

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

CHAPTER II - A RESIDENTIAL ZONES

ARTICLE 1 INTRODUCTION

The Residential Zones are intended to provide for areas for structures for permanent human occupation. Each of the zones in this chapter addresses a unique need in Riverside County for certain types and intensities of residential structures, lot sizes, and other activities. The purpose of each residential zone is as follows:

- A. **R-R: Rural Residential** is the standard low-density residential zone within western Riverside County. Historically, it was intended as an interim zone until development was proposed, and as such, included many commercial, agricultural, and industrial uses. Although no longer considered an “interim” zone, no further properties will be zoned as “R-R” in the future. The R-R zone is considered to be generally consistent with the Rural Foundation Component and the Rural Community Foundation Component of the General Plan.
- B. **R-1: One-Family Dwellings** is the standard residential zone throughout Riverside County. As such, this zone is to be used primarily for detached single-family residential development, and related ancillary uses. The R-1 zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- C. **R-1A: One-Family Dwellings – Mountain Resort** is the standard residential zone for the mountainous areas of Riverside County. Correspondingly, this zone allows for ancillary commercial uses that would not otherwise be allowed in the R-1 zone. Otherwise, this zone is to be used for primarily detached single-family residential purposes. The R-1A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- D. **R-A: Residential - Agricultural** is intended for low-density residential properties that allow for some commercial agricultural uses. The R-A zone is considered to be generally consistent with the Rural Community Foundation Component of the General Plan.
- E. **R-2: Multiple Family Dwellings** is intended to be used for higher density residential developments. The R-2 zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- F. **R-2A: Limited Multiple-Family Dwellings** is to be used for higher density residential developments, but all buildings are limited to two stories. The R-2A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- G. **R-3: General Residential** is intended for higher density residential housing developments. Detached single family residential developments are discouraged in this zone. The R-3 zone is considered to be generally consistent with the Community

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

Development Foundation Component of the General Plan.

- H.* **R-3A: Village Tourist Residential:** It is the intent of this article to allow residents in mountainous resort areas of the unincorporated area of the County to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors in adopting this article that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings. The combination of commercial and residential uses shall be known as cottage commercial. (8.24 of 348) The R-3A zone is considered to be generally consistent with the Community Development Foundation of the General Plan.
- I.* **R-T: Mobilehome Subdivisions and Mobilehome Parks** was established in 1962 to establish areas for mobile home developments in order to address the County's need for affordable housing. Since that time, changes in regulations have allowed for mobile home parks to be established in any residential zone. Thus, no more properties will be zoned R-T in the future. The R-T zone is considered to be generally consistent with the Community Development Foundation.
- J.* **R-T-R: Mobilehome Subdivisions – Rural** was established in 1975 to allow for mobile home subdivisions in a rural setting. Only mobile homes of 450 square feet, or conventional residential units on 40,000 square feet or more are allowed. Since the time of the creation of this zone, regulations have changed which allow for mobile home parks to be established in any residential zone. Thus, no more properties will be zoned R-T-R in the future. The R-T-R zone is considered to be generally consistent with the Rural Foundation Component and Rural Community Foundation Components of the General Plan.
- K.* **R-4: Planned Residential:** The Board of Supervisors finds that because of the rapid urbanization taking place in the County, it is desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, lots containing an area less than the minimum lot area now established may be permitted provided open areas are developed and maintained for the use and benefit of the residents of the subdivision. (8.90 of 348) The R-4 zone is considered to be generally consistent with the Community Foundation Component of the General Plan.
- L.* **R-6: Residential Incentive:** The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element.

The Board finds and determines and declares that it is its intent that the R-6 Zone be used and applied in areas where basic services such as water, sewer, other utilities and

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

adequate road circulation already exist or can be reasonably extended. The Board further determines that the R-6 Zone shall be applied to a specific geographic area only in conjunction with an approved plan for development, including any necessary land division maps, plot plans or other approvals, as required by the County, and that applications for the R-6 Zone and related projects are to receive priority processing by all County departments involved in the review and issuance of permits for the development.

The Board further determines that when the R-6 Zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing non-substantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project. (8.201 of 348) The R-6 zone is considered to be generally consistent with the Community Foundation Component of the General Plan.

