

Article 5. Residential Zoning Districts

Sections:

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- Sec. 502 - RR Rural Residential District**
- Sec. 503 - R-1 Single-Family Districts**
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- Sec. 505 - Land Use Regulations**
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Sec. 501. Purpose and Objectives.

- A. The purpose of the Residential (R) Districts is to provide residential living within the unincorporated areas of the county with a broad range of dwelling densities (i.e., low-density estate, single family detached and attached, multi-family, and housing for special needs) consistent with the General Plan and appropriate standards of public health, safety and welfare, and aesthetic. Furthermore, the intent of this Development Code in relation to residential districts is to:
1. Ensure adequate light, air, privacy, and open space for each dwelling.
 2. Minimize traffic congestion and avoid the overloading of public services and utilities.
 3. Protect residential neighborhood from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
 4. Facilitate the provision of public improvements commensurate with anticipated increase in population, dwelling unit densities, and service requirements.
 5. Provide lands to accommodate housing units which meet diverse economic and social needs of the resident; locating development to achieve the following.
 - a. Retain the scale and character of existing residential neighborhoods; and
 - b. Facilitate the upgrade of declining and mixed-density residential neighborhoods; and
 - c. Allow expansion into vacant and low-intensity use of lands within infrastructure and environmental constraints.
- B. Residential land use designations are primarily used in the “Urban Fringe” and “Community Districts”, while “Rural Interface” has small pockets of limited residential uses. Included within this land use type are seven residential designations, Very Low Density, Low Density, Low Medium Density, Medium Density, Medium High Density, High Density, and Very High Density. The largest extent of County residential land use designations are applied in the “Community Districts” of Armona, Home Garden, Kettleman City and Stratford where community water and sewer services are provided. Residential designations within “Rural Interface” areas are mostly located within the Grangeville, Halls Corner, and Hardwick areas.

Sec. 502. RR Rural Residential District. The RR Single-Family Residential District is intended to provide residential living areas which combine certain advantages of both urban and rural locations by limiting development to very low density concentrations of Single-family dwellings and permitting limited numbers of animals to be kept for pleasure or hobbies, free from activities of a commercial nature.



- A. The Rural Residential district is intended primarily for application to areas within or at the fringe of urban areas and to rural service centers-as well as 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.

Sec. 503. R-1 Single-Family Districts: The R-1 Residential districts are intended to provide living areas within the county where development is limited to concentrations of single-family dwellings where regulations are designed to accomplish the following:

- A. The **R-1-20, R-1-12, R-1-8 and R-1-6** Districts are intended to promote and encourage a suitable environment for family life; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment; to minimize traffic congestion; avoid the overloading of utilities and public facilities designed to service only Single-family residential uses in accordance with density standards of the General Plan; and to facilitate the production of affordable housing.
- B. The **R-1-3** District in the community of Kettleman City offers smaller 3,000 square foot lot residential home sites that add additional housing opportunities in order to foster a wider variety of housing types with varying affordability ranges. The use of higher density housing serves to provide affordable units, a walkable community, reduce overcrowding, preserve agricultural land and provide a mix of rent/own housing options.

Sec. 504. RM Multi-Family Districts: The RM Multi-Family Residential Districts are intended primarily to provide the development of multi-family residential structures at densities consistent with the location and character of the area as follows:

- A. The **RM-3** District is intended for application in areas adjacent to or in the immediate vicinity of an R-1-20, Single-Family Residential District.
- B. The **RM-2** District is intended for application in areas adjacent to or in the immediate vicinity of an R-1-12, Single-Family Residential District.
- C. The **RM-1.5** District is intended for application in areas adjacent to or in the immediate vicinity of R-1-8 or R-1-6, Single-Family Residential Districts.
- D. The new **RM-2.4, RM-1.6, and RM 1.2** overlay zones in the community of Kettleman City are intended for application in areas adjacent to mixed use, downtown mixed use, rural commercial, and public facility districts. See Article 10, Section 1008 of this Development Code for additional information.

