

**CHAPTER 17.04****RESIDENTIAL DISTRICTS**Sections:

- 17.xx.010 Purpose
- 17.xx.020 Purposes of the Residential Zones
- 17.xx.030 Residential Zones Allowable Land Uses
- 17.xx.040 Single-Family Residential Zone Development Standards

17.xx.010 Purpose

- A. The purpose of this chapter is to achieve the following:
1. Provide a set of residential zone districts that will distribute residential growth and development in a manner that utilizes infrastructure in an efficient, cost-effective manner, and furthers the implementation of the General Plan's Community Region, Rural Center and Rural Region concept areas (*GP Objective 2.2.1*)
  2. Identify neighborhood areas suitable for residential living and residential population ranges consistent with the General Plan (*Policy 2.2.1.3*).
  3. Provide development standards that maintain and enhance the existing community identity, scale and character of rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents. (*Goal 2.4*)
  4. Identify and meet County standards for public health, safety, welfare, and aesthetics by ensuring minimum standards for light, air, privacy, and open space for each dwelling are met, and by protecting residential neighborhoods from excessive noise, illumination, unsightliness, odor, smoke, and other nuisances.
  5. Provide lands to accommodate housing to meet the diverse economic and social needs of all County residents and to meet the housing needs of targeted income levels as identified in the Housing Element of the General Plan.
- B. This chapter lists the land uses that may be allowed within the residential zones established by Section 17.02.10 (Zoning Map and Zones), determines the type of planning permit/approval required for each use and provides basic standards for site layout and building size.

- 17.xx.020 Purposes of the Residential Zones

The purposes of the single-family and multi-family residential zone districts and the manner in which they are applied is as follows:

1. **Multi-family Residential (RM):** The RM, Multi-family Residential, Zone District is intended to regulate and promote the development of multi-family dwellings, including apartments, condominiums, and townhouses. It is intended that this district shall be utilized to identify those lands which are most capable of supporting the highest density of development within the County, based on topography, infrastructure, and circulation constraints as well as the proximity to shopping, public facilities, recreation, and employment centers. It is further intended that this zone district be utilized in Community Centers and Rural Centers to meet some of the affordable housing goals identified in the Housing Element of the General Plan. Mobile home parks as well as existing and proposed manufactured home parks shall also be included under this zone (see Policy 2.2.1.2).
2. **Limited Multi-family Residential (R2):** The R2, Limited Multi-family Residential, District is intended to promote and regulate the development of multi-family dwellings, including apartments, condominiums, and townhouses while ensuring compatibility with any nearby lower or higher density residential neighborhoods. Detached residential dwellings are also considered an appropriate type of development provided that the minimum density standards of this chapter are met. It is further intended that new multi-family development provide adequate on-site amenities, be located in Community Centers and Rural Centers in order to be near shopping, employment and service centers, and to utilize innovative and environmentally sensitive site planning. Mobile home parks as well as existing and proposed manufactured home parks shall also be included under this zone (see Policy 2.2.1.2).
3. **One-family Residential (R1):** The R1, One-family Residential, Zone District is intended to protect the residential characteristics of an area and to promote a suitable environment for family life. It is further intended to promote and regulate the development of higher density, single-family dwellings, and accessory structures and uses. Minimum lot size designations are applied to this zone district based on surrounding land use compatibility, physical, and infrastructure constraints. Said designations represent the minimum lot size in 1000 square foot units.
4. **One-acre Residential (R1A):** The R1A, One-acre Residential, Zone District is intended to provide and regulate the development of medium density single-family dwellings and accessory structures and uses at a maximum density of one dwelling unit per acre. This zone is further intended to preserve the rural character of an area and to minimize the services required by providing for low density residential development. Limited agricultural pursuits are considered compatible with this zone district.

5. **Two-acre Residential (R2A):** The R2A, Two-acre Residential, Zone District is intended to provide and regulate the development of medium density single-family dwellings and accessory structures and uses at a maximum density of one dwelling unit per two acres. This zone is further intended to preserve the rural character of an area and to minimize the services required by providing for low density residential development. Limited agricultural pursuits are considered compatible with this zone district.
6. **Three-acre Residential (R3A):** The R3A, Three-acre Residential, Zone District is intended to provide for areas and to regulate the development of medium density single-family dwellings and accessory structures and uses at a maximum density of one dwelling unit per three acres. This zone is further intended to preserve the rural character of an area and to minimize the services required by providing for low density residential development. Limited agricultural pursuits are considered compatible with this zone district.
7. **Residential Estate (RE):** The RE, Residential Estate, Zone District is intended to provide and regulate the development of large lot, low density, and rural residential single-family dwellings, accessory uses, and agricultural uses at a range of densities. This zone is further intended to preserve the rural character of an area and to minimize the services required by providing for low density residential development. Minimum parcel size designations (e.g. – RE-5) are applied to this zone district based on surrounding land use compatibility, physical, and infrastructure constraints. Said designations represent the minimum number of acres permitted for each lot.
8. **Neighborhood Service (NS):** The NS, Neighborhood Service, Zone District is intended to provide areas for specified civic and limited service and commercial uses within residential neighborhoods and residentially-designated land use areas of the General Plan. Permitted uses are intended to be complimentary to and enhance the residential character of an area, provide service primarily to nearby residents, reduce vehicle trips, and promote pedestrian circulation within community areas.

