

Article 2: - Land Use/Zoning Districts

Chapter 19.08 - Rural Living District (RL)

19.08.010 - Purpose

The purpose of this Chapter is to describe the character and intent of the Rural Living Land Use District, identify allowed uses and establish development standards for the district.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.08.020 - Description and Intent of Land Uses

The intent of this district is to regulate residential development of large residential parcels. The district is primarily intended for quiet and spacious single-family residential use with some areas of compatible institutional uses. Because of the rural setting, more relaxed development standards may apply. The Rural Living Land Use District includes the following categories:

- A. RL-1, which requires a minimum lot size of 1 acre.
- B. RL-2.5, which requires a minimum lot size of 2.5 acres.
- C. RL-5, which requires a minimum lot size of 5 acres.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.08.030 - Allowed Uses and Permit Requirements

Allowed uses and permit requirements for the Rural Living Land Use District are listed in Table 19.08.030-1 (Allowed Land Uses and Permit Requirements). The table lists all permissible uses and use-related permits for primary and accessory uses that are permanent in nature. Additional permit requirements are listed in [Chapters 19.28](#) through [19.64](#) related to permits and procedures. Allowed temporary uses are listed in [Chapter 19.34](#) (Temporary Use Permit and Standards). Allowed accessory uses are listed in [Chapter 19.70](#) (Accessory Uses and Structures).

Table 19.08.030-1
Allowed Land Uses and Permit Requirements

Allowed Use	RL-1	RL-2.5	RL-5	Additional Requirements
RESIDENTIAL USES AND CARE FACILITIES				

Single-family dwelling	P	P	P	
Gated community ¹	CUP	CUP	CUP	
Planned Unit Development	PUD	PUD	PUD	
Small family day care (8 or fewer children)	P	P	P	<u>Chapter 19.114</u> (Community Care Facilities)
Large family day care (9 to 14 children)	AUP	AUP	AUP	<u>Chapter 19.114</u> (Community Care Facilities)
Child day care center, commercial	AUP	AUP	AUP	<u>Chapter 19.114</u> (Community Care Facilities)
Residential or community care facilities serving 6 or fewer persons	P	P	P	
Residential or community care facilities serving 7 or more persons	AUP	AUP	AUP	<u>Chapter 19.114</u> (Community Care Facilities)
Congregate care facilities serving 6 or fewer persons	P	P	P	

Congregate care facilities serving 7 or more persons	AUP	AUP	AUP	Chapter 19.114 (Community Care Facilities)
Supportive housing/transitional housing	P	P	P	
Mobile home parks	CUP	CUP	CUP	Chapter 19.124 (Mobile Home and Special Occupancy Parks)
GQ				
Caretaker housing	AUP	AUP	AUP	
Accessory Dwelling Unit	P	P	P	Chapter 19.134 (Accessory Dwelling Units)
Windmills and solar energy collectors, noncommercial	P	P	P	Chapter 19.68 (General Development Standards and Exceptions)
AGRICULTURAL AND RELATED USES				
Row, field, and tree crops, for noncommercial purposes ³	P	P	P	

Row, field and tree crops, for commercial purposes ³	CUP	CUP	CUP	
Cultivation of ornamental or landscaping plants, including in greenhouses, for commercial purposes	CUP	CUP	CUP	
Produce stands	AUP	AUP	AUP	
Retail nurseries	CUP	CUP	CUP	
INSTITUTIONAL USES				
Cemeteries ⁴	CUP	CUP	CUP	
Churches, synagogues, temples and other religious facilities ⁴	CUP	CUP	CUP	
Organizational /Group camps ⁴	CUP	CUP	CUP	
Governmental facilities ⁴	CUP	CUP	CUP	
Hospitals ⁴	CUP	CUP	CUP	
School, private ⁴	CUP	CUP	CUP	

RECREATIONAL FACILITIES				
Racetracks and stadiums	CUP	CUP	CUP	
Public stables or horse boarding facilities	CUP	CUP	CUP	Chapter 19.102 (Animal Keeping)
Sports-oriented recreational facilities requiring remote locations	CUP	CUP	CUP	
TRANSIENT LODGING FACILITIES				
Host home	AUP	AUP	AUP	Chapter 19.106 (Bed and Breakfast Uses)
Bed and breakfast home	AUP	AUP	AUP	Chapter 19.106 (Bed and Breakfast Uses)
Bed and breakfast inns/lodges	CUP	CUP	CUP	Chapter 19.106 (Bed and Breakfast Uses)
Campgrounds and recreational vehicle parks	CUP	CUP	CUP	Chapter 19.124 (Mobile Home and Special Occupancy Parks)
Vacation Home Rental	VHR	VHR	VHR	Chapter 19.41 (Vacation Home Rental)
COMMUNICATION FACILITIES, TRANSPORTATION FACILITIES, AND UTILITIES				