Sec 505. Land Use Regulations: The following table prescribes the land use regulations for “Residential” districts. The regulations for each district are established by letter designation shown in the key of Table 5-1:



Table 5-1 **RESIDENTIAL ZONING DISTRICTS LAND USE REGULATIONS**

KEY “P” Permitted uses - no permit required. “S” Site Plan Review required. “C” Conditional Use Permit required. “TUP” A temporary land use which requires an over-the-counter permit “-” Not permitted	ZONING DISTRICT			
	RR	R-1	RM	
Residential Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Accessory living quarters, without a kitchen.	P	P	P	Subject to maximum coverage allowance. The unit shall not be rented.
Boarding or rooming houses with 30 or fewer beds.	S	-	S	
Boarding or rooming houses with more than 30 beds.	C	-	C	
Community care facilities for 6 or fewer persons.	P	P	P	Per Health and Safety Code Section 1500
Family day care homes (Small) for 8 or fewer children.	P	P	P	
Mobile home and Manufactured Housing Community parks.	C(1)	C	C	In compliance with Section 65852.7 of the California Government Code and subject to the provisions of Article 11, Section 1109 of this code. (1) See Table 5-1 Notes.
Multi-family-dwelling.	-	-	S	
Recreational vehicle used as a temporary dwelling supplemental to an existing residence for a maximum period of 14 days.	TUP	TUP	TUP	See Article 11, Section 1107.B.3.
Recreational vehicle occupied as a temporary dwelling to care for an infirm parent, grandparent, child, grandchild or sibling for a maximum period of 60 days, or until the condition requiring the care no longer exists, whichever is a shorter period of time.	TUP	TUP	TUP	See Article 11, Section 1107.B.3. for additional information. Requires documentation of the need from a Doctor.
Recreational vehicle used as a temporary dwelling during construction of a single-family residence or due to rehabilitation of a single-family residence.	TUP	TUP	TUP	See Article 11, Section 1107.B.4 Requires the issuance of a building permit for the primary dwelling.
Second Dwelling Unit.	S	S	S	In compliance with Government Code Section 65852.2, and with the regulations prescribed in Section 507 below.
Single family dwelling.	P	P	P(2)	(2) See Table 5-1 Notes. One per legal parcel including a mobile home or manufactured home on a temporary or permanent foundation.
Energy Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Active solar heating systems.	P	P	P	Used to convert sunlight to heat that can be used for space heating and hot water.
Electric Vehicle (EV) recharge stations.	P	P	P	Incidental to designated parking spaces for electric vehicles. See Section 1511.C.
Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.	S	S	S	
Solar electrical generation equipment for non-commercial personal use.	P	P	P	With a design capacity to serve the electrical needs of only that site or use.
Cemeteries.	-	C	C	
Charitable institutions.	-	C	C	



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	RR	R-1	RM	
Utility, Public and Semi-Public Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Clubs & lodges, private non-commercial.	C	-	C	Private non-commercial clubs and lodges; excluding such clubs and lodges which sell, distribute, or serve, or allow the sale, distribution, service or consumption of alcoholic beverages on the premises; or conduct or allow the operation of any game of chance on the premises; or other activity which may be disruptive in any way to an environment for family life.
Community care facilities for 7 or more persons.	C	C	C	In compliance with Health and Safety Code Section 1500, et seq.
Community gardens.	P	P	P	See Article 15, Section 1503.
Educational & religious facilities.	C	C	C	Public and quasi-public uses of an educational type including elementary schools, junior high schools, high schools and colleges; preschools and nursery schools; religious institutions; private nonprofit schools and parochial schools.
Emergency shelters.	-	C	C	See Government Code Section 65583, Health and Safety Code Section 50800, et seq. and Article 11, Section 1107 of this Development Code.
Golf courses.	C	-	-	
Health facilities.	-	C	C	
Incidental and accessory structures and uses located on the same site as a use subject to a Conditional Use Permit.	S	S	S	See Article 11, Section 1101.
Incidental and accessory structures and uses located on the same site as a use subject to a Conditional Use Permit which are owned or operated by a public agency.	C	C	C	See Article 11, Section 1101.
Family day care homes (Large) for 9 to 14 individuals.	S	S	S	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.
Family day care uses (Large) exceeding 14 individuals.	C	C	C	
Nursing homes, rest homes, boarding or rooming houses with more than 30 beds.	C	-	C	
Orphanages.	-	C	C	



