

The individual base district tables grouped by category provide a summary of allowable uses and permit requirements for all base districts, as well as specific land use standards for selected uses as provided for in Specific Land Use Standards and site development standards as provided for in Site Development Standards. Following the provisions for base districts are provisions for combining districts. (Ord. 2229. (01/09/2007); Ord. 2206. (05/23/2006); Ord. No. 2146. (05/27/2004); Ord. 2127. (09/25/2003); Ord. 2123. (07/31/2003); Ord. 2090. (07/09/2002); Ord. 2037. (10/03/2000); Ord. 2533. (12/05/2023))

Section 12.02.020 Residential Districts

A. Purpose of Section

1. To reserve neighborhood areas for residential living with a broad range of dwelling unit densities and types. Development within any district shall ensure consistency with General Plan densities and policies.
2. To provide lands to accommodate an adequate supply of housing to meet the diverse needs of the residents.
3. To protect residential neighborhoods from incompatible land uses and excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences; retain the scale and character of existing residential neighborhoods.
4. To ensure adequate levels of public facilities and services, minimize traffic congestion, and facilitate the provision of public improvements commensurate with anticipated increases in housing.

Section 12.02.021 Single-Family

A. Purpose of Single-Family.

1. RA (Residential Agricultural). The RA District establishes provisions for low density single-family dwellings, as well as other dwelling unit types in keeping with the rural character of the area, at densities equivalent to one and one-half (1.5) acre minimum parcel size, or three (3) acre minimum parcel size where neither a public water nor public sewer system is available. Within the Residential and Estate General Plan designations, the single-family dwelling is of primary importance and agricultural uses are secondary. Within Rural General Plan designations, agricultural operations and natural resource related uses and residential uses are of equal importance.
2. R1 (Single-Family). The R1 District implements the General Plan's Urban Single-Family designation. It is intended to provide for single-family dwellings, duplexes, duets, four-plexes, as well as other dwelling unit types, at densities of up to four

(4) dwelling units per acre.

Table 12.02.210.B Single-Family Districts Allowable Uses and Permit Requirements

Key to Land Use Permit Requirements:

A Allowed subject to zoning compliance and building permit issuance

DP Development Permit required per Section 12.05.050

UP Use Permit required per Section 12.05.060

NP Not Permitted

NA Not Applicable

Varies Refer to listed Title 12 Section for allowable uses and permit requirements

ALLOWABLE LAND USES (See Section 12.01.040 for Similar Uses)	RA	R1	Zoning Sections
Residential Uses			
Residential Care Facilities for 6 or fewer people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities.	A	A	
Residential Care Facilities for more than 6 people including, but not limited to, residential care and social rehabilitation facilities, and alcoholism and drug abuse recovery or treatment facilities.	UP	UP	
Daycare Home, small family (6 or fewer children)	A	A	12.030.09
Daycare Home, large family (7 to 14 children)	A	A	12.030.09
Daycare Center (more than 14 children)	UP	UP	
Dwelling, Single-Family ⁽²⁾	A	A	
Dwellings, Multiple-Family	UP	UP	12.03.170
Dwelling, Accessory and/or Junior Accessory Unit	A	A	12.03.191
Dwellings, Second Units consistent with allowed density	DP	DP	12.03.192
Dwelling Groups, consistent with allowed density	UP	UP	
Employee Housing	A	A	12.03.100
Dwellings, Duplexes, Duets and Four-plexes ⁽¹⁾⁽²⁾	A	A	
Dwellings, Transitional and Supportive	A	A	12.03.200
Mobilehome Parks (must include MH District)	UP	UP	12.02.074
Residential accessory uses and structures where the structure or use is accessory to the intended use of the property, including, but not limited to, private greenhouses, private garages or carports, private kennels, swimming pools, fences, walls, and owner/address signs	A	A	
Residential Guest Quarters	A	A	12.03.180

Temporary Model Homes	A	A	12.03.120
Temporary use of a mobilehome or an RV during dwelling construction where there is a valid building permit for a dwelling	A	A	12.03.150
Commercial Uses			
Bed & Breakfast Inns	UP	UP	12.3.5
Commercial Uses (cont'd)			
ALLOWABLE LAND USES (See Section 12.01.040 for Similar Uses)	RA	R1	Zoning Sections
Cemetery	UP	NP	
Community meeting and social event facilities	UP	UP	12.03.070
Home Businesses	A	A	12.03.110
Medical clinics and medical support services, non-profit	UP	UP	
Parking facilities not attached to a specific use	Varies	Varies	12.02.071
Medical Marijuana Dispensary	NP	NP	
Commercial Cannabis Cultivation	NP	NP	12.03.300