M. R-7: Highest Density Residential It is the intent of the Board of Supervisors in enacting the R-7 Zone to establish a specialized zone that will accommodate the County of Riverside's share of the regional housing need as determined by the Southern California Association of Governments. The R-7 Zone shall only apply to those parcels identified with the R-7 Zone in Ordinance No. 348.4841 for Change of Zone No. 7902 and utilized to satisfy the County's share of the regional housing need for groups of all household income levels. ~~The following regulations shall apply in the R-7 Zone.~~ (8.301 of 348) The R-7 zone is considered to be generally consistent with the Community Foundation Component of the General Plan.

N. MU: Mixed Use It is the intent of the Board of Supervisors in enacting the MU Zone to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. The MU Zone shall only apply to land with a General Plan Mixed Use Area Land Use Designation or within an approved Specific Plan. ~~The following regulations shall apply in the MU Zone.~~ (9.85 of 348) The MU zone is considered to be generally consistent with the Community Foundation Component of the General Plan.

O. WC-R: Wine Country - Residential The WC-E zone is one of four Wine Country Zones are ~~that established to~~ implements the Temecula Valley Wine Country Policy Area of the Riverside County General Plan ~~within the area shown on Figure 4a attached hereto.~~ The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian lifestyle, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Since this is primarily a residential zone, only limited incidental commercial uses, such as winery operations and associated retail activity are allowed. equestrian

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations. *(XIVd INTENT of 348) The WC-R zone is considered to be generally consistent with the Temecula Valley Wine Country Policy Area – Residential District and its underlying Rural Residential and Rural Community Foundation Components of the General Plan.*

- P. R-D: Regulated Development.** This zone was intended to be an agriculturally-oriented residential zone, but with allowances for other light commercial activities. Properties within this zone have developed with a wide variety of land uses and densities, and thus no further properties will be utilizing this zone in the future. The R-D zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.
- Q. W-2: Controlled Development** is the standard low-density residential zone within eastern Riverside County. Historically, it was intended as an interim zone until development was proposed, and as such, included many commercial, agricultural, and industrial uses. It was intended to be specifically prohibitive of mobile homes and mobile home parks, but those uses have since been added to this zone. Although no longer considered an “interim” zone, no further properties will be zoned as “W-2” in the future. The R-R W-2 zone is considered to be generally consistent with the Rural Foundation Component and the Rural Community Foundation Component of the General Plan.
- R. W-2-M: Controlled Development Area with Mobilehomes.** This zone was intended to establish mobile home park areas, and is permissive of other heavy agricultural uses, commercial outdoor recreation, mining uses, and some manufacturing uses. Since mobilehome development is now allowed in other residential zones, no additional properties will be zoned W-2-M in the future. Given the wide range of uses and densities that have developed in this zone, the W-2-M zone is considered to be generally consistent with the Rural, Rural Community, and Community Development Components of the General Plan.

ARTICLE 2 USES ALLOWED IN THE R-R (RURAL RESIDENTIAL) ZONE

SECTION A. USES ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 Or fewer persons)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

6. Day Care, (Type 1) small (18.29a)
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings
10. Open Space - Preserve (MSHCP dedicated lands)
11. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. USES ALLOWED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2
2. Day Care, (Type 2) Large Family (18.29a)
2. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
3. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Crowing fowl permit (up to 50% increase) (Ord 817)
2. Kennel, Class I
3. Kennel, Class II
4. Kennel, Class III
5. Wireless communication facilities, co-located

SECTION D. USES PERMITTED WITH A USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 2.

1. Cattery
2. Churches, temples, and other places of religious worship
3. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
4. General Retail
5. Planned Residential Developments (including duplexes, cluster developments,

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

- apartments, townhomes, and multi-family dwellings)
- 6. Schools, museums, libraries, art galleries, etc. – private
- 7. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
- 8. Winery (class I)
- 9. Wireless Communication facilities, Concealed
- 10. Wireless communication facilities, disguised

SECTION E. USES ALLOWED WITH A CONDITIONAL USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION B

- 1. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
- 2. Airports / landing field / heliports
- 3. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
- 4. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)
- 5. Animal hospitals, large animals
- 6. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
- 7. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
- 8. Auction houses / yards / swap meets; permanent facility
- 9. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
- 10. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
- 11. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
- 12. Equipment rental services
- 13. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