Table 5-1 **RESIDENTIAL ZONING DISTRICTS LAND USE REGULATIONS**

KEY				
“P” Permitted uses - no permit required. “S” Site Plan Review required. “C” Conditional Use Permit required. “TUP” A temporary land use which requires an over-the-counter permit “-” Not permitted	ZONING DISTRICT			
	RR	R-I	RM	
Utility, Public and Semi-Public Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
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	C	C	
Recreational facilities, private.	S	S	S	Private playgrounds, parks, community centers and other recreational facilities for communal use of an exclusive non-commercial basis.
Recreational facilities, public.	S	S	S	Public parks, playgrounds and community centers.
Miscellaneous Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Accessory structures located on the same site with a permitted use.	P(3)	P*	P*	(3) See Table 5-1 Notes following table. *Storage sheds are limited to 120 square feet or less in size with side walls not more than six feet in height. Storage sheds are limited to two per parcel. See Section 1101.
Animal keeping: Small animals kept on a domestic, non commercial scale conducted incidental to the residential use of the property.	P	P	-	Breeding, hatching, raising and fattening of rabbits, chinchillas, hamsters, guinea pigs, other small animals. Animals must be kept in pens or enclosures on the rear half of the lot and meet the setbacks prescribed in Table 5-2. All such animals shall be maintained in a manner approved by the county health officer.
Chicken hens, pigeons, quail, pheasants, doves and other birds of similar size for the noncommercial use of the residents only. Roosters are not permitted.	P	P	-	Not more than 12 birds and all such birds must be kept in pens or enclosures on the rear half of the lot and meet the setbacks prescribed in Table 5-2. All such birds shall be maintained in a manner approved by the county health officer.
Clotheslines.	P	P	P	Within side or rear yards – not subject to setbacks.
Gardens and community gardens including the raising of fruit and nut trees, vines, vegetables and horticultural specialties.	P	P	P	
Home occupations, Minor.	P	P	P	See Article 11, Section 1102.A .
Home occupations, Rural: Outside of either a city primary sphere or a rural community.	S	-	-	See Article 11, Section 1102.B.
Home occupations, Urban: Inside of either a city primary sphere or a rural community. Excludes barber and beauty shops.	-	S	S	See Article 11, Section 1102.C.
Home occupations including barber & beauty shops.	-	C	C	See Article 11, Section 1102.D.



Table 5-1 **RESIDENTIAL ZONING DISTRICTS LAND USE REGULATIONS**

KEY “P” Permitted uses - no permit required. “S” Site Plan Review required. “C” Conditional Use Permit required. “TUP” A temporary land use which requires an over-the-counter permit “.” Not permitted	ZONING DISTRICT			
	RR	R-1	RM	
Miscellaneous Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			Additional Regulations and information
Household pets, such as dogs, cats, canaries and parakeets (excluding livestock and poultry) belonging to those living on the site.	P	P	P	Pets shall be maintained in compliance with public health laws and Kings County Animal Control standards.
Incidental uses located on the same site with a permitted use.	P	P	P	See Section 1101.
Incidental uses located on the same site as a use requiring Site Plan Review or Conditional Use Permit.	S	S	S	See Section 1101.
Kennels for the keeping of dogs and/or cats belonging to those living on the site.	P	-	-	
Livestock keeping incidental to the residential use of the property.	P	-	-	No more than 2.5 animal units and their immature offspring for each acre of site devoted to the animals’ care.
Signs, freestanding or detached.	S	S	S	See Table 5-3.
Signs, wall mounted or projecting.	P	P	P	Permitted without a new zoning permit provided the total amount of signage allowed for the zoning district is not exceeded and the sign meets signage regulations. See Table 5-3.
Signs, temporary.	P	P	P	See Article 14 for time limits and additional information. See Table 5-3.
Swimming pools for either individual, family or communal use of an exclusive non-commercial basis.	P	P	P	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. Such pool or accessory equipment shall be located behind the front yard fence line.
Swimming pools within utility easements or located within five (5) feet of a property line.	S	S	S	
Temporary subdivisions sales offices.	TUP	TUP	TUP	See Article 11, Section 1107.B.1.
Water Collection.	P	P	P	See Article 15.

