

ARTICLE 7. RR RURAL RESIDENTIAL DISTRICTS

Sec. 701. Purpose.

To provide living areas which combine certain of the advantages of both urban and rural locations by limiting development to very low density concentrations of one-family dwellings and permitting limited numbers of animals to be kept for pleasure or hobbies, free from activities of a commercial nature.

Sec. 702. RRA Rural Residential Agricultural District.

A. Application:

This district is intended primarily for application to areas within or at the fringe of urban areas and to rural service centers.

B. Permitted uses:

1. One one-family dwelling per legal parcel.
2. The raising of fruit and nut trees, vines, vegetables and horticultural specialties.
3. Accessory structures located on the same site with a permitted use including private garages and carports, patio covers, one guest house, storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height (not exceeding two (2) per parcel), garden structures, greenhouses, recreation rooms and hobby shops.
4. Breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic non commercial scale conducted incidental to the residential use of the property; provided that no structure housing poultry or small animals shall be closer than thirty (30) feet to any property line; non commercial kennels for the keeping of dogs and/or cats belonging to those living on the site.
5. The raising of livestock conducted incidental to the residential use of the property, subject to the exception that not more than one and one-half (1½) animal units and their immature offspring for each acre of site devoted to the animals' care shall be permitted, provided that no stable shall be located closer than thirty (30) feet from any property line.
6. Swimming pools for either individual, family or communal use of an exclusive non-commercial basis, provided that no swimming pool or accessory mechanical equipment shall be located less than five (5) feet from a property line, or within a utility easement and further provided that such pool or accessory equipment shall be located behind the front yard fence line.
7. Non-commercial, personal use solar and wind electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.
8. Reserved.
9. Reserved.
10. Reserved.
11. Minor home occupations, in accordance with regulations prescribed in Article 16, Section 1601, subsection D.
12. Small family day care homes for eight (8) or fewer children.
13. Residential care facilities which serve six (6) or fewer persons, including an intermediate care facility/developmentally disabled habilitative, an intermediate care facility/developmentally disabled-nursing; a residential care facility which serves six (6) or fewer persons (Health and Safety Code Section 1568.0831(a)(5)); a residential care facility for the elderly which serves six (6) or fewer persons (Health and Safety Code Section 1569.85); an alcohol or other drug recovery or treatment facility which serves six (6) or fewer persons (Health and Safety Code Section 11834.23).

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C. Permitted uses, site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Nursing homes with thirty (30) or fewer beds.
2. Urban home occupations inside of either a city or a rural community general plan area, in accordance with the regulations prescribed in Article 16, Section 1601.A.
3. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
4. Accessory structures and uses located on the same site as a permitted use with site plan review or conditional use.
5. Temporary subdivisions sales offices and signs, in accordance with the regulations prescribed in Article 16.
6. Private swimming pools within utility easements.
7. Fences, walls, gates, hedges, and screening and landscaping in accordance with Article 16, Section 1605.B.2.
8. Mobile home/manufactured home on a temporary foundation as a residence, or as farm employee housing or incidental to a permitted or conditional use. One temporary mobile home/manufactured home per site, as a second dwelling unit, may be used for immediate family members who are 62 years of age or older; or used to care for an infirm parent, grandparent, child, grandchild, or sibling of any age for the maximum period of time necessary to care for the infirm person. A recreational vehicle may be used to care for an infirm parent, grandparent, child, grandchild or sibling for a maximum period of sixty (60) days, or until the condition requiring the care no longer exists, whichever is the shorter period of time.
9. Large family day care homes for nine (9) to fourteen (14) children. (Note: Not less than 10 days prior to the date on which the decision will be made on the application, the Zoning Administrator shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a 100 foot radius of the exterior boundaries of the proposed large family day care home.)
10. Vehicular ingress and egress gates of any height not exceeding six (6) feet within the front yard, or seven (7) feet within the street side yard of a corner lot, as prescribed in Article 16, Section 1605.B.2.

D. Conditional uses; planning commission approval:

The following conditional uses may be permitted in accordance with the provisions of Article 19:

1. Public and quasi-public uses of an educational type including elementary schools, junior high schools, high schools and colleges; preschools and nursery schools; churches, parsonages and other religious institutions; day care uses exceeding fourteen (14) individuals.
2. Public uses of a recreational, public service or cultural type including art galleries, police and fire stations and other public buildings, structures, and facilities; playgrounds, parks and community centers.
3. Private non-commercial clubs and lodges.
4. Nursing homes with more than thirty (30) beds.
5. Golf courses.