14. *Hog Ranches, per Ordinance No. 431*
15. *Hospitals*
16. Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)
17. Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)
18. Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)
19. Junk yards (including vehicle wrecking and dismantling)
20. Kennel, Class IV
21. Mining Operations, subject to further requirements from Ord. 555
22. Mobile home Parks (19.91)
23. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
24. Parking lots and parking structures – private, stand alone
25. Personal Services (Barber / Beauty Shops / nail salons)
26. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
27. Recreation, commercial indoor
28. Recreation, commercial outdoor
29. Recreational Vehicle Parks
30. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
31. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
32. Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)
33. Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

34. Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping
35. Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 3 DEVELOPMENT STANDARDS IN THE R-R ZONE.

1. Lot Size. The minimum lot size shall be 20,000 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 80 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 15% of the lot.
7. Front Setbacks: The front yard setback shall not be less than 20 feet.
8. Side Setbacks: The side yard setback shall not be less than 5 feet.
9. Rear Setbacks: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 4. USES PERMITTED IN THE R-1 ZONE

SECTION A. USES ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
4. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
5. Animal Keeping, Type 1 (light) (personal pets, grazing)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

6. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D.

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a)
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage
3. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
4. ~~Wireless communication facilities, disguised~~
5. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. USES ALLOWED WITH USE PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2

1. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO THE PROVISIONS OF CHAPTER 1, ARTICLE 10, SECTION B

1. Churches, temples, and other places of religious worship
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital
4. Mobilehome Parks (19.91 of 348)

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)
4. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

ARTICLE 5 DEVELOPMENT STANDARDS IN THE R-1 ZONE.

1. Lot Size. The minimum lot size shall be 7,200 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 6. USES PERMITTED IN THE R-1A ZONE

SECTION A. USES ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
4. Community Care Facilities - Sober Living Home (19.101 of 348)
5. Community Care Facilities (19.101A, B, C, D of 348); Developmentally Disabled (19.102A of 348) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a of 348)
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a of 348)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
5. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE PERMITTED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2

1. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED WITH A CONDITIONAL USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION B.

1. Churches, temples, and other places of religious worship
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital
4. Mobilehome Parks (19.91 of 348)

SECTION F. ACCESSORY USES ALLOWED

1. Donation Bins
2. Metal shipping container
3. One-family dwellings, accessory dwelling units (ADU)
4. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

ARTICLE 7 DEVELOPMENT STANDARDS OF THE R-1A ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 8 USES PERMITTED IN THE R-A ZONE.

SECTION A. USES PERMITTED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
4. Animal Keeping, Type 1 (light) (personal pets, grazing)
5. Community Care Facilities - Sober Living Home (19.101)
6. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
7. Day Care, (Type 1) small (18.29a)
8. FFA / 4H Activities
9. Home Occupations
10. One-family dwellings
11. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a of 348)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
5. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. [Crowing fowl permit \(up to 50% increase\) \(Ord 817\)](#)
2. Kennel, Class I
3. Kennel, Class II
4. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2

1. Cattery
2. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less ([18.42 of 348](#))
4. Wireless Communication facilities, Concealed
5. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION B

1. Churches, temples, and other places of religious worship
2. Community Care Facilities ([19.101A, B, C, D of 348](#)); Developmentally Disabled ([19.102A of 348](#)) - (7 or more persons)
3. [Hospital](#)
4. Mobilehome Parks ([19.91 of 348](#))

SECTION F. ACCESSORY USES ALLOWED

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)
4. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

ARTICLE 9 DEVELOPMENT STANDARDS OF THE R-A ZONE

1. Lot Size. The minimum lot size shall be 20,000 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 100 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 10 USES PERMITTED IN THE R-2 ZONE.