(Ord. No. 668-1-16, §8, §9, 1/12/16)

Table 5-1 Notes:

1. Any development of a Mobile Home Park in the Rural Residential Zoning District shall be required to provide water and sewer services from a city or Community Service District as a condition of approval.
2. In the RM Zoning Districts a mobile home or manufactured home on a temporary foundation is not permitted when associated with mixed density, mixed use, and variable density developments.
3. In the RR Zoning District incidental and accessory structures located on the same site with a permitted use may also



include agricultural use accessory structures as noted in Article 25, Definition.

Sec 506. Development Standards for Residential Zoning Districts: Table 5-2 below provides development standards for parcels within residential zoning districts:

Table 5-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS										
<i>Use Classifications</i>	<i>RR</i>	<i>R-1-20</i>	<i>R-1-12</i>	<i>R-1-8</i>	<i>R-1-6</i>	<i>R-1-3*</i>	<i>RM-3</i>	<i>RM-2</i>	<i>RM-1.5</i>	<i>Additional Regulations</i>
Site Area and Lot Standards (ft.)	<i>*Kettleman City Only</i> All Standards Shown are Minimum Standards Unless Otherwise Stated .									
Site area (Square Feet)	30,000	20,000	12,000	8,000	6,000	3,000	6,000	6,000	6,000	See Note (1)
Site area (Square Feet) per dwelling unit							3,000	2,000	1,500	
Site frontage Interior lot	160 *80	60	60	60	60	15	50	50	50	* Where there are curbs and gutters.
Site frontage (fronting on a cul-de-sec or loop-out street)	85 *60	40	40	40	40	15	40	40	40	* Where there are curbs and gutters.
Site width interior lot	160	100	80	70	60	25	60	60	60	
Site width corner lot	-	110	90	75	65	30	65	65	65	
Site depth interior lot	150	100	100	90	80	70	100	100	100	
Site depth corner lot	-	100	90	80	80	70	80	80	80	
Site Coverage										
Maximum area covered by structures	40%	40%	40%	40%	40%	83.3%	50%	60%	70%	
Setback Requirement (ft.) See Note (2) through (8) below										
Front setback	50*	25	25	25	20	15	20	20	20	*Or not less than 80 feet from centerline of road. See Notes (2), (5) &(6)
Rear setback of ground floor	20	10	10	10	10	10	10	10	10	See Notes (3) and (4)
Additional rear setback per story	15	10	10	10	10	10	10*	10*	10*	*Where site is adjacent to an R District.
Side setback of ground floor	20	5	5	5	5	5	5	5	5	
Side setback on street side of a corner lot	25(5)	10(6)	10(6)	10(6)	10(6)	10	10	10	10	See Notes (5) and (6)
Reverse corner lot	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	See Note (7)
Additional side setback per story	10	5	5	5	5	5	5	5	5	
Distance Between Structures (ft.)										
Between residence & structures housing livestock or small animals.	40*	-	-	-	-	-	-	-	-	*Stables shall be located a minimum of 30' from any property line.



