Setback Notes:

[1] Lots may exceed the minimum square foot lot size area; however, oversized lots are subject to the development standards required for the specific neighborhood/housing type in which they are located.

[2] Minimum lot width is to be measured at front setback.

[3] All setbacks are from associated property lines.

[4] Setbacks to garages are measured to the garage wall plane.

[5] Swing-in garages should not be used on lots less than 55' wide.

[6] Acceptable encroachments include fireplaces, media niches, roof overhangs, and architectural projections as long as Uniform Building Code is met.

[7] A 2.5-story residence is defined as a two-story home with third-story element(s).

[8] Parking spaces on driveways 18' or longer may be counted toward the on-street parking requirement.

**Table 2 — Salida Community Plan District, Medium-Density Residential Zone (SCP-R-2)
Standards**

Land Use Designation	SCP-R-2		
	Small Lot Single-Family (Conventional Loaded)	Small Lot Single-Family (Rear-Loaded)	Duets
Minimum Lot Area [1]	2,400 SF	2,000 SF	3,000 SF/unit
Minimum Lot Width [2]			
Interior Lot	40'	30'	40' per unit
Corner Lot	46'	36'	46'
Minimum Lot Depth	60'	60' for private street 70' for alley easement	60'
Minimum Front Setbacks [3]			
Porch	10'	10'	10'
Living Area	10'	10'	10'
Forward Garage [4]	18'	n/a	18'
Minimum Rear Setbacks [3, 6]			
Living Area	10'	4' for private street 14' for alley easement	10'
Rear-Loaded Garage Apron	n/a	4'	4'
Detached Garages	n/a	5'	5'
Rear-Loaded Garage Door (alley configuration) [4]	n/a	4' for private street 14' for alley easement	4' for private street 14' for alley easement
Minimum Side Setbacks [3, 5, 6]			
Interior Side Yard	4'	4'	0'/4'
Corner Side Yard			
Porch	10'	10'	10'
Living Area	10'	10'	10'
Forward Garage	18'	n/a	18'
Minimum Distance Between Structures [5]			
Between Structures on Adjacent Lots	8'	8'	0'/8'
Between Unit and Detached Garage on Same Lot	n/a	10'	10'
Maximum Building Height	40' (2.5 Stories Max.)	40' (2.5 Stories Max.)	40' (2.5 Stories Max.)
Parking			
Off-Street	2 spaces in garage	2 spaces in garage	2 spaces in garage
On-Street	1 space per unit	1 space per unit	1 space per unit

General SCP-R-2 Setback Notes:

[1] Lots may exceed the minimum square foot lot size area; however, oversized lots are subject to the development standards required for the specific neighborhood/housing type in which they are located.

[2] Minimum lot width is to be measured at front setback.

[3] All setbacks are from associated property lines.

[4] Setbacks to garages are measured to the garage wall plane.

[5] Acceptable encroachments include fireplaces, media niches, roof overhangs, and architectural projections as long as Uniform Building Code is met.

[6] Rear and side setbacks may be modified with County approval for innovative architecture and land plans.

Table 3 — Salida Community Plan District, Multiple-Family Residential Zone (SCP-R-3) Standards

SCP-R-3	
Land Use Designation	Rowhouses/Townhomes/Apartments/Condominiums
Minimum Front Setbacks/Corner Side [1]	
Porch	10'
Living Area	10'
Forward Garage [2]	5' or 18'+
Minimum Rear Setbacks [1, 4, 5]	
Front-Loaded Units	10'
Rear-Loaded Units [2]	4' for private street 14' for alley easement
Minimum Distance Between Structures [3, 4, 5]	
Primary Wall to Primary Wall	20'
Primary Wall to Secondary Wall	20'
Secondary Wall to Secondary Wall	15'
Maximum Building Height	
Rowhouses and Townhomes	40' (3 stories max.)
Apartments and Condominiums	40' (3 stories max.)
Parking	
Off-Street	
<i>Apartments and Condominiums</i>	1 uncovered space for each 1 bedroom unit, 1.5 spaces for each 2 and 3 bedroom unit
<i>Rowhouses/Townhouses</i>	2 covered spaces
Guest Parking	0.25 space per unit

General SCP-R-3 Setback Notes:

- [1] All setbacks are from associated property lines.
- [2] Setbacks to garages are measured to the garage wall plane.
- [3] Acceptable encroachments include fireplaces, media niches, and roof overhangs as long as Uniform Building Code is met.
- [4] Where appropriate, reciprocal easements may be used to satisfy rear or side yard requirements.
- [5] Rear and side setbacks may be modified with County approval for innovative architecture and land plans.
- [6] Primary walls are defined as building facades with one or more unit entries. Secondary walls are defined as building facades without unit entries.

