

# 25.08: Standards for Specific Uses and Areas

## 25.08.025 Mineral Resource Area Development Regulations

### A. Intent

The intent of these Mineral Resource Area development standards is to protect and manage natural resources that could be lost due to the encroachment of incompatible land uses, while still allowing low-intensity interim uses.

### B. Application

The regulations in this section apply to every parcel which is now known as the “mineral harvest area” or is classified as a MR zone as defined by the most recent mapping produced by the state Division of Mines and Geology.

Mineral harvest areas and MR zones are not shown on the Zoning Map. Maps from the Division of Mines and Geology should be consulted to determine if these designations apply to a given parcel(s).

The standards in this section supplement those of the underlying zoning district(s). Where the standards in this section and those of the base zone conflict, this section’s standards apply.

### C. Permitted Uses

The following are permitted uses on land to which this section applies. This list replaces the uses permitted by the underlying zoning district.

1. Agriculture
2. Horticulture
3. Grazing
4. Silviculture
5. Single-family dwelling
6. Structures or capital improvements incidental to the above
7. Uses similar to the above as determined by the Director or Planning Commission per Chapter 25.01 of this Code.

#### D. Conditional Uses

The following are conditional uses on land to which this section applies. This list replaces the uses conditionally permitted in the underlying zoning district.

1. Mining mineral, petroleum, rock, sand, gravel, clay and similar resources; and
2. Low-intensity recreational uses.

#### ~~E. Building Site Requirements~~

~~Minimum lot size in the areas subject to this section is (40) forty acres. Previously created parcels shall be considered non-conforming and subject to the terms of this title.~~

#### E. Building Setbacks and Other Requirements

The setbacks and other requirements for structures or uses on land to which this section applies shall be established by the base zoning district except where modified by this section.

#### F. Mining of Natural Resources

For regulations related to the mining of natural resources, see Chapter 19.13 Surface Mining Operations and Reclamation of the San Benito Municipal Code.

### 25.08.031 Low Impact Camping

This section refers to uses classified as Low Impact Camping as described in Chapter 25.09. Such uses are subject to the regulations below. This includes tent camping, glamping, dry RV camping, yurts, or something similar.

#### A. Location and Site Regulations

In accordance with Table 25.03-B of this Title, Low Impact Camping is permitted in the AR, AP, R, RR, and RT zones subject to the following:

1. Acreage requirements per Accessor Parcel Number (APN)
  - a. One (1) campsite per acre up to nine (9) campsites
2. No more than 6 (six) campers permitted per campsite.
3. Campsites shall be setback a minimum of one hundred (100) feet from property lines.
4. The property owner shall maintain sanitation facilities that are fully self-contained or connected to a permitted sewage disposal system serving the property. At least one (1) ADA restroom shall be required.

5. All solid waste shall be removed from the premises after each occupancy, and onsite trash receptacles shall abide by applicable animal-protection trash best practices or requirements.
6. No on-street parking shall be permitted in connection with a Low Impact Camping site.

## B. Operational Regulations

All Low Impact Camping areas shall be operated in the following manner:

### 1. Temporary Sleeping Accommodation Only

- a. No temporary sleeping accommodation shall be used for permanent human occupancy.
- b. Temporary sleeping accommodations shall not exceed fourteen (14) consecutive nights per camper.

### 2. Noise

All low Impact Camping Facilities shall comply with Chapter 19.39 – Noise Control Regulations of the San Benito Municipal Code. Specifically, no amplified sound equipment or live music shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.

### 3. On-Site Manager

A designated on-site operator or manager shall be available by phone twenty-four (24) hours per day, seven (7) days per week.

### 4. Communal/Recreational Fire Pits

There can be only (1) communal wood burning fire pit per APN and shall be operated by the site manager or property owner. The site manager or property owner shall take all necessary training for the Fire Department or CalFire to operate.

Communal and recreational fires and fire pits shall comply with the following:

- a. Recreational fires are not to be wider than three (3) feet in diameter and two (2) feet in height.
- b. Recreational fires shall not be conducted within twenty-five (25) feet of a structure or combustible materials.
- c. Open burning, bonfires or recreational fires shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher with a

minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

- d. Portable outdoor fireplaces and barbeques shall be used in accordance with the manufacturer's instructions and shall not be operated within fifteen (15) feet of a structure or combustible materials.
5. The business license holder shall obtain and maintain in good standing a certificate issued from the Tax Collector /Auditors Office for Transient Occupancy Tax (TOT), whether the business license holder collects TOT directly or through a third-party platform.