

SEC. 10-1.205 - PURPOSE.

The RS District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable environment for family life where children are members of many families. The RS District is to be used only for single-family homes and the community services appurtenant thereto as permitted by this Zoning Ordinance.

SEC. 10-1.215 - USES PERMITTED.

- a. Primary Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the RS District as primary uses.
 - (1) Residential Uses.
 - (a) Single-family dwelling.
 - (b) Group home (6 or fewer residents, excluding staff). (See definitions)
 - (2) Other Uses.
 - (a) Day care home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
 - (b) Public agency facilities. (See definitions)
- b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the primary uses permitted in the RS District:
 - (1) Residential Uses.
 - (a) Accessory dwelling unit. (Also referred to as "Granny flat, in-law unit, second dwelling unit.") See Section 10-1.2740 for criteria and standards.
 - (b) Second single-family dwelling. (Where one single-family dwelling already exists on a lot, one additional single-family dwelling may be constructed provided the minimum development standards (lot size, setbacks, height, etc.) can be met for each dwelling).
 - (2) Other Uses.
 - (a) Accessory buildings and uses. (See Section 10-1.245a. & b.)
 - (b) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735.d.)
 - (c) Home Occupation. (See definitions)
 - (d) Household pets. (See definitions and Section 10-1.2735)
 - (e) Apiaries. (See definitions and Section 10-1.2735)

(Amended by Ordinance 17-16, adopted Nov. 7, 2017)

SEC. 10-1.220 - CONDITIONALLY PERMITTED USES.

- a. Administrative Uses. The following uses, or uses determined to be similar by Planning Director, are permitted in the RS District subject to approval of an administrative use permit:
- (1) Residential Uses.
 - None.
 - (2) Other Uses.
 - (a) Ambulance service.
 - (b) Cultural facilities.
 - (c) Day care center. (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions)
 - (d) Educational facility.
 - (e) Home Occupation, expanded. (See definitions)
 - (f) Hospital, convalescent home.
 - (g) Livestock.
 - (h) Parking lot.
 - (i) Recreational facility.
 - (j) Religious facility.
 - (k) Wind energy conversion system.
- b. Conditional Uses. The following uses, or uses determined to be similar by Planning Director, are conditional uses permitted in the RS District subject to the approval of a conditional use permit:
- (1) Residential Uses.
 - Large group home (7 or more residents, excluding staff).
 - (2) Other Uses.
 - (a) Cultural facility.
 - (b) Golf course, country club.

SEC. 10-1.225 - LOT REQUIREMENTS

- a. Minimum Lot Size.
- (1) Interior Lot: 5,000 square feet.
 - (2) Corner Lot: 5,914 square feet.
- b. Minimum Lot Frontage: 35 feet.
- c. Minimum Flag Lot Frontage.

(1) One-Flag Lot: 22 feet.

(2) Two-Flag Lots: 28 feet.

(Note: Except on hillsides where shared driveways are preferable, flag lots should generally be avoided where other lot designs are possible and they should not be used solely to increase the maximum number of lots. See General Regulations Section 10-1.2720.b., City Standard Detail #SD-109 and Design Guidelines for additional flag lot criteria)

d. Minimum Average Lot Width.

(1) Interior Lot: 50 feet.

(2) Corner Lot: 60 feet (excluding radius for street return).

e. Maximum Lot Coverage: 40 percent.

f. Maximum Rear Yard Coverage: 40 percent.

(Cumulative coverage of the required rear yard area for accessory structure(s) plus one-story home addition).

g. Minimum Average Lot Depth: 80 feet.

h. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.235 - HEIGHT LIMIT.

a. Maximum Building Height: 30 feet.

b. Maximum Accessory Building Height: 14 feet and one story.

(See General Regulations Section 10-1.2735.e. for height exceptions allowed for livestock barns)

c. Maximum Height for Fences/hedges/walls.

(1) Front and Side Street Yard: 4 feet.

(2) Side and Rear Yard: 6 feet.

(See Section 10-1.245f for additional standards)

d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.1015 - USES PERMITTED.

a. Primary Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the CG District as primary uses.

