

SANTA CLARA COUNTY
General Plan Land Use Policies

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Applicable Land Use Policies to South Coyote Valley:

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Agriculture

Description and Intent

R-LU 8

Santa Clara County is enriched by a special combination of the very finest soils, a very favorable, dependable growing climate, and generally adequate water supplies. Lands in agricultural uses contribute to the economy and quality of life enjoyed by county residents. This combination of factors makes it highly desirable that certain lands be preserved for their intrinsic value as agricultural land and for productive agricultural land uses.

R-LU 9

For those areas of greatest long term viability for agriculture and highest quality soils, permanent preservation as agricultural land is the ultimate goal. Other areas are designated 'Agriculture' in order to:

- a. encourage productive use of lands not currently planned for city development, or
- b. preserve lands in agricultural uses where physical limitations, such as frequent flooding or high ground water conditions, make them unsuitable for other uses.

(see also Resource Conservation chapter, "Agriculture" section)

R-LU 10

Lands designated 'Agriculture' include those having Class I, II, and III soils which generally have been in agricultural production and where agricultural uses are most appropriate.

Allowable Uses

R-LU 11

Allowable land uses shall be limited to:

- a. agriculture and ancillary uses;
- b. uses necessary to directly support local agriculture; and
- c. other uses compatible with agriculture which clearly enhance the long term viability of local agriculture and agricultural lands.

R-LU 12

No use permit or other application may be approved for the purpose of establishing a golf course/country club with the "agricultural preserve," consisting of those lands designated "Agriculture-Large Scale" south and east of the city of Gilroy.

R-LU 13

Prior to making a decision as to whether to approve any golf course that might be proposed on lands designated "Agriculture" outside of the "agricultural preserve," the County shall conduct a study to establish specific policies and criteria for the development of golf courses within agricultural areas. The study should evaluate environmental and land use impacts including but not limited to:

- a. compatibility with agriculture;
- b. effects on prime soils;
- c. water supply and quality issues;
- d. public service and infrastructure demands; and
- e. growth-inducing potential.

Allowable Densities

R-LU 14

For areas designated 'Agriculture-Large Scale,' minimum parcel sizes shall be no less than 40 acres.

R-LU 15

For areas designated 'Agriculture-Medium Scale,' minimum parcel sizes shall be no less than 20 acres.



Hillsides

Description and Intent

R-LU 16

Hillsides: Mountainous lands and foothills unsuitable and/or unplanned for annexation and urban development. Lands so designated shall be preserved largely in natural resource-related and open space uses in order to:

- a. support and enhance rural character;
- b. protect and promote wise management of natural resources;
- c. avoid risks associated with the natural hazards characteristic of those areas; and
- d. protect the quality of reservoir watersheds critical to the region's water supply.

R-LU 17

These lands also contain such important resources as grazing lands, mineral deposits, forests, wildlife habitat, rare or locally unique plant and animal communities, historic and archeological sites, and recreational and scenic areas of regional importance, which serve to define the setting for the urbanized portions of Santa Clara County. Given the importance of these lands to the county's overall quality of life, allowable uses shall be consistent with the conservation and wise use of these resources and levels of development shall be limited to avoid increased demand for public services and facilities.

Allowable Uses

R-LU 18

All allowable uses must be consistent with the basic intent of the 'Hillside' designation. The range of allowable uses shall be limited to:

- a. agriculture and grazing;
- b. mineral extraction;
- c. parks and low-density recreational uses and facilities;
- d. land in its natural state;
- e. wildlife refuges;
- f. very low density residential development; and

- g. commercial, industrial, or institutional uses, which by their nature
 - 1) require remote, rural settings; or
 - 2) which support the recreational or productive use, study or appreciation of the natural environment.

Development Policies - Residential Density

R-LU 19

The standard allowable density of residential development shall be that of one dwelling unit per 160 acres, unless the development is proposed as a "cluster development." If development is proposed as a residential cluster, the allowable density shall be as determined by the "20-160 acre variable slope-density formula." Residential development proposals must be designed as a cluster in order to utilize the 20-160 acre variable slope-density formula. (see illustration of 20-160 slope-density formula)

- a. If the average slope of the parcel is 10% or less, the average area per dwelling unit shall be 20 acres.
- b. If the average slope of the parcel is 50% or above, the average area per dwelling unit shall be 160 acres.