Industrial Uses			
None Listed			
Agricultural, Resource, and Open Space Uses			
Agricultural uses and structures including, but not limited to, equipment storage structures, packing facilities for products grown on-site, wholesale plant nurseries, private stables	A	NP	12.03.030
Agritourism Activities, Field Retail Stand and Farm Stand	Varies	NP	12.03.030
Animal keeping and raising	Varies	Varies	12.03.040
Certified Farmers' Markets	DP	NP	12.03.030
Crop and tree farming	A	A	12.03.030
Mining, Mineral Exploration	Varies	Varies	12.03.220 .D.2
Mining, subsurface	UP	UP	12.03.210
Mining, surface vent and escape shafts for subsurface mining.	UP	UP	12.03.220
Power plants, private, non-commercial bio-mass, cogeneration, and small hydroelectric.	UP	UP	
Stables, commercial	UP	NP	
Wineries	A	NP	12.03.240
Wildlife Rehabilitation Facilities	DP	NP	12.03.260
Woodyard	UP	NP	
Institutional and Public Uses			
Antennae, minor and certain non-commercial	A	A	12.03.080
Churches	UP	UP	12.03.070
Communication Towers	UP	NP	12.03.080
Emergency services (including fire and ambulance stations)	UP	UP	
Public utility uses and structures	Varies	Varies	12.03.140
Schools	UP	UP	
Temporary Staging Areas for public road projects	UP	UP	
Recreational Uses			
Parks and Playgrounds	UP	UP	
Trails, Pedestrian and Equestrian	A	A	12.04.080

Footnote:

(1) Duplexes, duets, and four-plexes may be allowed in Community Regions, or on a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau, consistent with underlying General Plan/Zoning densities and minimum water and sewage disposal requirements.

(2) A proposed housing development containing no more than two residential units within a single-family residential zone consistent with Cal. Gov't Code § 65852.21 shall be considered ministerially on a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. (Ord. 2467. (05/14/2019); Ord. 2533. (12/05/2023))

Table 12.02.210.C - Single-Family Districts Site Development Standards

Key to Site Development Standards:

ROW Right-of-way, Ultimate (see definition in this Chapter)

C/L Centerline

ZONING CHAPTER SECTION Refer to Listed Zoning Chapter Section for site development standards

SITE DEVELOPMENT STANDARDS	RA	R1	Zoning Sections
Setback Standards (5)			
Front yard (ROW at least 50' in width)	20' from ROW	20' from ROW	12.04.140
Front yard (ROW less than 50' in width)	45' from ROW C/L	45' from ROW C/L	12.04.140
Exterior yard (ROW at least 50' in width)	15' from ROW	10' from ROW	12.04.140
Exterior yard (ROW less than 50' in width)	40' from ROW C/L	35' from ROW C/L	12.04.140
Interior yard (Parcel at least 3 acres)	30'	30'	12.04.140
Interior yard (Parcel less than 3 acres) (1)	30'	30'	12.04.140
Rear yard (Parcel at least 3 acres)	30'	30'	12.04.140
Rear yard (Parcel less than 3 acres) (1)	30'	30'	12.04.140
Other Standards (See Sections 12.04.090 Design Standards & 12.04.220 Resource Standards)			
Building Height Limit	35' or 3 stories, whichever is less		12.04.130
Fencing & Hedges	Table 4.2.6.D	Table 4.2.6.D	1240.150
Maximum Impervious Surface (2) (6)	30%	40%	12.04.190
On-Site Parking (Dwelling, Single-Family)	2 spaces per unit	2 spaces per unit	12.04.180

Signs	Sign Standards see Section 4.2.12.K		12.04.210
Maximum Density (dwelling units per acre)	Equivalent to min. parcel size	4	12.04.030
Minimum Road Frontage (3) (4)	120'	60'	
Minimum Parcel Size:			
Parcel w/public water & sewer (3)	(3)	10,000 s.f.	12.04.030
Parcel w/public water or sewer (3)	(3)	1.5 acres	12.04.130
Parcel w/private water & sewer (3)	(3)	3 acres	1240.130

Footnotes:

(1) Setbacks may be reduced on parcels less than three (3) acres subject to Section governing Exceptions to Building Setbacks.

(2) Check General Plan Policy 1.23 for more restrictive standards.

(3) The minimum parcel size and road frontage required for subdivisions and boundary line adjustments is that shown on the table. Where exceptions pursuant to Section 12.04.030 clustering or a Planned Development is utilized, minimum parcel size and road frontage can vary if adequate provisions are made for the appropriation of water and disposal of sewage consistent with this Code and the protection of public health, safety and welfare. (See Section governing Clustering.)

(4) For subdivisions, flagpole parcels shall have a minimum frontage width of fifty (50') feet. The "flag" portion of the parcel shall meet the minimum road frontage standards of a conventional parcel.

(5) For arterial and collector roads, the front yard setback shall be twenty (20') feet and the exterior side yard setback shall be fifteen (15') feet from the existing or ultimate right-of-way, whichever is greater. (See Section governing Building Setbacks' 12.04.140)

(6) Maximum impervious surfacing may be increased to sixty (60%) percent for support uses requiring a use permit. In such instances, retention/ detention facilities shall be incorporated into the design of those projects that could result in flood damage to downstream uses.

* Subdivision development feature: for any subdivision where agricultural water is already provided to the parcel, an agricultural water easement shall be required for all parcels created by the subdivision.

(Ord. 2447. (03/13/2018); Ord. 2441. (Adopted 09/12/17, Eff. 10/12/2017); Ord. 2427. (01/24/2017); Ord. 2366. (08/13/2013); Ord. 2339. (07/12/2011); Ord. 2529. (09/12/2023);