

Chapter 17.14 - RE RESIDENTIAL ESTATE DISTRICT

Sections:

17.14.010 - Purpose.

- A. The purpose of the RE, residential estate district classification is to implement the suburban residential designation or category of the development pattern and community organization element of the county general plan.
- B. The specific regulations set out in this chapter and the general rules set forth in Chapter 17.08 shall apply in all RE districts.

(Ord. 1228 §2(Ch. 13, Art. 1), 1983)

17.14.020 - Uses permitted.

Uses permitted in an RE district shall be as follows:

- A. One-family dwellings, including private garages, guest cottages, accessory buildings and uses, and home occupations;
- B. Crop and tree farming, grazing, non-commercial nurseries and greenhouses for the propagation of plants, but not including the raising of rabbits, dogs, fowl, or other animals for commercial purposes, or the sale of any products at retail on the premises;
- C. Private stables, provided such stable shall not be closer than twenty-five feet to any street or property line; one animal (horses, cattle, sheep, goats or pigs), maximum per one acre;
- D. Publicly-owned parks and playgrounds and public schools and buildings when placed in conformance with the general plan.

(Ord. 1683 §2(part), 1997; Ord. 1644 §1(part), 1995; Ord. 1228 §2(Ch. 13, Art. 2), 1983)

17.14.030 - Uses requiring use permits.

Uses requiring use permits in an RE district shall be as follows:

- A. Publicly-owned parks and playgrounds and public schools and buildings, except as noted in subsection D of Section 17.14.020;
- B. Sanitariums, rest homes, hospitals, churches, private schools, nursery schools and day-care centers;
- C. Golf courses and country clubs;
- D.

Airports, helicopter ports, cemeteries.

(Ord. 1228 §2(Ch. 13, Art. 3), 1983)

17.14.040 - Minimum height, bulk and space requirements.

Minimum height, bulk and space requirements in an RE district shall be as follows: per the Uniform Building Code, as amended.

(Ord. 1683 §2(part), 1997)

17.14.050 - Yards.

Yard requirements in an RE district shall be as follows:

- A. Front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Side yards, six feet;
- C. Rear yard, twenty feet.

(Ord. 1683 §2(part), 1997; Ord. 1228 §2(Ch. 13, Art. 4(part)), 1983)

17.14.060 - Lots.

Lot requirements in an RE district shall be as follows:

- A. The minimum lot area for lots is ten thousand five hundred square feet (one-quarter acre).
- B. Lot width, one hundred feet.

(Ord. 1228 §2(Ch. 13, Art. 4(part)), 1983)

17.14.070 - Building height and coverage.

Building requirements in an RE district shall be as follows:

- A. Building height limit, two and one-half stories, but not to exceed thirty-five feet;
- B. Maximum building coverage, forty percent of lot area.

(Ord. 1504 §1(part), 1991; Ord. 1228 §2(Ch. 13, Art. 4(part)), 1983)

17.14.080 - Parking.

Automobile parking in an R-E district shall be one space for each dwelling unit in residential buildings, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads

for other uses.

(Ord. 1228 §2(Ch. 13, Art. 4(part)), 1983)

Chapter 17.50 - B SPECIAL BUILDING SITE COMBINING DISTRICT

Sections:

17.50.010 - Generally.

In any district with which is combined any B district, the regulations set out in this chapter as specified for the respective B district shall apply in lieu of the respective regulations as to building site areas, depth of front yards, and widths of side yards which are specified in this title for such districts with which is combined such B district; provided, however, that such application shall not be made in any case in which any of the regulations set out in this chapter are less than the corresponding regulations specified in this title for such district with which is combined such B district.

(Ord. 1228 §2(Ch. 37, Art. 1), 1983)

17.50.020 - Special regulations.

Special regulations for B districts shall be as follows:

- A. 1. Building site area required shall be indicated by a number following the "B" in the district designation, which number represents the required area in thousands of square feet.
2. In cases where the district designation contains an additional number enclosed in brackets, such number shall indicate the area in thousands of square feet to which the lot area may be reduced upon the recording of an approved final subdivision map or parcel map.
- B. In case the "Z" following the "B" in the district designation, no subdivision lot shall be smaller than as shown on recorded subdivision map or parcel map.

(Ord. 1228 §2(Ch. 37, Art. 2), 1983)

Chapter 17.60 - MH SPECIAL MOBILE HOME COMBINING DISTRICT

Sections:

17.60.010 - Intent.

It is intended that MH, mobile home combining districts be established only in those particular areas of the county where occupancy of mobile homes as dwellings on individual occupant-owned sites is found to be a proper, suitable and compatible use of land in relation to other permitted uses.

(Ord. 1683 §2(part), 1997)

17.60.020 - District regulations.

In any district with which the MH district is combined, mobile homes, as defined in this title, may be permitted in the same manner as and subject to all provisions and regulations which apply to one-family dwellings in the particular district with which the MH district is combined, except as follows:

- A. In any approved and recorded "mobile home subdivision", one mobile home may be permitted on each subdivision lot as shown on the approved and recorded map;
- B. Types of mobile homes permitted in "MH" districts as dwellings are as follows:
 1. Mobile homes with built-in kitchen and bath facilities and connections for water and sewage,
 2. All other provisions of law and applicable standards pertaining to the use and occupancy of mobile homes shall apply.

(Ord. 1683 §2(part), 1997)