Cluster Residential Development - Requirements for Developed Area and Mandatory Open Space Dedication

R-LU 20

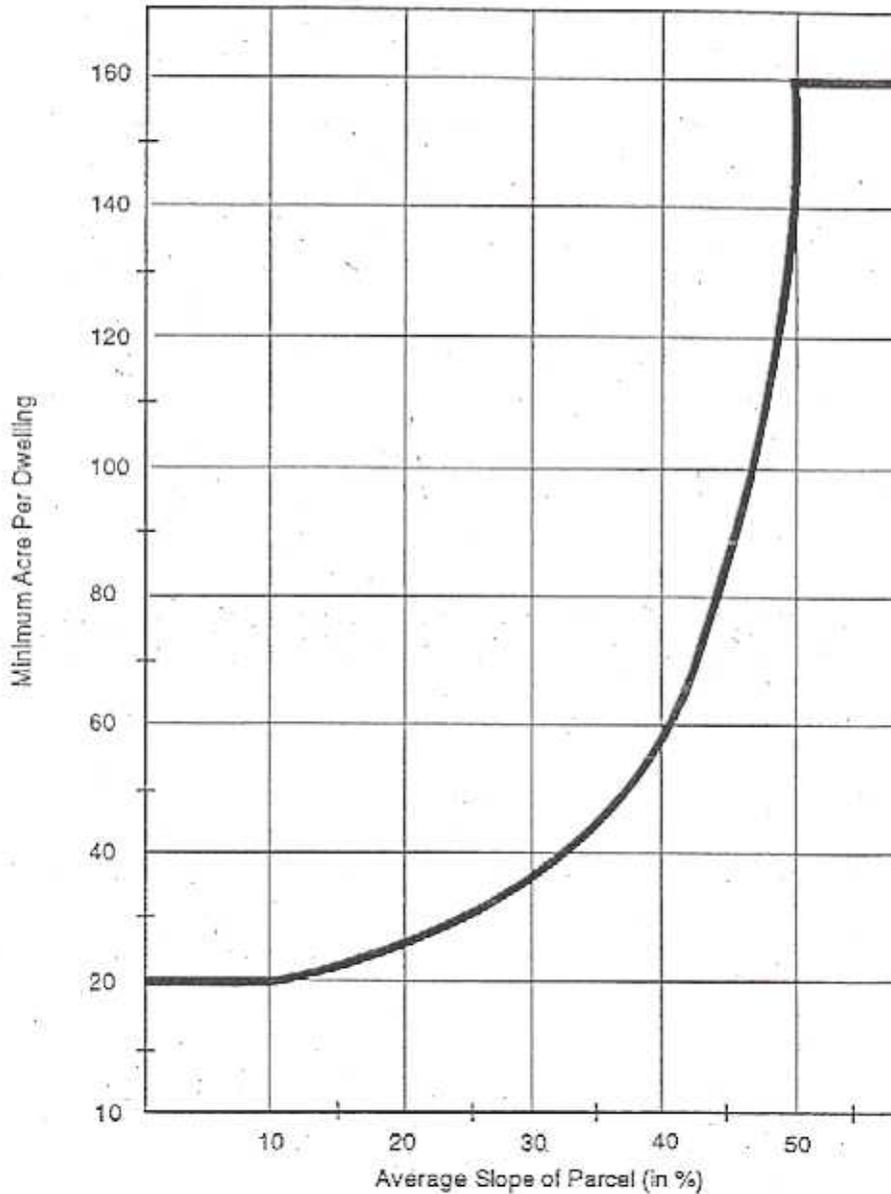
Proposed cluster residential developments shall adhere to the following:

1. Developed Area: the building envelopes for all residences and the locations of all other permitted uses proposed as accessory structures shall be specified in the design, the combined area of which shall not exceed 10% of the gross acreage of the site:
 - a. if the property is under Land Conservation (Williamson Act) contract, the contract must be canceled or modified to exclude the portion of the site that is to be developed;
 - b. no individual parcel created for residential development shall be less than 2 acres in size;

(cont'd.)