17.xx.030 Matrix of Permitted Uses. Use types, as described in Article 7 are permitted in residential zone districts subject to the requirements of this Title as designated below:

- “P” Permitted use;
- “A” Use permitted subject to issuance of an administrative permit;
- “T” Use permitted subject to issuance of a temporary use permit;
- “CUP” Use permitted subject to issuance of a conditional use permit;

Use types not listed, or designated by a dash (—), are not permitted in that zone district.

**TABLE 17.04.020  
RESIDENTIAL ZONE DISTRICTS USE MATRIX**

<p><b>Table 2-xx Allowed Land Uses and Permit Requirements for the Residential Zones</b>  <b>RM: Multi-family Residential</b>  <b>R2: Limited Multi-family Residential</b>  <b>R1: One-family Residential</b>  <b>R1A: One Acre Residential, etc.</b>  <b>RE: Residential Estate</b>  <b>NS: Neighborhood Service Zone</b></p>	<p>P Permitted use (cross ref. xx)                  A Administrative permit required (cross ref. xx)                  T Temporary use permit required (cross ref. xx)                  CUP Conditional Use Permit required (cross ref. xx)                  — Use not allowed in zone</p>								
<p><b>LAND USE (1)</b></p>	<p><b>PERMIT REQUIRED BY ZONE</b></p>								<p><b>Specific Use Regulation</b></p>
	<p><b>RM</b></p>	<p><b>R2</b></p>	<p><b>R1</b></p>	<p><b>R1A</b></p>	<p><b>R2A</b></p>	<p><b>R3A</b></p>	<p><b>RE</b></p>	<p><b>NS</b></p>	
<p>Caretaker Unit</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>T</p>	<p>T</p>	<p>—</p>	<p>17.21.220</p>
<p>Congregate Care Facility</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>P</p>	
<p>Dwelling, Multi-family</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	
<p>Dwelling, Single-family Attached</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	
<p>Detached</p>	<p>—</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	
<p>Second Dwelling Unit</p>	<p>—</p>	<p>—</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>17.xx</p>
<p>Dwelling, Two-family</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	
<p>Mixed Use</p>	<p>CUP</p>	<p>CUP</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>CUP</p>	<p>17.xx</p>
<p>Employee Housing</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>17.21.220</p>
<p>Family Day Care Home</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>17.xx</p>
<p>Guest House</p>	<p>—</p>	<p>—</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>—</p>	<p>17.xx</p>
<p>Kennel, Private</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>CUP</p>	<p>—</p>	<p>17.xx</p>
<p>Mobile Home Park</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>—</p>	<p>17.xx</p>
<p>Residential Care Facility, Large</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>	
<p>Residential Care Facility, Small</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>CUP</p>	
<p>Temporary Mobile Home</p>	<p>—</p>	<p>—</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>—</p>	<p>17.21.420</p>
<p>Vacation Rental</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>—</p>	<p>17.21.740</p>
<p>Wells</p>	<p>—</p>	<p>—</p>	<p>—</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	

LAND USE <sup>(1)</sup>	PERMIT REQUIRED BY ZONE								Specific Use Regulation
	RM	R2	R1	R1A	R2A	R3A	RE	NS	
Animal Keeping	—	—	CUP	P	P	P	P	—	17.21.160
Cropland	—	—	—	—	—	P	P	—	
Grazing	—	—	—	—	—	P	P	—	
Orchards and Vineyards	—	—	—	—	—	P	P	—	
Packing, On-site	—	—	—	—	—	—	P	—	
Processing	—	—	—	—	—	—	CUP	—	
Produce Sales	—	—	—	CUP	CUP	T/A	T/A	—	17.21.520
Cottage Industry	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	—	17.21.320
Day Care Center	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	17.21.290
Home Occupation, Intensive	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	
Home Occupation, Non-intensive	P/A	P/A	P/A	P/A	P/A	P/A	P/A	—	17.21.320
Bed and Breakfast Inn	—	—	CUP	CUP	CUP	CUP	CUP	—	
Brewery	—	—	—	—	—	—	CUP	—	
Neighborhood Commercial	—	—	—	—	—	—	—	CUP	
Office, Professional	A	A	A	A	A	A	A	CUP	17.21.540
Winery Production facility	—	—	—	—	—	—	CUP	—	17.21.780
Winery Tasting room	—	—	—	—	—	—	CUP	—	17.21.780
Industrial									
Equipment and Material Storage Yard, Temporary	T	T	T	T	T	T	T	T	

