

## ARTICLE 12. T TRANSITIONAL USE DISTRICT

### Sec. 1201. Purposes and application.

This district is intended primarily for application to those urban areas of the County where it is necessary and desirable to encourage the full development of properties which lie between residential and nonresidential districts and which, because of excessive site area, poor planning or mixed residential and nonresidential land use, cannot practically be included within residential districts, as provided by this ordinance.

### Sec. 1202. Permitted uses.

- A. One one-family dwelling per legal parcel.
- B. Minor home occupations, in accordance with the regulations prescribed in Article 16, Section 1601, subdivision D.
- C. Small family day care homes for eight (8) or fewer children.
- D. 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).
- E. Raising of fruit and nut trees, vegetables and horticultural specialties.
- F. Accessory structures located on the same site with a permitted use including private garages and carports, patio covers, 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.
- G. Swimming pools for either individual, 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, unless a waiver in writing has been obtained from the appropriate utility company or companies allowing an encroachment into the utility easement; and further provided that such pool or accessory equipment shall be located behind the front yard fence line.
- H. Ordinary household pets, such as dogs, cats, canaries and parakeets (no livestock).
- I. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

(Ord. No. 269.62, § 18, 10-25-05; Ord. No. 269.63, § 26, 4-25-06; Ord. No. 269.65, §§ 61 and 62, 10-28-08)

### Sec. 1203. Permitted uses; site plan review.

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

- A. Reserved.
- B. Business offices.
- C. Reserved.
- D. Public parks, playgrounds, community centers.
- E. Electrical distribution substations, gas regulator stations, communications equipment buildings and public service pumping stations and/or elevated pressure tanks.
- F. Urban home occupations, in accordance with the regulations prescribed in Article 16, Section 1601, subdivision A.
- G. Public and private charitable institutions, hospitals and sanitariums, rest homes and nursing homes, but not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addicted or liquor addicted cases.
- H. Boarding or rooming houses with an occupancy of thirty (30) or fewer people.
- I. Guest houses for uses listed in Section 1202.
- J. Accessory structures and uses located on the same site as a permitted use with site plan review.
- K. Accessory structures and uses located on the same site as a conditional use which has been approved by the Planning Commission, except for those uses which are owned or operated by a public agency.

L. 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.)

(Ord. No. 269.3, § 16, 5-6-69; Ord. No. 269.4, § 23, 6-3-70; Ord. No. 269.33, § 20, 9-21-82; Ord. No. 269.41, § 8, 1-9-96; Ord. No. 269.63, § 27, 4-25-06; Ord. No. 269.65, § 63, 10-28-08)

**Sec. 1204. Conditional uses; planning commission approval.**

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

- A. Public and quasi-public uses of an educational or religious type including public and parochial junior high schools, high schools and colleges; nursery schools; private nonprofit schools and colleges; churches, parsonages and other religious institutions; day care uses exceeding fourteen (14) individuals.
- B. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities.
- C. Neighborhood grocery stores.
- D. Mobile home parks or Manufactured Housing Community pursuant to Section 65852.7 of the California Government Code and subject to the requirements of Article 16.
- E. Accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring Planning Commission approval.
- F. Radio and television broadcasting studios and accessory structures.
- G. Urban home occupations in accordance with the regulations prescribed in Article 16, Section 1601, subsection C.

(Ord. No. 269.3, § 17, 5-6-69; Ord. No. 269.4, § 24, 6-3-70; Ord. No. 269.5, § 2, 7-7-70; Ord. No. 269.33, § 21, 9-21-82; Ord. No. 269.41, § 9, 1-9-96; Ord. No. 269.63, § 28, 4-25-06; Ord. No. 269.65, § 64, 10-28-08)

**Sec. 1205. Fences, walls and hedges.**

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

(Ord. No. 269.56, § 45, 9-10-03)

**Sec. 1206. Site area.**

The minimum site area per one-family dwelling unit shall be six thousand (6,000) square feet. The minimum site area per multi-family dwelling unit shall be one thousand, five hundred (1,500) square feet. The minimum site area for all other permitted and conditional uses shall be six thousand (6,000) square feet.

**Sec. 1207. Frontage, width and depth of site.**

Each site shall have not less than fifty (50) feet of frontage on a street, except those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet provided that the width of the site as measured along the front yard setback line is at least fifty (50) feet.

The minimum width of each site shall be as follows:

<u>Interior Lot</u> 60 feet	<u>Corner Lot</u> 65 feet
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The minimum depth of each site shall be as follows:

<u>Interior Lot</u> 100 feet	<u>Corner Lot</u> 80 feet
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(Ord. No. 269.1, § 14, 6-21-66)

**Sec. 1208. Coverage.**

The maximum site area covered by structures shall be sixty per cent (60 %) of the total area of the site.

**Sec. 1209. Yard requirements.**

- A. Front yard: The minimum front yard shall be determined as an average consistent with the neighboring uses contained within the same block, however in no case shall the setback be less than ten (10) feet.
- B. Rear yard: The minimum rear yard of a permitted use and its accessory structures shall be ten (10) feet, provided, however, that where construction involves more than one story and the site lies adjacent to a site in an R District, the rear yard shall be increased by ten (10) feet for each additional story.
- C. Side yards: The minimum side yards of a permitted use and its accessory structures shall be five (5) feet per story, subject to the following conditions:
  - 1. On the street side of a corner lot, side yards shall not be less than ten (10) feet.
  - 2. Accessory structures under three (3) feet in height may be located in any portion of a required side yard. Garden structures greater than six (6) feet in height may be located in any portion of a required side yard which is not opposite the main building or accessory structures of the lot or site adjacent to such side yard.
  - 3. A side yard providing access to more than one dwelling unit shall be not less than ten (10) feet.
  - 4. Where construction involves more than one story, and the site lies adjacent to a site in an R District, the side yards shall be increased by ten (10) feet for each additional story.
  - 5. Attached or detached garages and 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 property line requiring a curved driveway approach.
- D. If greater minimum distances between structures than those listed in section 1211 below 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.

(Ord. No. 269.44, § 29, 7-29-97; Ord. No. 269.65, § 65, 10-28-08)

**Sec. 1210. 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.

(Ord. No. 269.65, § 66, 10-28-08)

**Sec. 1211. Distance between structures.**

The minimum distance between a permitted or conditional use and other structures shall be ten (10) feet. However, greater minimum distances between structures 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 part of such fire-related separation requirements.

(Ord. No. 269.44, § 30, 7-29-97)

**Sec. 1212. 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 Article 15.

Ord. No. 269.65, § 67, 10-28-08)

**Sec. 1213. Signs.**

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.10.

(Ord. No. 269.64, § 20, 10-16-07)

**Sec. 1214. Reserved.**

**Sec. 1215. General provisions and exceptions.**

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

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