20 - 160 Acre "Slope-Density" Formula



If average slope is:	Average area per parcel is approximately:	If average slope is:	Average area per parcel is approximately:
10% or less	20 ac.	35%	44 ac.
15%	22 ac.	40%	58 ac.
20%	26 ac.	45%	85 ac.
25%	30 ac.	50%+	160 ac.
30%	36 ac.		



2. Open Space: it is mandatory that no less than 90% of the land area shall be preserved permanently as open space through dedication of an open space or conservation easement precluding any future development:
 - a. those portions of the land permanently preserved as open space shall be configured as large, contiguous and usable areas;
 - b. the open space may be dedicated through easements over portions of individually-owned parcels or may be configured as separate parcels owned in common or individually;
 - c. the open space area shall be privately controlled and not accessible to the public unless the area is deeded to a public agency or entity willing to undertake responsibilities of ownership, maintenance, and public access [designated trail corridors may traverse such areas if proposed as part of the Regional Parks, Trails, and Scenic Highways Plan]; and
 - d. land uses allowed within the area dedicated as permanent open space shall be limited to agricultural or other limited resource-related uses, and to non-commercial recreational facilities of an ancillary nature to the cluster residential development and for use by residents only.
3. The locations of roads, building sites, septic system leach fields, or other major features of development must be accurately identified on the proposed subdivision map, and they shall:
 - a. avoid areas of natural hazards and avoid adverse impacts upon natural and heritage resources.
 - b. be required to mitigate or reduce potentially significant adverse environmental impacts to an insignificant level, particularly regarding water quality, through such means as adequate setbacks from water resources, avoidance of areas with high percolation rates and/or high ground water tables.
4. Building sites and access roads should be located such that areas of the site which pose a significant hazard, such as landslides, very steep slopes, fault traces, or floodways, are placed within the portion of the site that is dedicated as permanent open space.
5. Roads, building sites, and other facilities shall not be allowed to create major, lasting visible scars on the landscape.
6. Structures on or near ridgelines shall be located, constructed, and/or landscaped so that they do not create a significant adverse visual impact as seen from the Valley floor.

Residential Development Policies – One Time 2-Lot Subdivisions

R-LU 22

Two Lot Subdivisions: For any two-lot subdivision of land, the average area per dwelling unit shall be as determined by the variable slope-density formula, and neither a cluster permit nor dedication of permanent open space shall be required, provided that:

- Design Principles for Cluster Residential Subdivision Proposals**
- R-LU 21**
Design of the cluster development shall incorporate the following basic principles:
1. Site layout shall demonstrate efficiency in the location and length of roadways, driveways, and other basic infrastructure improvements or extensions.
 2. Roads shall be of adequate design, capacity, and construction to accommodate traffic associated with the development safely, efficiently, and with minimal long term maintenance needs.

- a. the parcel in question was not itself created after 1980; and
- b. any subsequent subdivision of the two lots so created shall adhere fully to the density and development requirements of the General Plan and all applicable County ordinances.



Development Policies – Los Gatos Watershed

R-LU 23

Los Gatos Watershed: Significant portions of the area within the Los Gatos (Lexington Reservoir) Watershed are divided into patterns of small, non-conforming parcels.

1. These lands are not and shall not be designated "Rural Residential" or other similar designation of increased density, on account of the multitude of existing, severely sub-standard development conditions and the prevalence of many unresolvable development constraints.
2. All portions of the Los Gatos Watershed shall be designated 'Hillsides' and development on existing parcels shall be required to meet the standards and policies of the County General Plan and the provisions of applicable County ordinances.
3. Further policy guidance is provided by means of the Los Gatos Watershed Land Use Policies (see Special Areas Policies section).

Development Policies – Steep Slope Areas

R-LU 24

New development, whether through subdivision or on existing, legal parcels ("single-site development") shall not be allowed on building sites in excess of 30% average slope unless:

- a. the proposed site is a more feasible, suitable location for development than alternative locations on the parcel proposed for development; and
- b. technical feasibility and environmental impact have been assessed and demonstrated through required studies, tests, and analyses of site conditions and characteristics.