SECTION A. USES PERMITTED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
5. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
6. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities - Sober Living Home (19.101 of 348)
4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

5. Day Care, (Type 1) small (18.29a)
6. FFA / 4H Activities
7. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D.

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a of 348)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
5. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 2

1. Cattery
2. Churches, temples, and other places of religious worship
3. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
4. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
5. Wireless Communication facilities, Concealed

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

6. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER I, ARTICLE 10, SECTION B

1. ~~Churches, temples, and other places of religious worship~~
2. Community Care Facilities (19.101A, B, C, D of 348); Developmentally Disabled (19.102A of 348) - (7 or more persons)
3. Hospital
4. Mobilehome Parks (19.91 of 348)

SECTION F. ACCESSORY USES ALLOWED

3. Donation Bins
4. Metal Shipping Container
5. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 11 DEVELOPMENT STANDARDS OF THE R-2 ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 3 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 60% of the project area shall be landscaped.

ARTICLE 12 USES PERMITTED IN THE R-2A ZONE.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

SECTION A. USES PERMITTED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings
10. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE PERMITTED WITH A MINOR USE PERMIT PER CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments) Day Care, (Type 2) Large Family (18.29a)
2. Day Care, (Type 2) Large Family (18.29a)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
5. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. USES PERMITS WITH OPTIONAL PUBLIC HEARINGS PER CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 3

1. Kennel, Class I
2. Wireless communication facilities, co-located

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

SECTION D. THE FOLLOWING USES ARE PERMITTED PROVIDED A USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2:

1. Churches, temples, and other places of religious worship
2. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
4. Wireless Communication facilities, Concealed
5. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES ARE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN GRANTED PURSUANT TO CHAPTER I, ARTICLE 10, SECTION B

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
2. Hospital
3. Mobilehome Parks (19.91)

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 13 DEVELOPMENT STANDARDS OF THE R-2A ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 35 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 30 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 60% of the project area shall be landscaped.

SECTION 14 USES PERMITTED IN THE R-3 ZONE.

A. THE FOLLOWING USES ARE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. FFA / 4H Activities
8. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. The following uses shall be permitted provided a MINOR use permit is obtained pursuant to CHAPTER I, ARTICLE 10, SECTION D OF this ordinance:

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
5. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO-CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE:

1. Kennel, Class I

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
3. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
4. Home Occupations
5. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
6. One-family dwellings
7. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
8. Special Occasion Facility (including Wedding chapels)
9. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
11. Wireless Communication facilities, Concealed

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
2. Hospital
3. Mobile home Parks (19.91)
4. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

2. Metal shipping container
3. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 15 DEVELOPMENT STANDARDS OF THE R-3 ZONE

1. Lot Size. The minimum lot size shall be 7,200 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 10 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 60 % of the project area shall be landscaped.

ARTICLE 16 USES PERMITTED IN THE R-3A ZONE.

SECTION A. The following uses are-ALLOWED BY RIGHT:

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. Home Occupations

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

8. One-family dwellings
9. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. The following uses are ALLOWED provided a-MINOR USE PERMIT-has been approved pursuant to the provisions of CHAPTER I, ARTICLE 10, SECTION D

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a)
3. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
4. Open Space - Passive Recreation (Trails, Picnic Areas, etc)

SECTION C. THE FOLLOWING USES ARE ALLOWED-PROVIDED A USE PERMIT-WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO-CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Kennel, Class I
2. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES-SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Day Care, (Type 3) Child (commercial)
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
4. Wireless Communication facilities, Concealed

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
2. Hospital
3. Mobilehome Parks (19.91)
4. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

5. Parking lots and parking structures – private, stand alone
6. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
7. Recreation, commercial outdoor
8. Recreational Vehicle Parks
9. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
10. Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal shipping container
3. One-family dwellings, accessory dwelling units (ADU)
4. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

ARTICLE 17 DEVELOPMENT STANDARDS OF THE R-3A ZONE

1. Lot Size: The minimum lot size shall be 9,000 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 60 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 50% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 10 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 60% of the project area shall be landscaped.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

11. Density: The maximum allowed density for apartments shall be 20 units per acre. The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be 15 units per acre.

ARTICLE 16 USES PERMITTED IN THE R-T ZONE.

SECTION A. The following uses shall be ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities - Sober Living Home (19.101)
4. Day Care, (Type 1) small (18.29a)
5. Home Occupations
6. One-family dwellings
7. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital
4. Mobilehome Parks (19.91)

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)
4. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)

ARTICLE 19 DEVELOPMENT STANDARDS OF THE R-T ZONE

1. Lot Size: The minimum lot size shall be 3,600 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 40 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 80% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 10 5 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 5 feet.
10. Open Space / Landscape minimum: A minimum of 60 % of the project area shall be

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

landscaped.

