

Excerpts from Santa Clara County Ordinances that Pertain to Chemeketa Park

Chemeketa Park is zoned as a Hillside (HS) rural base district, as described in Section 2.20.010 of the County Zoning Ordinance, paragraph C. To paraphrase this section:

The purpose of the Hillside district, also known as the HS district, is to preserve mountainous lands unsuited for urban development. Development shall be limited to avoid the need for public services and facilities. Clustering of residential development is encouraged in order to preserve contiguous open space.

For full details, visit the Santa Clara County Planning Office Zoning Ordinance Page at <http://tinyurl.com/scc-zoning>

Unregistered or Non-Operational Vehicles - MUST BE STORED AWAY FROM PUBLIC VIEW

The Santa Clara County Zoning Ordinance places limits on storing disabled vehicles. A disabled vehicle is one that cannot immediately be started and moved under its own power or is not currently registered for use on the public right-of-way. Some of the relevant points:

- The vehicle must be stored in an area screened from public view and from adjacent properties. This includes storage of vehicle bodies, parts, machinery and tools.
- No more than two disabled vehicles are allowed per parcel.
- All work performed on a motor vehicle shall be permitted only between the hours of 7:00 a.m. to 10:00 p.m.

To report a concern: Contact Zoning at (408) 299-5770

For full details, refer to the Zoning Ordinance, Section 4.20.070 at <http://tinyurl.com/scc-zoning-ordinance>

Secondary Units and Duplexes - NOT ALLOWED

The minimum parcel size for a secondary dwelling in a rural district is one acre. Since lot sizes within Chemeketa Park are all smaller than this size, this means that secondary units and duplexes are not allowed.

This is important to the community as well, since multiple-unit dwellings increase water usage, increase road traffic, require more parking spaces and place additional stress on septic systems. Under the Bylaws of the Chemeketa Park Mutual Water Company (Article 5, Paragraph 2), the Board is obligated to report any secondary unit created after 1985 to County authorities.

To report a concern: Contact Zoning at (408) 299-5770

For further details, visit the Santa Clara County Planning Office - Secondary Dwellings Page at <http://tinyurl.com/scc-secondary>

Tree Preservation and Removal - A PERMIT IS REQUIRED

For parcels less than three acres, a tree removal permit is required from the County when removing mature trees. To determine if your tree needs a permit, measure the tree four and one-half feet above ground level. You will need a permit if the tree has a single trunk 37.7 inches or greater in circumference (12 inches or more in diameter). For multi-trunk trees, this measurement is 75.4 inches in circumference (24 inches or more in diameter).

To report a concern: Contact Planning at (408) 299-5770

For full details, visit the Santa Clara County Planning Office - Tree Preservation and Removal Page <http://tinyurl.com/scc-trees>

Noise Levels - RESTRICTED

Santa Clara County Ordinance Code places limits on the volume and duration of noise from a neighbor's property. These limits are stricter (45 decibels exterior noise) from 10:00 p.m. to 7:00 a.m. than they are during the day (55 decibels exterior noise). It is prohibited for any person to make, or cause to be made a continued any sound that "annoys or disturbs a person or normal sensitivities."

To report a complaint: Contact the County Sheriff at (408) 299-3233

For further details, refer to the Municipal Code, Title B, Division B11, Chapter VIII <http://tinyurl.com/scc-noise>

Dogs - MAXIMUM OF 2 PER HOUSEHOLD; MUST BE ON A LEASH OUTSIDE THE HOME

Santa Clara County Ordinance Code outlines the responsibilities for dog owners. Some of the relevant points:

- On parcels of less than five acres, the maximum number of dogs shall be two dogs over for months of age, and not more than one litter of puppies per calendar year.
- Dogs outside the home shall be restrained on a leash, not to exceed six feet in length.
- Dogs running free in a yard shall be confined behind a fence, not less than six feet high.
- Dogs over four months of age must be licensed with the County. Issuance of the license requires that the dog be vaccinated with an anti-rabies vaccine.

To report a concern: Contact Santa Clara County Animal Control at (408) 201-0660

For further details, refer to the Municipal Code, Title B, Division B31, Chapter III <http://tinyurl.com/scc-dogs>

Cats - MAXIMUM OF 5 PER HOUSEHOLD

Santa Clara County Ordinance Code outlines the responsibilities for cat owners. Some of the relevant points:

- On parcels less than five acres, the maximum number of cats shall be five cats over four months of age, and not more than one litter of kittens per calendar year.
- Cats over four months of age must be licensed with the County. Issuance of the license requires that the cat be vaccinated with an anti-rabies vaccine.

To report a concern: Contact Santa Clara County Animal Control at (408) 201-0660

For further details, refer to the Municipal Code, Title B, Division B31, Chapter IV

<http://tinyurl.com/scc-cats>