Development Policies – Non-Residential Development Densities

R-LU 25

Non-residential land uses allowed in 'Hillsides' areas shall be of a generally low density or low intensity nature, depending on the use, as is consistent with the basic intent of the Hillsides designation to preserve the resources and rural character of the land. Non-residential uses shall:

- a. avoid or minimize any potentially significant adverse environmental impacts;
- b. provide adequate access to safely accommodate potential traffic without significantly impacting local transportation routes;
- c. demonstrate no significantly increased risks associated with natural hazards;
- d. not create adverse visual impacts as viewed from the Valley floor or from adjacent public recreational areas; and
- e. cause no significant increase in the demand for public services or infrastructure, including potential impacts on school districts.

R-LU 26

For recreational, commercial, or other uses which permit or involve overnight accommodations for temporary guests, allowable densities and the design of development shall also adhere to the following principles:

- a. proposed densities must be consistent with the scale of the allowed recreational or commercial use, if applicable;
- b. design and appearance shall blend harmoniously with the natural setting; and
- c. development shall be located, and if possible, clustered within the minimum area necessary to accommodate it, in order to avoid or reduce the need for improvements and minimize any potential environmental impacts.



R-LU 27

Land uses proposed for inclusion within the Hillside zoning ordinance may be evaluated for conformity with the intent of this land use designation by various measures of land use intensity, including but not limited to:

- a. waste water generation rates;
- b. traffic generation rates;
- c. extent of grading, vegetation removal, drainage modifications, or other alteration of the natural environment;
- d. noise or other nuisance potential; and
- e. growth-inducing potential.

Development Policies – Non-Residential Open Space Preservation

R-LU 28

For all uses allowed in Hillside areas other than agricultural and single-family residential land uses, open space preservation by means of easement dedication may be required in order to:

- a. protect the public health, safety and general welfare;
- b. prevent or mitigate potentially significant adverse environmental impacts; and/or
- c. to create perimeter areas that adequately buffer neighboring properties from adverse off-site impacts of the proposed land use.

R-LU 29

The nature and duration of an open space or conservation easement shall be commensurate with:

- a. the nature of the land use;
- b. the duration to which that use has been entitled through County permitting procedures; and
- c. the extent of alterations made to the natural landscape.

R-LU 30

Land uses which do not receive a permanent entitlement should not be required to dedicate open space or conservation easements of permanent nature, unless required as a mitigation for alterations made to the natural landscape.

Development Policies - RV Parks

R-LU 31

Recreational vehicle (RV) parks shall primarily serve the needs of the traveling public for short term accommodations. At least 90% of the RV spaces in each RV park shall be designated for short term stay (i.e., less than 30 days).

[Amended Dec. 5, 1995; File #: 6010-00-00-95GP]

Policy R-LU 32 deleted. See NOTE below.

R-LU 33

Recreational vehicle park development should conform to the adopted policies, ordinances and design guidelines of the County of Santa Clara.

NOTE: Policies R-LU 32 and 34 were deleted by an amendment to the General Plan adopted Dec. 5, 1995; File #: 6010-00-00-95GP]



Ranchlands

Description and Intent

R-LU 35

Ranchlands: Lands predominantly used as ranches in rural unincorporated areas of the county, remote from urbanized areas and generally less accessible than other mountain lands. Important resources include reservoir watersheds for regional water supply, grazing lands, mineral resources, forests and wildlife habitat, rare or locally unique plant and animal communities, historic and archeological sites, and recreational and scenic areas of importance that also serve to define the setting for the urban areas.

R-LU 36

The general intent of the Ranchlands designation is to maintain the existing conditions of very low intensity uses, rural lifestyle, and limited public access. Development policies shall protect and enhance the continued use of the land for ranching.

R-LU 37

Population shall be held to a minimum, and land uses shall be of a nature and intensity which do not require higher levels of public services than those presently provided.

R-LU 38

Subdivision and parcel creation data, including the issuance of certificates of compliance, shall be collected and monitored. If subdivision activity reaches the thresholds established by the policies of the General Plan, Ranchlands policies shall be evaluated for possible revision.

Allowable Uses

R-LU 39

The primary use shall be ranching. Other allowable uses shall be:

- a. agriculture;
- b. low intensity recreational uses;
- c. mineral extraction;
- d. land in its natural state;
- e. hunting;
- f. wildlife refuges;
- g. very low density residential development; and
- h. very low intensity commercial, industrial, or institutional uses, provided that they primarily support ranching activities or the enhancement, protection, study or appreciation of the natural resources of the area.