ARTICLE 20 USES PERMITTED IN THE R-T-R ZONE.

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. Home Occupations
8. One-family dwellings
9. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT-HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF-CHAPTER I, ARTICLE 10, SECTION D-THIS ORDINANCE

1. Day Care, (Type 2) Large Family (18.29a)
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage

SECTION C. THE FOLLOWING USES ARE ALLOWED-PROVIDED A USE PERMIT-WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO-CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Crowing fowl permit (up to 50% increase) (Ord 817)
2. Kennel, Class I
3. Kennel, Class II
4. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES-SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Cattery

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

2. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
3. Wireless Communication facilities, Concealed

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
2. Hospital
3. Mobilehome Parks (19.91)

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 21 DEVELOPMENT STANDARDS OF THE R-T-R ZONE

1. Lot Size. The minimum lot size shall be 40,000 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 40 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 50 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 80% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 5 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

ARTICLE 22 USES PERMITTED IN THE R-T-R R-4 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities - Sober Living Home (19.101)
4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
5. Day Care, (Type 1) small (18.29a)
6. One-family dwellings
7. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Day Care, (Type 2) Large Family (18.29a)
2. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
2. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
3. Wireless Communication facilities, Concealed
4. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital
4. Mobilehome Parks (19.91)

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container
3. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 23 DEVELOPMENT STANDARDS OF THE R-4 ZONE

1. Lot Size. The minimum lot size shall be 3,500 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 40 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 80 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 50 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 24 USES PERMITTED IN THE R-6 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities - Sober Living Home (19.101)
4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
5. Day Care, (Type 1) small (18.29a)
6. Home Occupations
7. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)
2. Day Care, (Type 2) Large Family (18.29a)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. One-family dwellings
5. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Day Care, (Type 3) Child (commercial)
2. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
3. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
4. Wireless Communication facilities, Concealed

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

5. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
3. Hospital
4. Mobilehome Parks (19.91)

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

SECTION G BASIC REQUIREMENTS FOR SALES UNITS.

All developments shall comply with one of the following requirements in Subsections A., B., or C. and with Subsection D.:

- A. The average selling price of the dwelling units shall not exceed 80 percent of the average home sales price in a market area. The market area and average home sales price shall be determined by the Board of Supervisors; or,
- B. The selling price of 25 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income, as determined by the board of Supervisors; or,
- C. The selling price of 15 percent of the dwelling units shall be at an amount affordable to families earning no greater than 80 percent of the County median income, as determined by the Board of Supervisors.
- D. If a development is benefitted, directly or indirectly, through the use of governmental funds for site acquisition, extension of basic services or roads, or other expenditures that assist the development, the sales price determined pursuant to Subsections A., B., or C. of this section may be reduced by the Board of Supervisors.

SECTION H SPECIAL PROVISIONS

- A. The market area for a project and a tentative sales price or median income determination shall be made by the Board of Supervisors during the processing of the applications for the project.

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

- B. The County, from time to time, by resolution of the Board of Supervisors, shall publish information relating to home sales price, market areas and median income in the County of Riverside, which information shall be available to prospective applicants prior to filing an application for a project.
- C. The final determination of the home sales price or median income for a specific project shall be made at the time of issuance of building permits for the project, provided, however, that amount shall not be less than the tentative amount determined during the processing of the applications. The determination shall be made by the Board of Supervisors upon the recommendation of the Planning Director, which shall be initiated by application of the developer coordinated with the request for building permits.
- D. At the time of recordation of the final map, a Declaration of Covenants, Conditions and Restrictions, approved by the County, shall be recorded that establish the affordability criteria for the development, including, but not limited to, structure size, type and reference to the method for fixing the sales price for units in the development.
- E. In the furtherance of the intent that the R-6 Zone be used only for the construction of affordable housing, the Declaration of Covenants, Conditions and Restrictions shall prohibit the sale of lots without dwelling units sold on or constructed there on in conjunction with the sale of the lot; provided; however, this shall not prohibit the sale of an entire tract, or an approved unit thereof, for construction of the units by the purchaser thereof.