Table 5-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS											
<i>Use Classifications</i>	<i>RR</i>	<i>R-1-20</i>	<i>R-1-12</i>	<i>R-1-8</i>	<i>R-1-6</i>	<i>R-1-3*</i>	<i>RM-3</i>	<i>RM-2</i>	<i>RM-1.5</i>	<i>Additional Regulations</i>	
Distance Between Structures (ft.)											
Between residence & pens or enclosures housing poultry or small animals.	20*	20*	20*	20*	20*	20*	-	-	-	*Pens or enclosures shall be located at least 5 feet from side/rear property lines.	
Height of Structures (ft.)											
Maximum height of structures.	30	30	30	30	30	30	30	30	30	30	See Note (8)
Maximum height of structures with CUP.	50	50	50	50	50	50	50	50	50	50	

Table 5-2 Notes:

1. In the R-1 and RM zoning districts, the density of the development may be increased and the site areas may be reduced for developments of five or more dwelling units to provide density bonuses when the developer enters into a development agreement pursuant to Article 2.5 (commencing with Section 65864) of Chapter 3 of Division 12 of Title 7 of the Government Code. Density bonuses shall be calculated and applied according to Article 2.5 (commencing with Section 65915) of Chapter 3 of Division 12 of Title 7 of the Government Code and the Kings County Density Bonus regulations located in Article 22 of this Development Code. In the RR zoning district, the minimum site area shall not be less than one (1) acre if either an individual water supply or individual sewage waste disposal system is to be utilized on the site.
2. On a site situated between sites improved with buildings, where said buildings are set back less than the minimum distance required by this section, the minimum front yard setback shall be the average depth of the front yards on the improved sites adjoining the side lines of the site, but such minimum shall not be less than 10 feet.
3. Where the rear of the site abuts on an alley right-of-way, the rear yard setback may be decreased one foot for each two feet of such alley right-of-way.
4. Accessory structures under six feet in height may be located within any portion of a required rear yard; garden structures greater than six feet in height may be located in any portion of a required rear yard which is not within a utility easement. Storage sheds 120 square feet or less in size with side walls not more than six feet in height may be set within any portion of a required rear yard.
5. In the RR zoning district, attached or detached garages or carports fronting on the street side yard of a corner lot shall be set back a minimum of 30 feet from the property line on a straight driveway approach or 20 feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach, except where a greater setback is required by any other ordinance.
6. In the R-1 zoning district, attached or detached garages or carports fronting on the street side yard of a corner lot shall be set back a minimum of 20 feet from the property line on a straight driveway approach or 15 feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach, except where a greater setback is required by any other ordinance.
7. On a reverse corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining key lot.
8. No accessory structures over three feet in height may be located in any portion of a required front yard, or a Traffic Safety Visibility Area.



Sec. 507. Second Dwelling Units: When an application is submitted for a “second dwelling unit” in the RR, R-1, or the RM zoning districts the following findings shall be made by the Zoning Administrator before issuing a Site Plan Review:

- A. That the parcel or lot already contains one Single-family residence.
- B. That a second dwelling unit is either a site built structure, a manufactured home as defined by Section 18007 Health and Safety Code, or an efficiency unit as defined by Section 17958.1 Health and Safety Code.
- C. That the second dwelling unit meets all of the following standards:
 - 1. Floor Area: A second dwelling unit permitted by this section shall not exceed 1,200 square feet of floor area if separated from the existing single-family detached residence. If attached to the existing single-family residence, the floor area of the second unit shall not exceed 30 percent of the existing living area of the existing single-family detached residence.
 - 2. A manufactured home shall not be less than eight ft. wide by forty 40 ft. long and 320 sq. ft. in floor area.
 - 3. An efficiency unit shall not be less than 150 sq. ft. in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.
 - 4. Location: A second dwelling unit shall be located either to the side or to the rear of the existing single-family detached residence and shall be either attached to the existing single-family detached residence or be separated from the existing single-family detached residence by not less than ten feet or the separation as allowed by the Uniform Building Code, whichever is the more restrictive (greater).
 - 5. Access: Doorway access shall be provided either to the side or rear of the second dwelling unit. Direct doorway access to the front yard by the second dwelling unit shall be prohibited.
 - 6. Owner Occupancy: Either the existing single-family detached residence or the second dwelling unit shall be occupied by the owner of the property.
 - 7. Off-Street Parking: At least one additional off-street parking space shall be provided for the second dwelling unit, and must comply with Article 13, Section 1306.
 - 8. Utility Services: Second dwelling units shall be provided with water, sewer and other utilities as determined by the Building Official. Where water and sewer service is provided by a city or community or public service district the Site Plan Review application shall include a letter from the agency providing the services that the agency will allow connection to their systems. Where private water well and/or individual septic tank/leach fields are used the Site Plan Review application shall be accompanied by a plan prepared and signed by a Professional Engineer designed to Kings County Standards, including the required setbacks from neighboring water wells and septic tank/leach line systems.
 - 9. Architectural Appearance: A second dwelling unit shall be designed and constructed so as to blend with the single-family detached residence and be architecturally similar in appearance in order to match the existing single-family detached residence in terms of design, construction, height, roofing, siding materials and color.
 - 10. Compliance with other regulations for the R District: Except as specifically set forth in this Article and the standards set forth in this section, all second dwelling units regulated pursuant to this Article shall meet all of the requirements of the R District in which the second dwelling unit is located including, without limitation, requirements regarding fences, walls and hedges; site area, frontage width, and depth of sites; coverage; yard requirements; height of structures; distances between structures; signs; and general provisions and exceptions.

Sec. 508. Additional Standards and Regulations:

- A. **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. 13.



B. **Fences, Walls, Gates, Hedges, and Screening and Landscaping.** In order to ensure that fences, walls, gates, hedges, and screening and landscaping do not create traffic hazards at street or road intersections, and where driveways enter streets and roads, the following standards prescribed in this article shall be required by the Zoning Administrator or County Planning Commission for all new uses and major alterations and enlargement of existing uses. These requirements are to protect public health and safety, conserve water resources, and where appropriate, insulate surrounding land uses from their impact.

1. **Fencing for Single-family (R-1) and Multi-family (RM) Zones:**

a. **Fences, Walls, and Hedges** shall be permitted as follows:

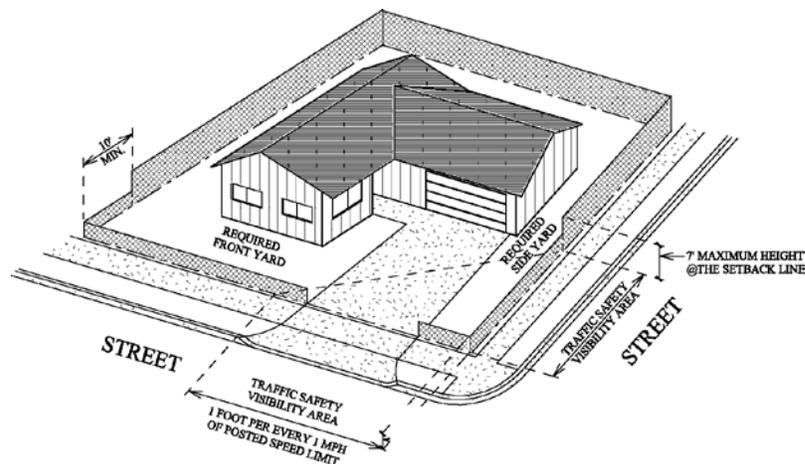
(1) Interior lots:

- (a) A solid fence, wall, or hedge not exceeding seven feet in height, may be located within any portion of the property provided that it is set back a minimum of 10 feet from the front property line and meets the Traffic Safety Visibility Area requirements. Noise attenuation fencing that is required as a mitigation measure is not limited to seven feet, but shall not exceed the height required in the mitigation measure.
- (b) An Open Fence as defined in Article 25 of this Development Code, not exceeding seven feet in height, may be located in any portion of the front yard provided that it meets the Traffic Safety Visibility Area requirements.
- (c) Fences, walls, and hedges shall not exceed three feet in height within a Traffic Safety Visibility Area as defined in Article 25 of this of this Development Code. A fence, wall, hedge or shrub not exceeding three feet in height may be located within any portion of the property.