Development Policies – General Principles for Ranchlands Areas

R-LU 40

General principles governing development and land division in Ranchlands areas shall be as follows:

- 1. No large ranches shall be allowed to fully divide into small parcels.
- 2. The function of allowed subdivisions shall be for the following, provided that very little population is added to Ranchlands areas:
 - a. help ranchers trade land;
 - b. raise capital in times of need;
 - c. help settle estates; and
 - d. provide for family divisions.
- 3. The right of ranchers to build residences and to divide "Williamson Act" property under the terms of existing Land Conservation contracts is affirmed.
- 4. There shall be a limit to the number of parcels created within the Ranchlands area.
- 5. The rural character of the area shall not be changed, and land use decisions shall prevent an influx of people into the Ranchlands area.



Development Policies – Allowable Densities

R-LU 41

Density of development in areas designated 'Ranchlands' shall be determined by application of the "20-160 acre variable slope-density formula," or, if not employed, 160 acres per dwelling unit.

1. Clustering of development in Ranchlands shall not be allowed.
2. The minimum parcel size shall in no case be less than 20 acres.

Development Policies – Subdivision and Parcel Creation Limitations

R-LU 42

Individual subdivision proposals in Ranchlands areas shall be subject to the following limitations:

1. At the time of the application, the entire area of contiguous land holdings owned by the applicant shall be included in the application, even though the proposed subdivision may only affect a portion of that area.
2. Major subdivisions of 5 lots or more shall be discouraged.
3. No subdivision of land into parcels less than 160 acres shall be approved for a land holding where the division would result in the approval of more than four lots within the holding during any three year period.

R-LU 43

Cumulative land division activity shall be limited for areas designated Ranchlands, according the following provisions:

1. The 'Ranchlands' shall be separated into two geographic areas, Area A to the north of Coe State Park, and Area B to include the remainder of the 'Ranchlands'.
2. Within Area A:
 - a. no more than 40 parcels that are less than 160 acres each may be created in any calendar year;
 - b. no more than 75 parcels that are less than 160 acres each may be created in any three consecutive years; and
 - c. no more than 20 parcels may be created which are greater than 160 acres each in any calendar year.

3. Within Area B:

- a. no more than 20 parcels may be created that are less than 160 acres each in any calendar year;
- b. no more than 38 parcels may be created that are less than 160 acres each in any consecutive three years; and
- c. no more than 10 parcels greater than 160 acres each may be created in any calendar year.

4. Parcels created without obtaining building site approval are restricted from use as building sites, as indicated on the approved subdivision map, and shall count towards the total of the number of parcels which may be created according the aforementioned limitations, subsections (b) and (c).

Development Policies – Road and Access Requirements

R-LU 44

Ranch roads serving the internal needs of the ranches may be of gravel or hard dirt surface, and of widths suitable for ranching uses. Such roads shall not be considered acceptable for the purpose of subdivision approval unless they meet all applicable County standards regarding access for the Ranchlands areas. Routine maintenance of ranch roads shall not require grading permits provided that road alignments are not changed.



Open Space Reserves

Description and Intent

R-LU 45

Open Space Reserve (OSR) lands include rural unincorporated areas contiguous to a city Urban Service Area (USA) for which no permanent land use designation was applied pending future joint studies by affected jurisdictions of desired long term land use patterns.

Development Policies - Allowable Uses

R-LU 46

Allowable uses shall consist of agriculture and open space uses.

R-LU 47

No commercial, industrial, or institutional uses shall be allowed.

Development Policies - Allowable Densities

R-LU 48

No parcels of less than 20 acres shall be created.

Future Resolution of Long Term Land Use

R-LU 49

For lands within the vicinity of the City of Gilroy designated OSR, joint studies should be conducted to resolve and define:

- a. areas to be reserved for future urban growth;
- b. areas to be reserved for long term agricultural use; and
- c. other planning objectives identified within the South County Joint Area Plan deemed appropriate to the OSR areas.

R-LU 50

For lands within the vicinity of the City of San Jose designated OSR, joint studies should be conducted to define and resolve issues of mutual interest for the South Almaden Valley and nearby hillsides areas.