(1) Administrative and Professional Offices/Services.

(a) Accounting and financial offices. (Excluding check cashing stores)

- (b) Architectural and engineering offices.
 - (c) Banks and financial institutions.
 - (d) Chiropractic and acupuncture offices.
 - (e) Insurance and real estate offices.
 - (f) Law offices.
 - (g) Medical and dental offices.
 - (h) Travel and airline agency offices.
- (2) Automobile Related Uses.
- (a) Automobile parts store.
 - (b) Automobile dealership. (Dealership selling primarily new vehicles, when all minimum design standards are met and when located along Mission Blvd. between Highland/Sycamore and 700 feet south of Harder Road.)
- (3) Personal Services.
- (a) Barber or beauty shop.
 - (b) Dance studio.
 - (c) Dry cleaner/laundry.
 - (d) Health club.
 - (e) Martial arts studio.
 - (f) Music studio.
 - (g) Nail salon.
 - (h) Palm reading service.
 - (i) Photography studio.
 - (j) Physical fitness studio.
 - (k) Shoe repair shop.
 - (l) Tailor/seamstress shop.
- (4) Residential Uses.
- Residential dwelling unit(s). (Above first floor commercial uses only)
- (5) Retail Commercial Uses.
- (a) Antique store.
 - (b) Appliance store.
 - (c) Art and art supplies store.
 - (d) Bakery.

- (e) Bicycle store.
 - (f) Bookstore.
 - (g) Camera store.
 - (h) Card shop.
 - (i) Carpet/drapery store.
 - (j) Clothing store.
 - (k) Consignment store.
 - (l) Coffee/Esspresso shop.
 - (m) Delicatessen.
 - (n) Fabric store.
 - (o) Floral shop.
 - (p) Furniture store.
 - (q) Gift shop.
 - (r) Hardware store.
 - (s) Jewelry store.
 - (t) Locksmith shop.
 - (u) Music store.
 - (v) Nursery (plant).
 - (w) Paint/wallpaper store.
 - (x) Pet grooming shop.
 - (y) Pet store.
 - (z) Plumbing and heating store.
 - (aa) Restaurant. (Where not abutting a residential district or property and with no bar)
 - (bb) Sporting goods store.
 - (cc) Stationary store.
 - (dd) Supermarket.
 - (ee) Theater (Small Motion Picture or Live Performance only.)
 - (ff) Thrift shop.
 - (gg) Toy store.
 - (hh) Variety store.
 - (ii) Video sales and rental store.
- (6) Service Commercial Uses.

- (a) Appliance service and repair shop. (Not ancillary to a primary use.)
 - (b) Copying or reproduction facility.
 - (c) Equipment rental.
 - (d) Hotel or motel.
 - (e) Mailing or facsimile service.
 - (f) Not Used
 - (g) Reverse vending machine(s). (When located within a convenience zone.)
 - (h) Upholstery shop (furniture).
- (7) Other Uses.
- (a) Broadcasting studio.
 - (b) Banquet hall. (Where not abutting a residential district or property and where no alcohol is served.)
 - (c) Catering facility. (Where not abutting a residential district or property.)
 - (d) Christmas tree or pumpkin patch lot. (See Section 10-12750 et seq. for standards)
 - (e) Day Care Home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
 - (f) Educational facility. (Small, generally less than 2,000 square feet, designed to augment the learning process of elementary and secondary school students.)
 - (g) Public agency facilities.
- b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the CG District:
- (1) Accessory buildings and uses. (See section 10-1.1045)
 - (2) Garage sales. (4 per year per dwelling. See Section 10-1.2735d)
 - (3) Home Occupation. (See definitions)
 - (4) Household pets.

SEC. 10-1.1020 - CONDITIONALLY PERMITTED USES.

- a. Administrative Uses. The following uses, or uses determined to be similar by Planning Director, are permitted in the CG District subject to approval of an administrative use permit:
- (1) Administrative and Professional Office/Services.
 - (a) Commercial Cannabis Delivery.
 - (b) Medical/dental laboratory, including Cannabis Testing Laboratory.
 - (2) Automobile Related Uses.