(2) Corner lots:

- (a) A solid fence, wall, or hedge not exceeding seven feet in height, may be located within any portion of the property provided that it is set back a minimum of 10 feet from the front and street side yard property lines and meets the Traffic Safety Visibility Area requirements.
- (b) An open-type fence as defined in Article 25 of this of this Development Code, not exceeding seven feet in height, may be located in any portion of the front yard or street side yard provided that it meets the Traffic Safety Visibility Area requirements.
- (c) Fences, walls, and hedges shall not exceed 3 feet in height within a Traffic Safety Visibility Area as defined in Article 25-of this of this Development Code. A fence, wall, hedge or shrub not exceeding three feet in height may be located within any portion of the property.

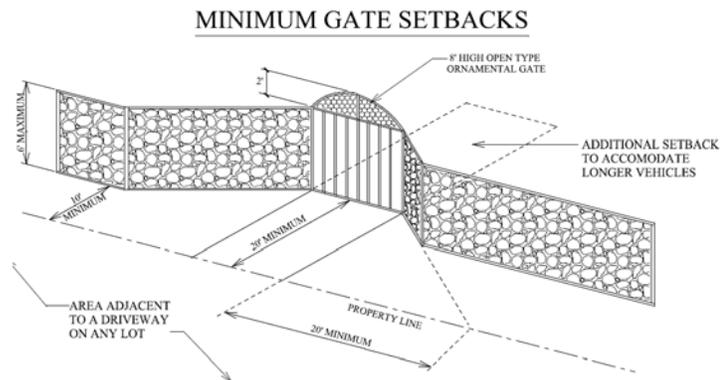
Figure 5-1.
Residential Fencing Requirements



b. **Gates** shall be permitted as follows:

- (1) Gates used for the primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
 - (a) A minimum distance of 20 feet or,
 - (b) A distance sufficient to ensure that vehicles used for a permitted use requiring a Site Plan Review or Conditional Use Permit are able to pull completely onto their property.
- (2) Gates used for the primary vehicular ingress and egress and which are opened and closed electronically with a remote control may be located within any portion of the property being used for access to a driveway provided that:
 - (a) The property owner/occupant obtains a building permit from the building department for the installation of the electric gate operating mechanism and wiring. The property owner/occupant must also request and obtain a final inspection for the assigned building permit and demonstrate operation of the mechanism using the remote.
 - (b) The gate must be operational at all times using a remote control device that allows the property owner/occupant to open and close the gate to enter the driveway area without exiting the vehicle.
 - (c) At any time that the gate is not operational using the remote control device the gate must either be locked in the open position or it must be removed entirely.
- (3) Access gates to property which are not used for regular vehicular ingress and egress such as an access gate to a rear yard to allow the parking of an RV, boat or similar use or for equipment access to be used in maintenance of the property do not require additional setback from the fence line. Access gates shall have locking mechanisms accessible only from the interior side of the gate.
- (4) Gates with open-type decorative or architectural features within the front or street side yards shall not exceed eight feet in height.

Figure 5-2



2. **Fencing for Rural Residential (RR) zones:**

- a. Fences, walls, gates, and hedges shall be permitted as described above except that fences, walls, gates, and hedges may exceed seven feet in height except as follows:
 - (1) Fences, walls, gates, and hedges shall not exceed three feet in height within a Traffic Safety Visibility Area as defined in Article 25 of this of this Development Code.
 - (2) Any fence, wall or gate over seven feet in height is a structure and shall require a building permit prior to construction.