E. Reserved:

F. Site area:

The minimum site area shall be twenty thousand (20,000) square feet. A larger minimum site area may be required if the Zoning Administrator determines that a larger minimum site area is necessary to comply with environmental concerns, building codes, and improvement standards regulating property development. In making such a determination, the Zoning Administrator shall identify and define the site's ability to support the proposed development and shall consider the availability of services such as water supply and waste disposal systems. However, in no instance shall the site be less than one (1) acre if either individual water supply or individual sewage waste disposal systems are to be utilized on the site.

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G. Frontage, width and depth of site:

1. Where there are no curbs and gutters, each site shall have not less than one hundred (100) feet of frontage, or fifty (50) feet of frontage when a site fronts on a cul-de-sac or loop-out street “turning bulb.” Where there are curbs and gutters, each site shall have sixty (60) feet of frontage, or forty (40) feet of frontage when a site fronts on a cul-de-sac or loop-out street.
2. The minimum width of each site shall be one hundred (100) feet.
3. Each site shall have a depth of not less than one hundred twenty-five (125) feet.

H. Yard requirements:

1. Front yard: The minimum front yard shall be not less than thirty (30) feet, except along those streets and highways where a greater setback is required by other ordinances or improvement standards of the county, and further provided that the distance from the center line of a street to the rear of the required front yard shall not be less than sixty (60) feet.
2. Rear yard: The minimum rear yard of a use and its accessory structures shall be twenty (20) feet, provided however, that where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story. Storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height may be set within any portion of a required rear yard.
3. Side yards: The minimum side yards of a use and its accessory structures shall be ten (10) feet, subject to the following conditions:
 - (a) On the street side of a corner lot, side yards shall not be less than fifteen (15) feet.
 - (b) On a reverse corner lot, the side yard adjoining the street shall be not less than one-half (½) the required front yard on the adjoining key lot.
 - (c) Accessory structures under three (3) feet in height may be located in any portion of a required side yard. Garden structures greater than seven (7) feet in height may be located in any portion of a required side or rear yard which is not opposite the main building or accessory structures of the lot or site adjacent to such side or rear yard. Storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height may be set within any portion of a side yard provided the minimum side yard setback is maintained from the property line.
 - (d) Where construction involves more than one story, the side yards shall be increased by ten (10) feet for each additional story.
 - (e) Attached or detached garages or carports fronting on the street side yard of a corner lot shall be set back a minimum of twenty (20) feet from the property line on a straight driveway approach or fifteen (15) feet from the property line where the garage opening is perpendicular to the curb line, requiring a curved driveway approach.
4. If greater minimum distance between structures than those listed in this section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

I. Signs

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.4.

(Ord. No. 269.3, § 5, 5-6-69; Ord. No. 269.4, §§ 11, 12, 6-3-70; Ord. No. 269.18, § 14, 9-5-78; Ord. No. 269.33, § 8, 9-21-82; Ord. No. 269.40, § 1, 10-4-94; Ord. No. 269.41, § 1, 1-9-96; Ord. No. 269.42, § 6, 5-7-96; Ord. No. 269.43, §§ 18, 19 and 20, 1-21-97; Ord. No. 269.44, § 15, 7-29-97; Ord. No. 269.45, § 2, 6-23-98; Ord. No. 269.47, § 1, 1-12-99; Ord. No. 269.49, § 1, 12-7-99; Ord. No. 269.62, §§ 11 and 12, 10-25-05; Ord. No. 269.63, §§ 14, 15, & 16, 4-25-06; Ord. No. 269.64, §§ 7, 8, & 9, 10-16-07; Ord. No. 269.65, §§ 26 through 28, 10-28-08)

Sec. 703. RRE Rural Residential Estate District.

A. Application:

This district is intended primarily for application to subdivisions of land in agricultural and scenic areas to:

1. Permit the opportunity of developing estate-type lots which, because of their size, cannot be economically accommodated within urban areas; and
2. To encourage the provision of estate-type lots as a subdivision of land which will assure the provisions of at least those minimum physical improvements necessary to protect the health, safety and general welfare of people living on estate-type lots or parcels.

