

CHAPTER 17.24 – RESIDENTIAL ZONES LAST REVISED: 4/26/11

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17.24.010 Purpose and Intent

- A. The purpose of this Chapter is to achieve the following:
1. Provide a set of residential zones 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 and the scale and character of rural and suburban communities, by emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents. (GP 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.
 6. Provide lands for the development of neighborhood service centers that provide direct benefits to the residential neighborhood while reducing vehicular traffic, thereby contributing to more vibrant communities.
- B. This Chapter lists the land uses that may be allowed within the residential zones established by Section 17.12.020 (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.
- C. The purposes of the single-unit and multi-unit residential zones and the manner in which they are applied are as follows:

1. **Multi-unit Residential (RM).** The RM, Multi-unit Residential Zone is intended to identify those lands which are most capable of supporting the highest density of development within the County, based on topography, infrastructure, and circulation availabilities and constraints, as well as proximity to employment centers, public facilities, recreation, and shopping. It is further intended to regulate and promote the development of multi-unit dwellings, including apartments, condominiums, and townhouses, while ensuring compatibility with adjacent lower density residential neighborhoods. Detached residential dwellings are also considered an appropriate type of development under an approved development plan providing the minimum density standards of this Chapter are met. It is further intended that this zone be utilized in Community Regions and Rural Centers to meet affordable housing goals identified in the Housing Element of the General Plan. Mobile home and manufactured home land lease development shall also be permitted within this zone (see GP Policy 2.2.1.2).
2. **Single-unit Residential (R).** The Single-unit Residential Zone is intended to protect the residential characteristics of an area and to promote a suitable environment for residential living. It is further intended to promote and regulate the development of higher density, single-unit dwellings, and accessory structures and uses. Minimum lot size designations of R1 and R20K are applied to this zone based on surrounding land use compatibility, and physical and infrastructural constraints. Said designations represent the minimum lot size in 6,000 and 20,000 square foot units, respectively.
3. **One-acre Residential (R1A).** The R1A, One-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.
4. **Two-acre Residential (R2A).** The R2A, Two-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating medium density residential development at the mid-range of one dwelling unit per two acres. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.
5. **Three-acre Residential (R3A).** The R3A, Three-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating the development of medium density residential development at the lowest range of one dwelling unit per three acres. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

6. **Residential Estate (RE).** The RE, Residential Estate Zone is intended to preserve the rural character of an area and to minimize required services by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of –5 and –10 are applied to this zone based on surrounding land use compatibility, physical and infrastructural constraints, and General Plan land use designation. Said designations represent the minimum number of acres permitted for each lot. Accessory structures and uses and agricultural pursuits are considered compatible with this zone.

7. **Neighborhood Service (NS).** The NS, Neighborhood Service Zone is intended to provide areas of direct benefit for specified civic and limited service and commercial uses within residential neighborhoods and residentially-designated land use areas of the General Plan. Permitted uses, such as child or adult day care centers, educational facilities, worship and community centers, parks and recreational facilities, community gardens, and fire stations, libraries, or other public facilities, 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. Where existing commercial zones adjoin residential development, the NS zone shall allow for transitional professional office and small-scale, neighborhood-serving commercial uses to act as buffers in order to maintain the residential character of the surrounding area and protect the public health, safety, and welfare.

17.24.020 Matrix of Permitted Uses

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.24.020 below:

Table 17.24.020 Residential Zone Use Matrix

RM: Multi-unit Residential R1, R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estate NS: Neighborhood Service	P Permitted use A Administrative Permit required (17.52.010) CUP/ Conditional Use Permit / MUP Minor use Permit required (17.52.020) TMA Temporary Mobile Home Permit required (17.52.050) T Temporary use permit required (17.52.060) — Use not allowed in zone							
LAND USE	PERMIT REQUIRED BY ZONE							Specific Use Regulation
	RM	R1, R20 K	R1A	R2A	R3A	RE	NS	
Residential								
Caretaker Unit, Permanent: Church Property Only	—	CUP	CUP	CUP	CUP	CUP	CUP	17.40.120