Existing Regional Parks

Description and Intent

R-LU 51

The Regional Parks designation is applied to park lands of the County, Cities, State of California, and United States government agencies which serve a region-wide population.

Allowable Uses and Development Policies

R-LU 52

For applicable policies pertaining to these lands, refer to the Parks & Recreation chapter of the General Plan.

Other Public Open Lands

Description and Intent

R-LU 53

The Other Public Open Lands designation is applied to lands in Open Space which are owned by various public agencies for purposes other than public parks and general recreational use. The lands are owned by such agencies and entities as the United States, the State of California, City and County of San Francisco, Regents of the University of California, Santa Clara Valley Water District, City of Palo Alto, and others.

Allowable Use Policies

R-LU 54

While some areas so designated may be open to public access, others are not available for access or use by the general public, except on a permit basis.

R-LU 55

Midpeninsula Regional Open Space District lands are mostly undeveloped and open to the public without permits.



Major Public Facilities

R-LU 72

The 'Major Public Facilities' designation is applied to county government centers, United States government lands used for defense and other research installations, and other large scale facilities of the state, federal or local governments.

Major Gas & Electric Utilities

R-LU 73

The County's major gas and electric distribution system should be:

- a. adequate to meet the projected energy needs of the people of Santa Clara County; and
- b. compatible with the environmental resources and scenic qualities of the County.

R-LU 74

In locating major gas and electric transmission distribution facilities, the primary environmental considerations shall be to minimize aesthetic impacts and to avoid developed residential and/or public recreation areas. Major electric transmission lines should be located and designed in accordance with the following principles:

1. Route selection should avoid ridgelines and follow the natural flow and rhythm of land forms as much as possible.
2. Routes should not cross scenic roads at points where lines will be visible for long distances.
3. Minimum height structures should be used to reduce visual impacts where the additional structures which result are not objectionable.
4. Vegetation should be used for screening where it will not interfere with a facility's operation.
5. Design, appearance, and paint selection should reduce visual impact.

6. If natural vegetation need not be removed in order to provide adequate service access and passable rights of way, it should be maintained and enhanced to control erosion and minimize visual impacts. Vegetation which could pose a threat to the transmission line should not be retained.

R-LU 75

Electric substations and gas control and metering stations shall be located, designed, and landscaped to fit as inconspicuously and harmlessly as possible into the area in which they are required. Locations along scenic roads and heavily traveled highways should be avoided.

R-LU 76

The multiple use of transmission line rights-of-way for riding and hiking trails, pedestrian walkways, landscaped greenways, parking areas, and parks shall be encouraged, provided that there is no threat to public health and safety.

R-LU 77

All proposals for new major transmission lines and distribution facilities shall require an application for a General Plan Amendment to the Gas & Electric Utilities Plan map. Proposals shall be evaluated for conformance with the policies of the General Plan concerning major gas and electric utilities.

1. New major transmission lines are not required to secure a use permit in addition to a General Plan Amendment.
2. New distribution and transmission facilities such as substations must secure use permits, in addition to a General Plan Amendment, unless the land on which the facility is proposed is not within the regulatory jurisdiction of the County.

[Note: For Major Gas & Electric Utilities to which these policies apply, refer to "Major Gas & Electric Utilities Map" of the General Plan.]



Definitions

Hydro Generating Plant

An electric generating station where power is produced by the pressure or force of falling water driving the generating unit.

Steam-Electric Generating Plant

An electric generating station where steam produced by using fossil or nuclear fuels, or obtained from geothermal sources, is used to drive the generating units.

Electric Transmission Substation

An assembly of equipment, which is part of a power system for transmitting electric energy, consisting of suitable transformers and switching equipment which can interconnect high voltage transmission lines of the same system or between systems at the same or different voltages. These substations interconnect, transform and control the flow of power through the transmission system.

Electric Transmission Line

A line designed to carry large blocks of electric energy at a voltage of 50 kv or above from generating stations, between points of interchange, between transmission substations, to distribution substations or to large individual customers. Generally these voltages are 60 kv, 70 kv, 115 kv, 230 kv or 500 kv.

Electric Distribution Substation

An assembly of equipment which is part of a power system for distributing electric energy where energy at high voltage is received normally from a transmission line and is transformed to a lower voltage for distribution in the surrounding area.