LAND USE <sup>(1)</sup>	PERMIT REQUIRED BY ZONE								Specific Use Regulation
	RM	R2	R1	R1A	R2A	R3A	RE	NS	
Mineral Exploration	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	17.21.380
Mining Subsurface	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Surface	—	—	—	—	—	—	CUP	—	
Golf Course	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	
Hiking and Equestrian Trail	P	P	P	P	P	P	P	P	
Marina, Non-Motorized Craft	—	—	—	—	—	—	CUP	—	
Picnic Area	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	
Private Recreation Area	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	
Resource Protection and Restoration	P	P	P	P	P	P	P	—	
Swimming Pool, Public	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Tennis Courts, Public	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Trail Head Parking and Staging Area	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	
Cemeteries	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Churches and Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	17.21.240
Community Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	
Intensive Public Facilities	—	—	—	—	—	—	CUP	CUP	
Parks, Day Use	P	P	P	P	P	P	P	CUP	
Nighttime Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Schools, Elementary and Secondary, Public	P	P	P	P	P	P	P	—	

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<p><b>LAND USE (<sup>1</sup>)</b></p>	<p><b>PERMIT REQUIRED BY ZONE</b></p>								<p><b>Specific Use Regulation</b></p>
	<b>RM</b>	<b>R2</b>	<b>R1</b>	<b>R1A</b>	<b>R2A</b>	<b>R3A</b>	<b>RE</b>	<b>NS</b>	
<p>Elementary and Secondary, Private</p>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
<p>Antennas and Communication Facility</p>	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	17.21.280
<p>Public Utility Structures and Services, Intensive Utilities Structure and Facility</p>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	17.21.500
<p>Minor Utility Structure</p>	P	P	P	P	P	P	P	P	
<p>Notes:                  1. See Article 7 (Glossary) for Land Use definitions.</p>									

17.xx.040 Residential Zone Development Standards.

- A. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title:

<b>Development Attribute</b>	<b>R3</b>	<b>R2</b>	<b>R1</b>	<b>R1A</b>	<b>R2A</b>	<b>R3A</b>	<b>RE</b>	<b>NS</b>
Minimum Lot Size for Interior Lot	6000 sq. ft.	6000 sq. ft.	6,000 sq. ft.	1 acre	2 acre	3 acre	5 acre or as designated	10,000 sq. ft.
Minimum Lot Size for Corner Lot	7500 sq. ft.	7500 sq. ft.	7500 sq. ft.	1 acre	2 acre	3 acre	5 acres or as designated	12,000 sq. ft.
Minimum Lot Width for Interior Lot	60 feet	60 feet	60 feet	100 feet	150 feet	150 feet	150 feet	80 feet
Minimum Lot Width for Corner Lot	75 ft.	75 ft.	75 ft.	115 ft.	150 feet	150 feet	150 feet	150 feet
Residential Density Range	10 to 24 dwelling units per acre.	5 to 24 dwelling units per acre	1 dwelling plus 1 2 <sup>nd</sup> dwelling unit	1 dwelling plus 1 2 <sup>nd</sup> dwelling unit	1 dwelling plus 1 2 <sup>nd</sup> dwelling unit	1 dwelling plus 1 2 <sup>nd</sup> dwelling unit	1 dwelling plus 1 2 <sup>nd</sup> dwelling unit	1 dwelling plus 1 2 <sup>nd</sup> dwelling unit
Setbacks: Front	20 feet	20 feet	20 feet	30 feet	30 feet	30 feet	30 feet	20 feet
Side	5 feet	5 feet	5 feet	30 feet	30 feet	30 feet	30 feet	10 feet
Rear	15 feet	15 feet	15 feet	30 feet	30 feet	30 feet	30 feet	20 feet
Agricultural Structure				50 feet	50 feet	50 feet	50 feet	
Maximum Height	45 ft.	40 ft.	40 ft.	45 ft.	45 ft.	45 ft.	45 ft.	40 ft.
Maximum Impervious Surface	85%	85%	85%	60%	60%	60%	20%	75%

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