- (a) Automobile brokerage office. (See definitions.)
 - (b) Automobile repair (minor and major). (See Section 10-1.1045h. for special requirements.)
 - (c) Automobile service station. (See Section 10-1.1045h. for special requirements.)
 - (d) Automobile storage facility. (See Section 10-1.1045h. for special requirements.)
 - (e) Car wash. (See Section 10-1.1045h. for special requirements.)
 - (f) Drive-in establishments. (See Section 10-1.1045h. for special requirements.)
 - (g) Parking lot.
- (3) Personal Services.
- (a) Suntan parlor.
- (4) Residential Uses. None.
- (5) Retail Commercial Uses.
- (a) Wine Shop.
 - (b) Convenience market. (See Section 10-1.2750 et seq. for regulations of alcohol.)
 - (c) Restaurant. (Where abutting a residential district or property with no bar.)
- (6) Service Commercial Uses.
- (a) Appliance service and repair shop. (Not ancillary to a primary use)
 - (b) Equipment rental.
 - (c) Hotel or motel. (Where abutting a residential district or property)
 - (d) Recycling collection area. (When located within a convenience zone)
 - (e) Sign shop.
- (7) Other Uses.
- (a) Ambulance service.
 - (b) Animal grooming service.
 - (c) Animal hospital.
 - (d) Auction.
 - (e) Banquet hall. (Where abutting a residential district or property but not where alcohol is served)
 - (f) Carnival.
 - (g) Catering facility. (Where abutting a residential district or property)
 - (h) Commercial amusement facility.
 - (i) Cultural facility.

- (j) Day care center. (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions)
 - (k) Educational facility.
 - (l) Flea market.
 - (m) Kennel.
 - (n) Mortuary.
 - (o) Outdoor gathering. (Refer to General Regulations Section 10-1.2735g.)
 - (p) Passenger terminal.
 - (q) Recreational facility.
 - (r) Religious facility.
 - (s) Sign shop.
 - (t) Temporary use. (i.e., parking lot or tent sale)
 - (u) Wind energy conversion system.
- b. Conditional Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the CG District subject to approval of a conditional use permit:
- (1) Administrative and Professional Offices/Services.
 - (a) Check cashing store.
 - (b) Payday loan facilities.
 - (2) Automobile Related Uses.
 - (a) Automobile sales and rental. Except as provided for under Section 10-1.1015a(2)(b).
 - (3) Personal Services.
 - (a) Massage parlor.
 - (b) Tattoo parlor.
 - (4) Residential Uses. None.
 - (5) Retail Commercial Uses. (See Section 10-1.2750 et seq. for regulations of alcohol.)
 - (a) Bar, Cocktail lounge.
 - (b) Brewery or Distillery.
 - (c) Cabaret. (See Chapter 6, Article 2 for regulations.)
 - (d) Commercial Cannabis Retail Dispensary (See Section 10-1.3600).
 - (e) Dance or night club.
 - (f) Liquor store.
 - (g) Theater, Large Motion Picture.

(h) Tobacco Retail Sales Establishment. (See General Regulations Section 10-1.2780 for tobacco regulations).

(6) Service Commercial Uses.

None

(7) Other Uses.

(a) Homeless shelter.

(b) Warehouse (When located behind and ancillary to primary uses).

(c) Wholesale establishment.

(Amended by Ordinance 17-15, adopted Nov. 28, 2017)

SEC. 10-1.1025 - LOT REQUIREMENTS.

- a. Minimum Lot Size: None.
- b. Minimum Lot Area per Dwelling Unit: Same as permitted in RM or RH Districts, whichever is consistent with the General Policies Plan Map and Neighborhood Plan.
- c. Minimum Lot Frontage: 35 feet.
- d. Minimum Average Lot Width: None.
- e. Maximum Lot Coverage: 90 percent.
- f. Minimum Lot Depth: None.
- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.1035 - HEIGHT LIMIT.

- a. Maximum Building Height: No Limit.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Yard: 4 feet
 - (2) Side and Rear Yard: 6 feet(See Section 10-1.1045.k. for additional standards).
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.