B. Permitted uses:

1. One one-family dwelling per legal parcel.
2. The raising of fruit and nut trees, vegetables and horticultural specialties.
3. Incidental and accessory structures and uses located on the same site with a permitted use including barns, stables, coops, and other farm outbuildings; private garages and carports, patio covers; one guest house or accessory living quarters, without a kitchen; storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height (not exceeding two (2) per parcel), garden structures, greenhouses; recreation rooms and hobby shops; underground storage of petroleum products for the use of persons residing on the site.
4. Breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, or other small animals and fowl on a domestic, non commercial scale, conducted incidental to the residential use of the property, provided that no structure housing poultry or small animals shall be closer than thirty (30) feet to any property line; non-commercial kennels for the keeping of dogs and/or cats belonging to those living on the site.
5. The raising of livestock, conducted incidental to the residential use of the property, subject to the exception that not more than two and one-half (2½) animal units and their immature offspring for each acre of site devoted to the animals' care shall be permitted, provided that no stable shall be located closer than thirty (30) feet to any property line.
6. Swimming pools for either individuals, family or communal use on an exclusive non-commercial basis, provided that no swimming pool or accessory mechanical equipment shall be located less than five (5) feet from a property line or within a utility easement, and further provided that such pool or accessory equipment shall be located behind the front fence line.
7. Non-commercial, personal use solar and wind electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.
8. Reserved.
9. Minor home occupations, in accordance with regulations prescribed in Article 16, Section 1601, subsection D.
10. Small family day care homes for eight (8) or fewer children.
11. Residential care facilities which serve six (6) or fewer persons, including an intermediate care facility/developmentally disabled habilitative, an intermediate care facility/developmentally disabled-nursing; a residential care facility which serves six (6) or fewer persons (Health and Safety Code Section 1568.0831(a)(5)); a residential care facility for the elderly which serves six (6) or fewer persons (Health and Safety Code Section 1569.85); an alcohol or other drug recovery or treatment facility which serves six (6) or fewer persons (Health and Safety Code Section 11834.23).

C. Permitted uses; site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Private playgrounds, parks, community centers and other recreational facilities for communal use of an exclusive non-commercial basis.
2. Rural Home occupations:
 - a. Outside of either a city or a rural community general plan area, in accordance with the regulations prescribed in Article 16, Section 1601B.

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- b. Urban home occupations inside of either a city or a rural community general plan area, in accordance with the regulations prescribed in Article 16, Section 1601.A.
- 3. Temporary subdivision sales offices and signs and model home display areas in accordance with the regulations prescribed in Article 16.
- 4. Electrical distribution substations, gas regulator stations, communications equipment buildings.
- 5. Accessory structures and uses located on the same site as a permitted use with site plan review or conditional use.
- 6. Swimming pools within utility easements.
- 7. Mobile home/manufactured home as a residence, or as farm employee housing or incidental to a permitted or conditional use. One temporary mobile home/manufactured home per site, as a second dwelling unit, may be used for immediate family members who are 62 years of age or older; or used to care for an infirm parent, grandparent, child, grandchild, or sibling of any age for a maximum period of time necessary to care for the infirm person. A recreational vehicle may be used to care for an infirm parent, grandparent, child, grandchild or sibling for a maximum period of sixty (60) days, or until the condition requiring the care no longer exists, whichever is the shorter period of time.
- 8. Large family day care homes for nine (9) to fourteen (14) children. (Note: Not less than 10 days prior to the date on which the decision will be made on the application, the Zoning Administrator shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a 100 foot radius of the exterior boundaries of the proposed large family day care home.)
- 9. Fences, walls, gates, hedges, and screening and landscaping in accordance with Article 16, Section 1605.B.2.
- 10. Vehicular ingress and egress gates of any height within the front yard or the street side yard of a corner lot as prescribed in Article 16, Section 1605.B.2.

D. Conditional uses, planning commission approval:

The following conditional uses may be permitted in accordance with the provisions of Article 19:

- 1. Public service pumping stations and/or elevated pressure tanks.
- 2. Public and quasi-public uses of an educational or religious type including schools and colleges; preschools; nursery schools; churches, parsonages and other religious institutions; day care uses exceeding fourteen (14) individuals.

E. Reserved:

F. Site area:

The minimum site area shall be thirty thousand (30,000) square feet. A larger minimum site area may be required if the Zoning Administrator determines that a larger minimum site area is necessary to comply with environmental concerns, building codes, and improvement standards regulating property development. In making such a determination, the Zoning Administrator shall identify and define the site's ability to support the proposed development and shall consider the availability of services such as water supply and waste disposal systems. However, in no instance shall the site be less than one (1) acre if either individual water supply or individual sewage waste disposal systems are to be utilized on the site.

G. Frontage, width and depth of site:

- 1. Where there are no curbs and gutters, each site shall have not less than one hundred sixty (160) feet of frontage, or eighty five (85) feet of frontage when a site fronts on a cul-de-sac or loop-out street "turning bulb." Where there are curbs and gutters each site shall have not less than eighty (80) feet of frontage, or sixty (60) feet of frontage when a site fronts on a cul-de-sac or loop-out street.
- 2. The minimum width of each site shall be one hundred sixty (160) feet.
- 3. Each site shall have a depth of not less than one hundred fifty (150) feet.