Communication facilities	CUP	CUP	CUP	<u>Chapter 19.140</u> (Telecommunication Facilities)
Transportation facilities	CUP	CUP	CUP	
TEMPORARY AND INTERIM USES (See <u>Chapter 19.34</u> , Temporary Use Permit and Standards)				
ACCESSORY USES (See <u>Chapter 19.70</u> , Accessory Uses and Structures)				

- = Prohibited Use

P = Permitted Use

AUP = Administrative Use Permit

CUP = Conditional Use Permit

Notes:

¹If not reviewed as part of a subdivision application.

³For those uses which do not require large amounts of water, to be determined in consultation with the water district.

⁴All institutional uses shall be located within 1,000 feet of an expressway, arterial street or collector street, and have an adequate, improved private drive.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.08.040 - Development Standards

All new land uses and structures or alterations to existing land uses and/or structures in the Rural Living Land Use District shall be designed, constructed and established in compliance with the development standards in Table 19.08.040-1 (Development Standards).

Table 19.08.040-1
Development Standards

Standard	RL-1	RL-2.5	RL-5	Additional Requirements
ALLOWED DENSITY (Dwelling Units per Gross Acre)				

Minimum ¹	0.4	0.2	0	See footnote 1.
Maximum	1	0.4	0.2	
LOT SIZE AND DIMENSIONS				
Minimum Lot Size	1 acre	2.5 acres	5 acres	
Minimum Lot Width	100 ft.	150 ft.	200 ft.	
Minimum Lot Depth	150 ft.	200 ft.	250 ft.	
Minimum Width to Depth Ratio	1:4	1:4	1:4	
MINIMUM SETBACKS (Feet)				
Front, First Story and Above	32	32	32	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
Side, First Floor	15	15	15	<u>Chapter 19.68</u> (General Development Standards and Exceptions)

Side, Second Story and Above	20	20	20	Chapter 19.68 (General Development Standards and Exceptions)
Street Side, First Story and Above	25	25	25	Chapter 19.68 (General Development Standards and Exceptions)
Rear, First Story and Above	20	20	20	Chapter 19.68 (General Development Standards and Exceptions)
LOT COVERAGE- Maximum percentage of the total lot area that may be covered by structures and impervious surfaces				
Maximum	25%	25%	25%	
BUILDING HEIGHT (Feet)				
Maximum	35	35	35	Chapter 19.68 (General Development Standards and Exceptions)
UNIT SIZE (Square Feet)				
Minimum	400	400	400	

¹Shall only apply to new subdivision applications received after July 1, 2016.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

Chapter 19.10 - Single-Family Residential District (RS)

19.10.010 - Purpose

The purpose of this Chapter is to describe the character and intent of the Single-Family Residential Land Use District, identify allowed uses and establish development standards for the district.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.10.020 - Description and Intent of Land Uses

The intent of this district is to regulate residential development in the single-family land use district of the City. The district is intended to create, preserve and enhance neighborhoods in a quiet neighborhood setting where permanent, one-household, residential uses are predominant. The detached dwellings and yards of single-family residential district areas allow for maximum privacy, where desired, and opportunities for outdoor living and activities. The Single-Family Residential Land Use District includes the following categories:

- A. RS-4, which allows a maximum of 4 units per acre.
- B. RS-3, which allows a maximum of 3 units per acre.
- C. RS-2, which allows a maximum of 2 units per acre.
- D. RS-1, which allows a maximum of 1 unit per acre.
- E. RS-E, which allows a maximum of 1 unit per 2.5 acres.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.10.030 - Allowed Uses and Permit Requirements

Allowed uses and permit requirements for the Single-Family Residential Land Use District are listed in Table 19.10.030-1 (Allowed Land Uses and Permit Requirements). The table lists all use-related permits for primary and accessory uses that are permanent in nature. Additional permit requirements are listed in Chapters 19.28 through 19.64 related to permits and procedures. Allowed temporary uses are listed in Chapter 19.34 (Temporary Use Permit and Standards). Allowed accessory uses are listed in Chapter 19.70 (Accessory Uses and Structures).