ARTICLE 25 DEVELOPMENT STANDARDS OF THE R-6 ZONE

- 1. Lot Size. The minimum lot size shall be 5,000 square feet.
- 2. Lot Average Width: The average width of a lot shall be no less than 40 feet.
- 3. Lot Average Depth: The average depth of a lot shall be no less than 80 feet.
- 4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
- 5. Building Height: The maximum building height shall be 50 feet.
- 6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
- 7. Setbacks, front: The front yard setback shall not be less than 0 feet.
- 8. Setbacks, side: The side yard setback shall not be less than 0 feet.
- 9. Setbacks, rear: The rear yard setback shall not be less than 0 feet.
- 10. Open Space / Landscape minimum: A minimum of 20 % of each lot shall be landscaped.

ARTICLE 26 USES PERMITTED IN THE R-7 ZONE

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities - Sober Living Home (19.101)
4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
5. Day Care, (Type 1) small (18.29a)
6. Home Occupations
7. One-family dwellings
8. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings), *provided the process outlined in CHAPTER 1, ARTICLE 10, SECTION D, SUBSECTION 2.2 is followed.*

SECTION B. THE FOLLOWING USES ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
2. Day Care, (Type 2) Large Family (18.29a)
3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
4. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. None

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Day Care, (Type 3) Child (commercial)
3. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

4. Recreation, commercial outdoor
5. Schools, museums, libraries, art galleries, etc. – private
6. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
7. Wireless Communication facilities, Concealed
8. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
2. Hospital
3. Mobilehome Parks (19.91)
4. Wireless communication facilities, disguised
5. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Donation Bins
3. Metal Shipping Container
4. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 27 DEVELOPMENT STANDARDS OF THE R-7 ZONE

1. Lot Size. The minimum lot size shall be 0 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 0 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 0 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60%

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

of the lot.

7. Setbacks, front: The front yard setback shall not be less than 0 feet.
8. Setbacks, side: The side yard setback shall not be less than 0 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 0 feet.
10. Open Space / Landscape minimum: A minimum of 150 square feet of common area per residential unit shall be incorporated in the project area, along with 200 square feet of open space attached to each residential unit.

ARTICLE 28 USES PERMITTED IN THE MU ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Community Care Facilities—Sober Living Home (19.101)
- ~~4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) (6 or fewer persons)~~
5. Day Care, (Type 1) small (18.29a)
6. Home Occupations
7. One-family dwellings
8. One-family dwellings (operator / proprietor / caretaker)
9. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
10. Open Space - Passive Recreation (Trails, Picnic Areas, etc)
11. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings), *provided the process outlined in CHAPTER 1, ARTICLE 10, SECTION D, SUBSECTION 2.2 is followed.*

SECTION B. THE FOLLOWING USES ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
2. Day Care, (Type 2) Large Family (18.29a)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

3. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
5. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. None

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Churches, temples, and other places of religious worship
2. Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)
3. Day Care, (Type 3) Child (commercial)
4. Fortune telling, spiritualism, or similar activity (Ord. 508)
5. General Retail
6. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
7. Personal Services (adult) (massage establishments - Ord. 596)
8. Personal Services (Barber / Beauty Shops / nail salons)
9. Printing services (copying, binding, Blue Print and Duplicating Services)
10. Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)
11. Schools, museums, libraries, art galleries, etc. – private
12. Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)
13. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(5 or fewer guest rooms)
14. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
15. Wireless Communication facilities, Concealed

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

16. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)
2. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
3. Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)
4. Animal hospitals, large animals
5. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
6. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
7. Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)
8. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
9. Hospital
10. Laboratories (including film, dental, medical, research or testing)
11. Mobilehome Parks (19.91)
12. Parking lots and parking structures – private, stand alone
13. Recreation, commercial indoor
14. Special Occasion Facility (including Wedding chapels)
15. Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)
16. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)
17. Vehicle repair garages (Type 1) (light) (all indoor)
18. Wireless communication facilities, other

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Donation Bins
3. Metal Shipping Container
4. One-family dwellings, accessory dwelling units (ADU)

ARTICLE 29 DEVELOPMENT STANDARDS OF THE MU ZONE

1. Lot Size. The minimum lot size shall be 0 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 0 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 0 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 75 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 100% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 0 feet.
8. Setbacks, side: The side yard setback shall not be less than 0 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 0 feet.
10. Open Space / Landscape minimum: Any building over thirty thousand square feet (30,000') shall include a public use area such as a public park, plaza, or square. A minimum of 150 square feet of common area per residential unit shall be incorporated in the project area, along with 200 square feet of open space attached to each residential unit.