5. SCP District Neighborhood Commercial Zone (SCP-C-1) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-C-1 shall be designed, constructed, and/or established consistent with the C-1 District standards contained in Chapter 21.52.

6. SCP District General Commercial Zone (SCP-C-2) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-C-2 shall be designed, constructed, and/or established consistent with the C-2 District standards contained in Chapter 21.56.

7. Salida Community Plan District, Planned Industrial Zone (SCP-PI) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-PI shall be designed, constructed, and/or established consistent with the PI District standards contained in Chapter 21.42.

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8. Salida Community Plan District, Industrial Business Park Zone (SCP-IBP) development-type standards. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-IBP shall be designed, constructed, and/or established consistent with the IBP District standards contained in Chapter 21.61, except upon making the findings set forth in Section 21.66.060(B), the Board of Supervisors may consider the range of permitted land uses specifically set forth in Title 21. This is intended to allow flexibility in approving uses as the market for modern business parks evolves with time.
 9. Salida Community Plan District, General Agriculture Zone (SCP-A-2) development-type standards. This designation applies solely to the Stanislaus River Park. Subdivisions, new land uses and structures, and changes and alterations to existing land uses and structures designated in the Salida Community Plan as SCP-A-2 shall be designed, constructed, and/or established consistent with the A-2 District standards contained in Chapter 21.20 except that active recreational facilities may also be approved as a conditional use. A Development Plan for the Stanislaus River Park will be required and used as a primary park implementation tool.
- C. Notwithstanding the development standards otherwise set forth in this Section, restrictions of the A-2 Agriculture District shall apply to lands within the SCP District that are subject to existing Williamson Act contracts for the term of the applicable contract and the uses of the A-2 Agriculture District shall be permitted uses for the term of the existing Williamson Act contract. It is the express intent of the SCP District that all lands subject to Williamson Act contracts remain in the Agricultural Preserve and there is no intent to remove such lands from the Agricultural Preserve, to trigger a notice of non-renewal, or impair any contract. No provision of the SCP District is intended to modify any provision of Subdivision Map Act that restricts the subdivision of lands subject to Williamson Act contracts. Nothing herein shall preclude a landowner from filing a notice of non-renewal or requesting cancellation of a Williamson Act contract in accordance with state law or cancellation or removal through other lawful methods.
- D. To allow for the implementation of contemporary zoning standards, a limited amount of flexibility is built into the development standards established for the SCP-R-1, R-2, R-3 and SCP-R-1-ST Zones, which may be implemented through adoption of alternative development standards with approval of the non-legislative Development Plan, upon a finding by the Board of Supervisors that:
1. The alternative development standard substantially conforms to the General Plan and Salida Community Plan.
 2. The alternative development standard facilitates flexibility in the types of housing products that may be constructed creating a greater mix of housing and better meeting the housing needs of the County's residents.

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- E. To allow for the implementation of contemporary zoning standards, a limited amount of flexibility is built into the development standards for the SCP-C-1, SCP-C-2, SCP-PI, and SCP-IBP Zones which may be implemented through adoption of alternative development standards with approval of the non-legislative Development Plan, upon a finding by the Board of Supervisors that:
1. The alternative development standard substantially conforms to the General Plan and Salida Community Plan.
 2. The alternative development standard facilitates flexibility in the type of buildings which may be constructed and contributes to the vibrancy of retail, business park, and industrial park land uses.
 3. The project meets high standards and is of high quality.

21.66.040 PROCEDURE

- A. A proposed Development Plan for any defined area within the SCP District shall be submitted to County staff for review and recommendation by the Planning Commission and approval by the Board of Supervisors. The following information shall be provided at a minimum:
1. Proposed land uses. The distribution, location, and extent (e.g., density, intensity, etc.) of land uses proposed within the area covered by the Development Plan, including open space areas;
 2. Infrastructure. A description of the major components of public and private facilities, including circulation/transportation, energy, sanitary sewage, solid waste disposal, water, storm water drainage, and other essential facilities proposed to be located within the Development Plan area and needed to support the proposed land uses;
 3. Land use and development standards. Criteria, guidelines, and standards by which development would proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
 4. Implementation measures. A program of implementation measures and environmental mitigation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses, infrastructure, and development and conservation standards and criteria;
 5. Relationship to General Plan. A discussion of the relationship of the Development Plan to the objectives, policies, general land uses, and programs of the General Plan.