3. **General Fencing and Gate Requirements:**

- a. All private, single-family home swimming pools constructed after January 1, 1998 shall be fenced, enclosed or equipped with another safety feature as provided in Sections 115920 – 115927 of the California Health and Safety Code.
- b. Any fence, wall or gate over six feet in height is a structure and requires a building permit prior to construction.
- c. All heights in this section shall be measured from the finished grade of site or the adjacent property, whichever is lower.

4. **Screening Requirements:** Storage of materials attendant to a permitted use requiring a Site Plan Review, or Conditional Use Permit which are not specifically permitted to be stored within public view pursuant to an approved use permit, and are not completely enclosed in a structure, when located on a site abutting on or across a street or alley from an RR, R, or RM Zoning District shall be screened by a solid fence or masonry wall or compact growth of natural plant materials not less than six feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.

5. **Landscaping:** Landscaping is not required in these zoning districts. However, all new construction and rehabilitated landscape projects installed after January 1, 2010 are subject to and shall comply with the “Model Water Efficient Landscape Ordinance”. See Article 15 of this Development Code for additional information concerning specific landscaping requirements.

C. **Signs in Residential Zoning Districts:** Signs shall be allowed in compliance with the regulations contained in Article 14, and as prescribed below in Table 5-3 below. All signs shall be located outside of the public right-of-way and shall not be located within a Traffic Safety Visibility area if over three feet in height. Unless a different setback is specified for a particular zoning district, the minimum setback distance for all signs over three feet in height shall be ten feet from property lines.

Table 5-3 SIGNS IN RESIDENTIAL ZONING DISTRICTS			
Permitted Sign Type	Maximum Number	Maximum Aggregate Sign Area	<i>Additional Regulations See Article 14</i>
Name plate for single-family uses.	1 per legal dwelling unit.	R-1 and RM - 1 sq. ft. in area RR – 2 sq.ft. in area.	See Section 1406.D.10.
Identification sign for multifamily residential uses.	1 per multi-unit use.	12 sq. ft. in area.	See Section 1406.B.
Identification signs for uses requiring SPR or CUP.	1 per use on the site.	12 sq. ft. in area	See Section 1406.B.
Identification sign for religious institutions, schools, and day care facilities.	1 per driveway.	40 sq. ft. in area.	See Section 1406.B.
On-site real estate sign pertaining to the sale, lease, rental or display of a structure or land.	1 per street frontage.	R and RM - 6 sq. ft. in area RR – 12 sq.ft. in area.	See Section 1406.D.7
Temporary subdivision signs (Large)	1 per abutting street but not more than 4 per subdivision	N/A	See Section 1406.C.3
Temporary subdivision signs (Small)	1 sign per new subdivision on each major community entrance route	32 sq. ft. in area	See Section 1406.C.4
Temporary advertising/ promotional signs.	1 per business.	32 sq. ft. in area.	See Section 1406.C.2
Political and other non-commercial signs.	No Restriction.	32 sq. ft. per sign	See Section 1403. See Section 1409.
Parking lot signs for parking lots	1	4 sq. ft.	See Section 1403.B.



- D. **General Provisions and Exceptions:** All uses shall be subject to the general provisions and exceptions prescribed in Article 1.
- E. **Protection of Solar Access:** In a residential zoning district, a structure, fence, or wall shall not be constructed or modified, and vegetation and trees may not be placed or allowed to grow, so as to obstruct the absorption area of an existing solar energy system on a neighboring parcel at any time. Solar energy systems applicable to this Section are those located within a rear yard or are roof mounted.
- F. **Exterior Lighting:** Exterior lighting should be designed to be compatible with the architectural and landscape design of the project.
1. All new proposed uses shall preserve the existing nighttime environment by limiting the illumination of areas surrounding new development.
 2. An appropriate hierarchy of lighting fixtures/structures and intensity should be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).



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