ARTICLE 30 USES PERMITTED IN THE WC-R ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

4. Animal Keeping, Type 1 (light) (personal pets, grazing)
5. Community Care Facilities - Sober Living Home (19.101)
6. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (~~7 or more~~ 6 or fewer persons)
7. Day Care, (Type 1) small (18.29a)
8. One-family dwellings
9. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Day Care, (Type 2) Large Family (18.29a)
2. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. Wireless communication facilities, co-located

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)
2. One-family dwellings, additional per 10 acres of land
3. Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(5 or fewer guest rooms)
4. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
5. Winery (class I)
6. Winery (Class II)
7. Wireless Communication facilities, Concealed

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

1. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
2. Hospital

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. One-family dwellings, accessory dwelling units (ADU)
2. Metal Shipping Container

ARTICLE 31 DEVELOPMENT STANDARDS OF THE WC-R ZONE

1. Lot Size. The minimum lot size shall be 1 gross acres.
2. Lot Average Width: The average width of a lot shall be no less than 200 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 100 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 50 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 15% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 50 feet.
8. Setbacks, side: The side yard setback shall not be less than 30 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 30 feet.
10. Open Space / Landscape / Planting minimum: 75% of the project area shall be planted (up to 15% in olive trees, the rest in vineyards). Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and remaining twenty five percent (25%) prior to finalization of the building permit for the first dwelling unit.(Chapter III, Section – vineyard plantings)
11. Special provisions: Except when deemed infeasible for single family dwellings, all structures shall be set back 100 feet from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South.

ARTICLE 32 USES PERMITTED IN THE R-D ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
4. Animal Keeping, Type 1 (light) (personal pets, grazing)
5. Community Care Facilities - Sober Living Home (19.101)
6. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
7. Day Care, (Type 1) small (18.29a)
8. FFA / 4H Activities
9. Home Occupations
10. One-family dwellings
11. One-family dwellings, additional per 10 acres of land
12. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
2. Open Space - Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
3. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. ~~Crowing fowl permit (up to 50% increase) (Ord 817)~~
2. Kennel, Class I

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

2. Day Care, (Type 3) Child (commercial)
3. Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)
4. Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)
5. Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)
6. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
7. Wireless Communication facilities, Concealed
8. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
2. Churches, temples, and other places of religious worship
3. ~~Community Care Facilities – Congregate Living Care (7+ persons) (19.102)~~
4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
5. Hospital
6. Mobilehome Parks (19.91)
7. Recreational Vehicle Parks
8. Solar power plants on a lot 10 acres or larger
9. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Containe

ARTICLE 35 DEVELOPMENT STANDARDS OF THE R-D ZONE

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

1. Lot Size. The minimum lot size shall be 7,200 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 40 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 80 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 50 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 34 USES PERMITTED IN THE W-2 ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. FFA / 4H Activities
8. Home Occupations
9. One-family dwellings
10. Open Space - Preserve (MSHCP dedicated lands)

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

11. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Day Care, (Type 2) Large Family (18.29a)
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
3. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. [Crowing fowl permit \(up to 50% increase\) \(Ord 817\)](#)
2. Kennel, Class I
3. Kennel, Class II

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. Animal hospitals, large animals
2. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
3. Cattery
4. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
5. Churches, temples, and other places of religious worship
6. Day Care, Type 3 Child (commercial)
7. One-family dwellings, additional per 10 acres of land
8. Solar power plants on a lot 10 acres or larger
9. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
11. Wireless Communication facilities, Concealed

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

12. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
2. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
3. Airports / landing field / heliports
4. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
5. Auction houses / yards / swap meets; permanent facility
6. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
7. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
~~Crowing fowl permit (up to 50% increase) (Ord 817)~~
8. Hospital
9. Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)
10. Mining Operations, subject to further requirements from Ord. 555
11. Mobilehome Parks (19.91)
12. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
13. Recreation, commercial outdoor
14. Recreational Vehicle Parks
15. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
16. Theaters, drive-in
17. Wireless communication facilities, other

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

ARTICLE 35 DEVELOPMENT STANDARDS OF THE W-2 ZONE

1. Lot Size. The minimum lot size shall be 20,000 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 100 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.