Following a public hearing, the Planning Commission shall make a recommendation to the Board of Supervisors based on substantial consistency with the General Plan and this Chapter and a review of the environmental impacts of the plan, the appropriateness and interrelationship of the proposed uses, any effects on traffic circulation due to development of the plan, the quality

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of the suggested site plan design, and other details of the proposed Development Plan. In considering the Development Plan at its public hearing, the Commission shall also determine its appropriateness based on its ability to meet the purpose of this Chapter. A favorable recommendation must include the findings listed in this Chapter for the Development Plan and any proposed conditions. At its public hearing, the Board may decide to approve, conditionally approve, or deny the Development Plan or return the matter to the Planning Commission for further evaluation.

- B. Following approval of a Development Plan, all development subject to the Development Plan shall be in substantial conformance with the approved Development Plan and the conditions thereof.

21.66.050 RELATIONSHIP TO LAND SUBDIVISION

In situations where a tentative map or parcel map is undertaken in conjunction with the approval of the Development Plan, such subdivision and approval may be processed concurrently.

21.66.060 FINDINGS REQUIRED

- A. The Planning Commission, prior to recommending the Development Plan to the Board of Supervisors, and the Board of Supervisors, prior to the Board's approval of the Development Plan, shall make the following findings, based on substantial evidence in the entire administrative record:
 - 1. The Development Plan is substantially consistent with the requirements of the General Plan of the County;
 - 2. The Development Plan is substantially consistent with the requirements of this Chapter.
- B. Prior to approving additional uses in the SCP-IBP Zone that are not currently contained in Chapter 21.61; the Board of Supervisors, based on substantial evidence in the entire administrative record, shall make the following findings:

The use would not significantly detract from the Salida Community Plan's goal of creating a vibrant employment center within land designated for job creation;

The use would enhance the vibrancy of the business park land and would strengthen the live-work environment for the entire Salida Community Plan.

21.66.070 LAPSE OF APPROVAL

A Development Plan shall expire 5 years, or any term otherwise approved by a Development Agreement, after the date of its approval, unless there has been activity within the area covered by the Development Plan (e.g., a use permit has been approved or a building permit issued for any development phase contemplated by the Development Plan), an extension has been granted, or as otherwise provided by a development agreement.

21.66.080 EXTENSION AND RENEWAL

A Development Plan approval may be extended by the Planning Director for a two-year period without notice or public hearings, if the required findings remain valid.

21.66.090 PLAN MODIFICATIONS

A request for modifications to the final development or any conditions of approval thereof shall be treated as a new application, unless the Planning Director finds that the changes proposed are minor in the context of the overall Development Plan and are consistent with the intent of the original approval.

21.66.100 URBAN SERVICES REQUIRED

Prior to development of any of the uses permitted in the SCP District, the property to be developed shall be annexed to an existing district or included within a new district, and receive service from a sanitary district, water district, and/or community services district.

21.66.110 SALIDA COMMUNITY PLAN FEE

The Board of Supervisors, after adoption of the County of Stanislaus Roadway Improvement, Economic Development and Salida Area Farmland Protection and Planning Initiative, may impose a Salida Community Plan fee upon persons seeking governmental approvals within the SCP District. The fees shall be established so that they defray, but do not exceed, the cost of preparation, election or adoption, and administration, plus interest, of the County of Stanislaus Roadway Improvement, Economic Development and Salida Area Farmland Protection and Planning Initiative and implementation of the Salida Community Plan. The costs shall include, but not be limited to, the actual County costs, third-party consultant costs, and reasonable costs paid and incurred by the proponents of the County of Stanislaus Roadway Improvement, Economic Development and Salida Area Farmland Protection and Planning Initiative which the Board of Supervisors agrees are reimbursable. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the Salida Community Plan and SCP District zoning. It is the intent in providing for such fees to charge persons who benefit from the Salida Community Plan for the costs of developing and implementing the Salida Community Plan and advocating changed land uses which are authorized pursuant to the Salida Community Plan and SCP District zoning.