

§ 82.04.060 Residential Land Use Zoning District Site Planning and Building Standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 82-9A, 82-9B and 82-9C, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards) and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-9A			
Residential Land Use Zoning District Development Standards			
Valley Region			
Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential
Table 82-9A			
Residential Land Use Zoning District Development Standards			
Valley Region			
Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential
Density			
Minimum density	No minimum	No minimum	11 units per acre ⁽⁶⁾
Maximum density ⁽⁵⁾	1 unit per 2.5 acres ⁽¹⁾ ; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	4 units per acre ⁽¹⁾ ; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	20 units per acre; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft. ⁽²⁾	25 ft. ⁽²⁾
Side - Street side	Local street - 15 ft.; Collector or wider - 25 ft.	Local street - 15 ft.; Collector or wider - 25 ft.	Local street - 15 ft.; Collector or wider - 25 ft.
Side - Interior (each)	Lot 75 wide or less - 5 ft. on one side, 10 ft. on other; Other lots - 15 ft.	5 ft. on one side, 10 ft. on other	5 ft. on one side, 10 ft. on other
Rear	15 ft.	15 ft.	15 ft.
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	20 percent	Lot less than 20,000 sq. ft - Entire building envelope ⁽³⁾ ; Lot of 20,000 sq. ft. or larger - 40 percent ⁽⁴⁾	60 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations).		
Notes:			
(1) Map suffix may modify.			
(2) A Final Map or Parcel Map may establish front yard setbacks of no less than 22 feet, provided that the average setback of all parcels in the subdivision is 25 feet.			
(3) Setback, Building Code, and Composite Development Plan requirements still apply.			

- (4) The maximum lot coverage allowed in Chapter 82.06, Table 82-21A will prevail for allowed institutional land uses.
- (5) The maximum density may be greater when modified by Chapter 83.03 (Affordable Housing Incentives - Density Bonus).
- (6) If a parcel is adjacent to a lower density Land Use Zoning District and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.

Table 82-9B			
Residential Land Use Zoning District Development Standards			
Mountain Region			
Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential

Table 82-9B			
Residential Land Use Zoning District Development Standards			
Mountain Region			
Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential
Density	Housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Minimum density	No minimum	No minimum	5 units per acre ⁽⁵⁾
Maximum density ⁽⁴⁾	1 unit per 2.5 acres ⁽¹⁾ ; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	4 units per acre ⁽¹⁾ ; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	20 units per acre; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.		
Front	25 ft.	Lot less than 14,000 sq. ft. = 15 ft.; lots 14,000 sq. ft. or larger = 25 ft.	Lot less than 14,000 sq. ft. = 15 ft.; lots 14,000 sq. ft. or larger = 25 ft.
Side - Street side	25 ft.	15 ft.	15 ft.
Side - Interior (each)	20 ft.	20 percent of lot width, need not exceed 15 ft. ⁽²⁾	20 percent of lot width, need not exceed 15 ft. ⁽²⁾
Rear	20 ft.	15 ft.	15 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses)		
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	20 percent	40 percent ⁽³⁾	60 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations).		

- Notes:**
- (1) Map suffix may modify.
- (2) The side yard setback standards in the Fire Safety Overlay Chapter 82.13) shall prevail.
- (3) The maximum lot coverage allowed in Chapter 82.06, Table 82-21B will prevail for allowed institutional land uses.
- (4) The maximum density may be greater when modified by Chapter 83.03 (Affordable Housing Incentives - Density Bonus).

(5) If a parcel is adjacent to a lower density Land Use Zoning District and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.

Table 82-9C

Residential Land Use Zoning District Development Standards

Desert Region

Requirement by Land Use Zoning District

Development Feature	RL Rural Living	RS Single Residential	RM Multiple Residential
----------------------------	------------------------	------------------------------	--------------------------------

Table 82-9C

Residential Land Use Zoning District Development Standards

Desert Region

Requirement by Land Use Zoning District

Development Feature	RL Rural Living	RS Single Residential	RM Multiple Residential
----------------------------	------------------------	------------------------------	--------------------------------

Density

Housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.

Minimum density

No minimum

No minimum

5 or 11 units per acre⁽⁸⁾⁽⁹⁾

Maximum density⁽⁷⁾

1 unit per 2.5 acres⁽¹⁾; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)

4 units per acre⁽¹⁾; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)

20 units per acre; accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)

Setbacks

Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.

Front

25 ft.

25 ft.⁽²⁾

25 ft.⁽²⁾

Side - Street side

25 ft.

Local street - 15 ft.⁽³⁾; Collector or wider - 25 ft.

Local street - 15 ft.; Collector or wider - 25 ft.

Side - Interior (each)

Lot 75 wide or less - 5 ft. on one side, 10 ft. on other; Other lots - 15 ft.

5 ft. on one side, 10 ft. on other⁽⁴⁾

5 ft. on one side, 10 ft. on other

Rear

15 ft.

15 ft.

15 ft.

Accessory structures

See Chapter 84.01 (Accessory Structures and Uses)

Lot coverage

Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.

Maximum coverage

20 percent

Lot less than 20,000 sq. ft. - Entire building envelope⁽⁵⁾
Lot of 20,000 sq. ft. or larger - 40 percent⁽⁶⁾

60 percent

Height limit

Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.

Maximum height

35 ft.

35 ft.

45 ft.

Accessory structures

See Chapter 84.01 (Accessory Structures and Uses).

Infrastructure

See Chapter 83.09 (Infrastructure Improvement Standards).

Parking

See Chapter 83.11 (Parking Regulations).

Signs

See Chapter 83.13 (Sign Regulations).

Notes:

(1) Map suffix may modify.

(2) A Final Map or Parcel Map may establish front yard setbacks of no less than 22 feet, provided that the average setback of all parcels in the subdivision is 25 feet.

(3) This setback shall be 25 feet in the Phelan-Pinon Hills Community Plan area.
(4) This setback shall be 10 feet on both sides in the Phelan-Pinon Hills Community Plan area.
(5) Setback, Building Code, and Composite Development Plan requirements still apply.
(6) The maximum lot coverage allowed in Chapter 82.06, Table 82-21C will prevail for allowed institutional land uses.
(7) The maximum density may be greater when modified by Chapter 83.03 (Affordable Housing Incentives - Density Bonus).
(8) In areas served by piped water, sewer and paved roads, the minimum density shall be 11 units per acre.
(9) If a parcel is adjacent to a lower density Land Use Zoning District and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008; Am. Ord. 4121, passed - - 2010; Am. Ord. 4393, passed - -2020; Am. Ord. 4415, passed - - 2021; Am. Ord. 4504, passed - -2026)