Electric Distribution Line

A line with a primary voltage below 50 kv emanating from an electric distribution substation for the purpose of distributing electric energy in the area around the substation or a line with secondary voltage below 500 volts for general customer use.

Electric Service Drop or Run

Conductors, either overhead or underground, from the secondary distribution line (normally below 500 volts) to the customer's service point.

Gas Regulating Station

An assembly of equipment installed for the purpose of automatically reducing and regulating the pressure in the downstream pipeline or main to which it is connected.

Gas Mixer Station

An assembly of equipment installed to mix supplies of gas from different sources for the purpose of controlling heating values.

Gas Transmission Line

A pipe installed for the purpose of transmitting gas from a source or sources of supply to one or more distribution centers or to one or more large volume customers or to interconnect sources of supply. In typical cases transmission lines differ from distribution mains in that they operate at higher pressures, they are longer, and the distance between connections is greater.

Gas Distribution Trunk Main

A pipe installed to convey gas from a transmission line to or between one or more distribution mains. It may operate at or above distribution main pressure.

Gas Distribution Main

A pipe installed in a community to convey gas to individual services or other mains.

Gas Service Run

The pipe and appurtenances that run between a main or pipeline and the customer's meter.



Transportation Facilities

R-LU 78

The Transportation Facilities designation is applied to airports, bus facilities, and storage yards for road maintenance equipment and supplies.

R-LU 79

New public transportation facilities shall be compatible with the land uses in the areas in which they are located and consistent with the County's General Plan.

R-LU 80

Proposed County transportation facilities shall be subject to the same requirements for minimizing visual and aesthetic impacts as those required of private development.

Roadside Services

Description and Intent

R-LU 81

Roadside Services shall consist of a limited number of private facilities and businesses serving the motoring public in dispersed locations.

R-LU 82

The number, type, and location of roadside services shall be limited in order to:

- a. protect scenic and environmental resources;
- b. prevent traffic hazards on rural roads;
- c. exclude uses which should more appropriately be located in cities;
- d. prevent strip commercial development;
- e. minimize demands for the provision of urban services in rural areas; and
- f. avoid incompatibilities with adjacent land uses.

Allowable Uses

R-LU 83

Allowable uses within the "Roadside Services" designation shall be uses serving the current motoring public, including:

- a. restaurants;
- b. motels;
- c. recreational facilities which require a rural setting;
- d. wine tasting rooms;
- e. farmers markets;
- f. gas stations; and
- g. similar uses.

[cont'd. next page]



Development Policies

R-LU 84

Proposals for new or expanded Roadside Service designations or uses shall be reviewed and mitigated for their individual and cumulative impacts upon:

- a. scenic and environmental resources;
b. traffic levels and traffic hazards;
c. demands for public services;
d. adjacent land uses; and,
e. potential for growth-inducing impacts.

Development Policies - RV Parks

R-LU 85

Recreational vehicle (RV) parks shall primarily serve the needs of the traveling public for short term accommodations. At least 90% of the RV spaces in each RV park shall be designated for short term stay (i.e., less than 30 days).

[Amended Dec. 5, 1995; File #: 6010-00-00-95GP]

NOTE: Policies R-LU 86-87 were deleted by an amendment to the General Plan adopted Dec. 5, 1995; File #: 6010-00-00-95GP]

R-LU 88

Recreational vehicle park development should conform to the adopted policies, ordinances and design guidelines of the County of Santa Clara.

Solid Waste Disposal Sites

R-LU 89

New or expanded solid waste disposal sites (landfills) shall be allowed only if in conformance with the General Plan and compatible with surrounding land uses.

R-LU 90

New, existing and inactive disposal sites shall be designated on the Land Use Plan.

- 1. New sites may be allowed only if issued a use permit and if they comply with all state and local regulations regarding operations and reclamation.
2. Expansions of existing landfills must apply for modification of the existing use permit and reclamation plans.

R-LU 91

Once the use of a solid waste disposal site has been terminated, the site shall be reclaimed for subsequent allowable open space uses, including, but not limited to parks, preserves, or other waste management-related uses (composting, transfer sites, etc.).

R-LU 92

No solid waste disposal site shall be used for residential development or any structures for human occupancy.

R-LU 93

New landfill sites may not be located in the Baylands or in other environmentally critical areas.