

Arroyo Grande Fringe Standards

PUBLIC REVIEW DRAFT

22.98.054 Arroyo Grande Fringe Standards.

The following standards apply within the area of the Arroyo Grande Fringe (within the San Luis Bay Sub-area and identified in [the South County Planning Area maps Figure 98-11b](#)) to the land use categories or specific areas listed, in addition to the San Luis Bay Sub-area standards.

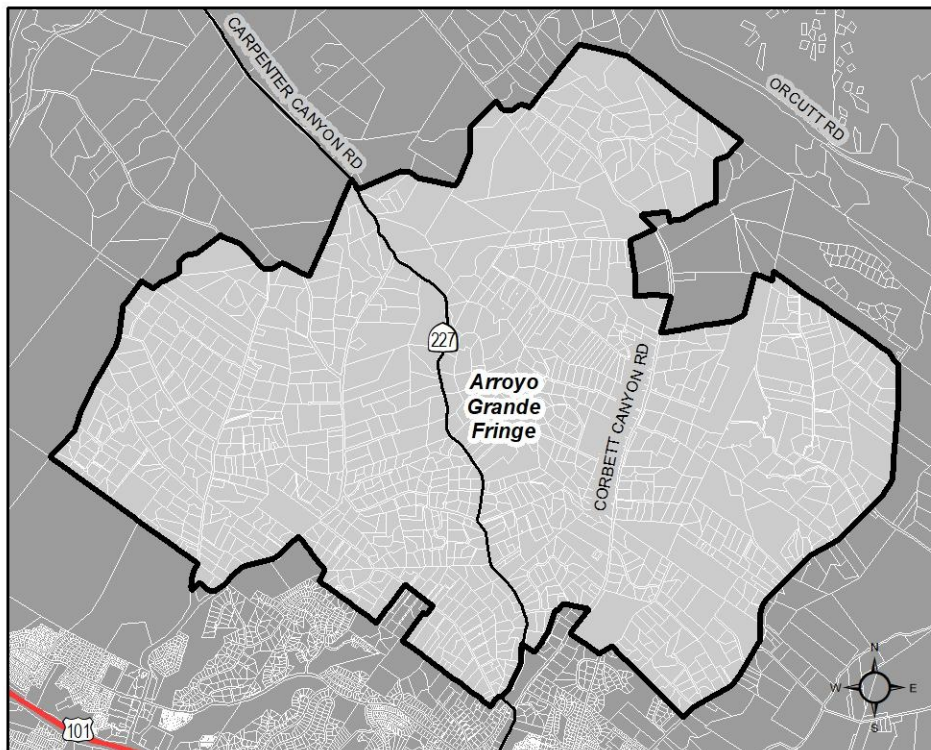


Figure 98-11b: Arroyo Grande Fringe Areas

The area standards respect and mitigate special site potentials and constraints, ensure new land divisions compatibility with present and potential adjacent land uses within the context of the area's suburban character and ensure that developments are designed to provide safe vehicular movement.

A. Residential Rural (RR). The following standards apply within the Residential Rural land use category.

- 1. Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses in the RR land use category may be authorized in compliance with the land use permit requirements of that Section, except farm equipment and supplies; **animal facilities**; small-scale manufacturing; correctional institutions; and airfields and landing strips. **Animal facilities, including kennels, may be authorized with Minor Use Permit approval, unless a Conditional Use Permit is otherwise required by Section 22.30.100.**

2. New land divisions.

- a. New divisions of parcels fronting Highway 227 shall be designed so that access to homesites is from a local internal street rather than directly to the state highway.
- b. Prior to acceptance of an application for land division as complete, the applicant shall provide information to demonstrate to the satisfaction of the Director, in consultation with, the Director of Environmental Health and the Environmental Coordinator that: (1) adequate groundwater resources are available to serve the proposed land division and (2) each proposed parcel can accommodate an individual sewage disposal system. The results of this information shall be incorporated into the design and proposed density of the land division.

B. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

- 1. Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the RS land use category may be authorized in compliance with the land use permit requirements of that Section, except nursing and personal care, and correctional institutions.
- 2. Animal facilities.** Land use permit applications for animal facilities shall address and mitigate any identified impacts of erosion and downstream sedimentation that would be caused by the establishment of the facilities.
- 3. New land divisions.** Prior to acceptance of any application for land division as complete, the applicant shall provide information to demonstrate to the satisfaction of the Director, in consultation with, the Director of Environmental Health that: (1) adequate groundwater resources are available to serve the proposed land division and (2) each proposed parcel can accommodate an individual sewage disposal system. The results of this information shall be incorporated into the design and proposed density of the land division.

[Amended 1993, Ord. 2646; 2014, Ord. 3256]