

TITLE 9

DIVISION 5: ZONING AREA ESTABLISHED

CHAPTER 19: S-2 (OPEN SPACE/PRESERVATION)

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§ 90519.00 PURPOSE & APPLICATION

The S-2 Zone is considered to be the Open Space Preservation Zone. The primary intent here is to preserve the cultural, biological, and open space areas that are rich and natural as well as cultural resources. The S-2 Zone is dominated by native desert habitat and stark topographic features. While certain uses are allowed within the S-2 Zone, such uses must be compatible with the intent of the Open Space and Conservation Element of the General Plan.

§ 90519.01 PERMITTED USES IN THE S-2 ZONE

The following uses are permitted in the S-2 Zone provided they meet the requirements of this Title:

- a) Accessory agricultural buildings, structures and uses including farm buildings, housing of agricultural product, garages and implementation shelters, provided no livestock or any building or enclosure used in connection with livestock shall be closer than 100 feet to the property lines. (not allowed within ONCAP)
- b) Accessory structure including cargo container (provided they have an approved building permit and are subordinate to a primary building/use)
- c) All permitted uses in S-1 zone under § 90518.01 except for mobile home and/or RV park
- d) Apiaries
- e) Home Occupation per Division 4, Chapter 4 (home occupation permit required)
- f) Keeping of poultry, or similar small animals.
- g) Mineral Extraction
- h) Pasturing and grazing, provided however, that it shall not exceed one large animal (horse, mule, cow, etc.) or five medium size animal (hogs, goat, sheep) for each acre of the area of the parcel of land upon which the same are kept, except the temporary pasturing of livestock to feed on vegetable manner grown on said premises made be permitted. The feeding of garbage (cooked or raw), produce, or import materials shall be strictly prohibited. (not allowed with ONCAP)
- i) Public buildings
- j) Residence, one per legal parcel.
- k) Solar energy extraction generation provided that it is for on-site consumption only.
- l) Stands for the sale of agricultural, horticultural, or farming products grown on the premises.
- m) Storage of agricultural products.
- n) Storage of products used for premises.

§ 90519.02 USES PERMITTED ONLY WITH A CONDITIONAL USE PERMIT

The following uses are permitted in the S-2 Zone provided they meet the requirements of this Title:

- a) Airports, airparks, heliparks.
- b) Asphaltic/concrete batch plants
- c) Boat delivery and launching ramps.
- d) Communication Towers: including radio, television, cellular, digital, along with the necessary support equipment such as receivers, transmitters, antennas, satellite dishes, relays, etc. (subject to requirements of this zone and Division 24; Section 92401 "Communications Facilities Ordinance" et al).
- e) Community recreational buildings.
- f) Contractors office and storage yard (temporary)
- g) Equestrian establishment.
- h) General Store, 2000 square feet maximum.
- i) Major facilities relating to the generation and transmission of electrical energy provides such facilities are not under State or Federal law, to approved exclusively by an agency, or agencies of the State or Federal government, and provided such facilities shall be approved subsequent to coordination review of the Imperial Irrigation District for electrical matters. The maximum allowance of battery shall be in a ratio of 2 to 1 compared to solar. Such uses shall include but be limited to the following:
 - Electrical generation plants
 - Facilities for the transmission of electrical energy (100-200 kV)
 - Electrical substations in an electrical transmission system (500 kv/230 kv/161 kV)
- j) Mobile home/RV Park.
- k) Off road vehicle and or motorcycle events.
- l) Oil, and gas and geothermal exploration.
- m) Parks and picnic grounds.
- n) Recreational camps, resorts, guest and dude ranches, organized camps.
- o) Recreational vehicle storage compounds/mini storage provided at least 75% of total use is for RV storage
- p) Riding, hiking, and bicycle trials.
- q) Seasonal Vendor Area
- r) Special Occasion Facility
- s) Surface mining
- t) Tourist information centers.
- u) Youth camps.

§ 90519.03 PROHIBITED USES

All other uses not permitted by Section 90519.01 or 90519.02 shall be prohibited in the S-2 Zone.

§ 90519.04 MINIMUM LOT SIZE

The minimize lot size of the S-2 zone is 20 acres (net).

§ 90519.05 MINIMUM LOT AREA PER DWELLING UNIT

There shall be a minimum of one (1) acre (net) of lot area per dwelling unit.

§ 90519.06 YARDS AND SETBACKS

Yards and setbacks in the S-2 zone are as follows:

A. FRONT YARD.

The front yard minimum setback for all buildings shall be as follows:

30 feet minimum from property line or 80 feet from center line of adjacent road.

B. SIDE YARD

20 Feet minimum.

C. REAR YARD

20 feet minimum

§ 90519.07 HEIGHT LIMIT

Maximum height limit in the S-2 zone shall be 40 feet, except for communication towers which are 100 feet

§ 90519.08 MINIMUM DISTANCE BETWEEN STRUCTURES

The following requirements apply to the minimum distances between structures in the S-2 Zone.

- A. There shall be a minimum of ten (10) feet between primary residential use buildings, except for 0 lot line approved subdivisions.
- B. There shall be a minimum distance of six (6) feet between a residential building and any detached accessory building, except that any detached structure used to house, keep or maintain animals, permitted in this zone shall be separated as follows:
 - 30 ft. from primary residence
 - 80 ft. from front lot line
 - 25 ft. from any side or rear lot line
 - 100 ft. from any school or public park
 - 100 ft. from any water well

NOTE: A covered walk way or breeze way is not considered attached.

§ 90519.09 PARKING

Off-street parking shall be provided in the S-2 Zone according to the standards contained in Sections 90402.00 through 90402.15 of this Title. RV's, trailers and other vehicles provided they belong to the property owner, may be stored on site only if they are within the rear yard and not readily visible or accessible to public view.

§ 90519.10 SIGNS

The following signs shall be permitted in the S-2 Zone; however, all signs shall be subject to Section 90401 as applicable.

- 1. Temporary real estate signs not exceeding 20 sq. ft., and advertising the property for sale or lease, and meeting requirements of Division 4, Chapter 1, of this Title.
- 2. Temporary construction signs related to construction on said property, meeting requirements of Division 4, Chapter 1.
- 3. Temporary political, religious, civic and campaigning signs not to exceed three (3) months, meeting requirements of Division 4, Chapter 1.
- 4. Signs attached to buildings.
- 5. Monument signs.

6. Pole signs advertising on-site identification uses only.
7. Institutional Signs
8. Signs approved in conjunction with a Conditional Use Permit approved for the site.

§ 90519.11 LANDSCAPING

Every S-2 lot, parcel or use shall meet the requirements of Section 90302.06.

§ 90519.12 ANIMALS

The keeping of animals in the S-2 zone shall comply with Section 90502.13.

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