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H. Yard requirements:

1. Front yard: The minimum front yard shall be not less than fifty (50) feet where there are curbs and gutters and ninety (90) feet where there are no curbs and gutters, except along those streets and highways where a greater setback is required by other ordinances or improvement standards of the county; provided, however, that one carport may be installed with a building setback line of not less than sixty-five (65) feet from the front property line.
2. Rear yard: The minimum rear yard of a permitted use and its accessory structures shall be twenty (20) feet, provided, however, that where construction involves more than one story, the rear yard shall be increased by fifteen (15) feet for each additional story. Storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height may be set within any portion of a required rear yard.
3. Side yards. The minimum side yards of a permitted use and its accessory structures shall be twenty (20) feet subject to the following conditions:
 - (a) On the street side of a corner lot, side yard shall not be less than one-half (½) the required front yard.
 - (b) On a reverse corner lot, the side yard adjoining the street shall not be less than one-half (½) the required front yard on the adjoining key lot.
 - (c) Accessory structures under three (3) feet in height may be located in any portion of a required side yard. Garden structures greater than seven (7) feet in height may be located in any portion of a required side or rear yard which is not opposite the main building or accessory structures of the lot or site adjacent to such side yard. Storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height may be set within any portion of a side yard provided the minimum side yard setback is maintained from the property line.
 - (d) Attached or detached garages or carports fronting on the street side yard of a corner lot shall be set back a minimum of thirty-two and one-half (32½) feet from the property line on a straight driveway approach or thirty (30) feet from the property line where the garage opening is perpendicular to the curb line, requiring a curved driveway approach.
4. If a greater minimum distance between structures than those listed in this section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

I. Signs

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.5.

(Ord. No. 269.1, §3, 6-21-66; Ord. No. 269.3, §6, 5-6-69; Ord. No. 269.4, §13, 6-3-70; Ord. No. 269.18, §15, 9-5-78; Ord. No. 269.24, §1, 4-8-80; Ord. No. 269.33, §9, 9-21-82; Ord. No. 269.37, §1, 5-27-86; Ord. No. 269.40, §1, 10-4-94; Ord. No. 269.42, §7, 5-7-96; Ord. No. 269.43, §§ 21, 22, 23 and 24, 1-21-97; Ord. No. 269.44, §16, 7-29-97; Ord. No. 269.45, §2, 6-23-98; Ord. No. 269.55, §2, 10-29-02; Ord. No. 269.62, §§ 13 and 14, 10-25-05; Ord. No. 269.63, § 17, 18, & 19, 4-25-06; Ord. No. 269.64, §§ 10 and 11, 10-16-07; Ord. No. 269.65, §§ 29 through 31, 10-28-08)

Sec. 704. Standards generally applicable to all Rural Residential zone districts

A. Dwelling unit per site:

Except for dwellings permitted pursuant to Sections 702.C.8 and 703.C.7, not more than one dwelling unit shall be located on each site.

(Ord. No. 269.58, §7, 10-27-04)

B. Coverage:

The maximum site area covered by structures shall be forty (40) percent.

C. Height of structures:

The maximum height of a permitted use and its accessory structures shall be thirty (30) feet. The maximum height of a conditional use and its accessory structures shall be fifty (50) feet. No structure exceeding three (3) feet in height may be located within a Traffic Safety Visibility Area.

D. Distances between structures:

1. The minimum distance between a residence and structures housing livestock, small animals, or poultry shall be forty (40) feet. The minimum distances between a residence and any other structure shall be ten (10) feet.
2. Greater minimum distances between structures than those listed above may be required if fire code regulations require greater separation between structures for safety and fire protection. Construction methods using higher fire ratings may be substituted to satisfy all or a part of such fire-related separation requirements.

E. Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities:

Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Art. 15.

F. General provisions and exceptions:

All uses shall be subject to the general provisions and exceptions provided in Article 17.

G. Fences, walls and hedges:

Fences, walls and hedges shall be allowed under the provisions of Article 16, Section 1605.

(Ord. No. 269.40, § 1, 10-4-94; Ord. No. 269.43, § 25, 1-21-97; Ord. No. 269.44, § 17, 7-29-97; Ord. No. 269.45, § 3, 6-23-98; Ord. No. 269.56, § 38, 9-10-03; Ord. No. 269.58, § 7, 1-27-04; Ord. No. 269.65, §§ 32 and 33, 10-28-08)

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