

Chapter 18.08

E-1 Estates Zone

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Section 18.08.010 Permitted Uses

In an E-1 zone, the following uses are permitted:

- A. A one-family dwelling on each lot or building site.
- B. Accessory building and uses as defined by Sections 18.02.045, 18.02.050 and 18.02.055, including, but not limited to the following buildings or structures; private garages, radio and television receiving antennas, windmills, silos, tank houses, work-shops, barns, coops, and others accessory or incidental to the primary uses permitted by this section.
- C. Guesthouses provided the required setbacks for a single story structure shall comply with Section 18.58.270; two-story structures of which the guest house is a part shall comply with the setbacks of the main building.
- D. Home occupations
- E. Agricultural crops
- F. Greenhouses, fruit trees, nut trees, vines and nurseries for producing trees, vines and other horticultural stock.
- G. Flower and vegetable growing
- H. The following poultry and animals may be kept in the E-1 zone subject to the conditions listed below and Section 18.58.470:
 - 1. Poultry, rabbits and small domesticated animals, provided not more than 25 of any one, or combination thereof, may be kept on any lot or parcel of land.
 - 2. One horse as a private stable for each one-half acre, or portion thereof, contained in a lot or parcel of land.
 - 2.5. Two llamas for each one-half acre, or portion thereof, contained in a lot or parcel of land.
 - a. A 400 square-foot area with one-third portion covered shall be provided per llama.
 - 3. One bovine animal on any one lot or parcel of land
 - 4. Any two of the following on one acre of land plus one animal per one-half acre portion thereof, over one acre:
 - a. Sheep or female goats in a 200 square-foot pen
 - b. Pigs in a 100 square-foot pen with a ten-foot by ten-foot concrete slab subject to the granting of a minor use permit pursuant to Section 18.66.050.
 - c. Notwithstanding the limitations on keeping of pigs generally as contained in the preceding Subsection b, and in addition to the use permitted therein, one pot-bellied pig may be kept or maintained for each parcel or lot, provided that the parcel or lot contains at least 6,000 square feet of land, and subject to the licensing requirements contained in Section 6.06.055, Chapter 6.06, Title 6 of the Vista Municipal Code.

5. Four adult dogs and four adult cats for each parcel of land plus offspring under four months of age.

6. All poultry and animals shall be kept and maintained in such a manner as to prevent offensive odors, flies, dust, noise and other nuisances.

7. Failure to maintain poultry and animals in such manner shall constitute a public nuisance and a misdemeanor pursuant to Chapter 18.82.

I. Residential care homes, provided no more than six persons, exclusive of the owner or manager and their family, are housed or otherwise cared for on any one building site.

J. The following uses, provided a special use permit is obtained in accordance with the provisions of this title:

1. Public stables

2. Borrow pits and quarries for rock, sand, gravel, decomposed granite or soil

3. Cemeteries upon the issuance of a permit pursuant to City ordinance

4. Museums and libraries not operated for profit

5. Residential care homes where more than six persons, exclusive of the owner or manager and their family, are housed or otherwise cared for on any one building site, subject to the provisions of Section 18.58.100.

6. Churches

7. Shooting ranges, including pistol, rifle, trap and skeet ranges

K. One stand for the display and sale of only those agricultural products raised on the premises, provided such stand does not exceed 100 square feet in area and is not located nearer than 20 feet to any street, and provided further, that such stand may not be located on any separate parcel less than one-half acre in area.

L. The following uses, provided a minor use permit is obtained in accordance with the provisions of this title:

1. Raising of chinchillas

2. Clubs and lodges

3. Aviaries

4. Parks

5. Public buildings and uses

6. Radio and television transmitters

7. Recreational facilities

8. Schools

9. Skateboard ramps exceeding six feet in height subject to City Council

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M. Transitional housing for battered/abused women and children. Limited to six or fewer adults with unlimited dependent children. The use must be operated or authorized by a government agency.

N. Farm employee housing, provided no such housing is located closer than 50 feet to any side or rear boundary of the lot or parcel of land on which it is located.

O. Employee housing

P. Supportive housing, subject to development standards applicable to residential uses in the same zone.

(Prior Code Appendix A 501; Ord. No. 91-37, Amended, 11/12/91; Ord. No. 92-4, Amended, 04/28/92; Ord. No. 93-3, Amended, 02/23/93; Ord. No. 93-26, Amended, 11/23/93; Ord. No. 97-16, Amended, 08/26/97; Ord. 2015-19, Amended 9/22/15; Ord. No. 2023-4, Amended, 02/14/23)

Section 18.08.020 Building Height

In an E-1 zone, no building or structure shall exceed two stories or 35 feet in height, whichever is the lesser.

(Prior Code Appendix A 502)

Section 18.08.030 Front Yards

In an E-1 zone, no building or structure shall be erected or maintained less than 50 feet from the centerline of the street upon which the building site fronts.

(Prior Code Appendix A 503)

Section 18.08.040 Side Yards

Every lot and building site in an E-1 zone shall have a side yard on each side of the lot or building site, and each side yard shall be not less than ten feet in width.

(Prior Code Appendix A 504)

Section 18.08.050 Rear Yards

Every lot and building site in an E-1 zone shall have a rear yard not less than 20 feet in depth.

(Prior Code Appendix A 505)

Section 18.08.060 Building Site Area

Every lot and building site in the E-1 zone shall have a minimum area of one-half acre or any incremental increase thereto in half-acre increments as specified by the numeral, following the zoning designation E-1, i.e., E-1(1.5), etc. The designation E-1 without any additional numerals designates the minimum half-acre lot size. There shall be no maximum permitted lot size.

(Prior Code Appendix A 506)

Section 18.08.070 Utilities

In the E-1 zone:

A. Unless stricter provisions are required by other provisions of this title, all electrical and communication conduit and outdoor conductor service facilities shall be installed underground within the boundaries of any lot or building site for which a building permit for a single-family dwelling is requested.

B. No additional poles for such facilities may be installed to provide service for any such lot or building site, except for required replacement of poles which were installed before such date.

C. The owner of each such lot or building site shall make the necessary arrangements with each serving utility for the underground installation required hereby.

D. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities necessary and appurtenant to such underground utilities and the adjacent street lighting system may be placed above ground.

(Prior Code Appendix A 507)