ARTICLE 36 USES PERMITTED IN THE W-2-M ZONE

SECTION A. THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT

1. Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)
2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
3. Animal Keeping, Type 1 (light) (personal pets, grazing)
4. Community Care Facilities - Sober Living Home (19.101)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
6. Day Care, (Type 1) small (18.29a)
7. FFA / 4H Activities

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

8. Home Occupations
9. One-family dwellings
10. Open Space - Preserve (MSHCP dedicated lands)
11. Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)

SECTION B. THE FOLLOWING USES ARE ALLOWED PROVIDED A MINOR USE PERMIT HAS BEEN APPROVED PURSUANT TO THE PROVISIONS OF CHAPTER I, ARTICLE 10, SECTION D THIS ORDINANCE

1. Day Care, (Type 2) Large Family (18.29a)
2. Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and storage
3. Wireless communication facilities, co-located

SECTION C. THE FOLLOWING USES ARE ALLOWED PROVIDED A USE PERMIT WITH AN OPTIONAL PUBLIC HEARING PURSUANT TO CHAPTER I, ARTICLE 10, SECTION C, SUBSECTION 3 OF THIS ORDINANCE

1. [Crowing fowl permit](#) (up to 50% increase) (Ord 817)
2. Kennel, Class I
3. Kennel, Class II

SECTION D. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION C, SUBSECTION 2 OF THIS ORDINANCE:

1. [Animal Hospital, large animals](#)
2. Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)
3. Cattery
4. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
5. Churches, temples, and other places of religious worship
6. Day Care, (Type 3) Child (commercial)
7. One-family dwellings, additional per 10 acres of land
8. Solar power plants on a lot 10 acres or larger

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

9. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)
10. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42)
11. Wireless Communication facilities, Concealed
12. Wireless communication facilities, disguised

SECTION E. THE FOLLOWING USES SHALL BE ALLOWED PROVIDED A CONDITIONAL USE PERMIT HAS BEEN OBTAINED PURSUANT TO CHAPTER 1, ARTICLE 10, SECTION B OF THIS ORDINANCE:

1. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
2. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
3. Airports / landing field / heliports
4. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
5. Auction Houses / yards / swap meets; permanent facility
6. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
7. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
Crowing fowl permit (up to 50% increase) (Ord 817)
8. Hospital
9. Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)
10. Mining Operations, subject to further requirements from Ord. 555
11. Mobilehome Parks (19.91)
12. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
13. Recreation, commercial outdoor
14. Recreational Vehicle Parks

Residential Article of Chapter II; --- PC WORKSHOP DRAFT 8/30/18

15. Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)
16. Theaters, drive-in
17. Wireless communication facilities, other

SECTION F. THE FOLLOWING ACCESSORY USES ARE ALLOWED

1. Donation Bins
2. Metal Shipping Container

ARTICLE 37 DEVELOPMENT STANDARDS OF THE W-2-M ZONE

1. Lot Size. The minimum lot size shall be 20,000 square feet.
2. Lot Average Width: The average width of a lot shall be no less than 100 feet.
3. Lot Average Depth: The average depth of a lot shall be no less than 150 feet.
4. Frontage: The minimum frontage of a lot shall be no less than 35 feet.
5. Building Height: The maximum building height shall be 40 feet.
6. Lot Coverage Maximum: The maximum coverage of a lot shall be no greater than 60% of the lot.
7. Setbacks, front: The front yard setback shall not be less than 20 feet.
8. Setbacks, side: The side yard setback shall not be less than 5 feet.
9. Setbacks, rear: The rear yard setback shall not be less than 10 feet.
10. Open Space / Landscape minimum: A minimum of 0% of the project area shall be landscaped.