

Title 18 ZONINGChapter 18.32 RESIDENTIAL DISTRICTS**18.32.020 Permitted uses.**

A use that is not listed here or in Section 18.32.030 is not a permitted use. The following uses shall be permitted:

- A. Uses lawfully established on the effective date of the ordinance codified in this chapter.
- B. In RS and R districts, one-family dwellings, including site-built or modular homes.
- C. In RS and R districts, manufactured homes placed as a sole principal residence on a single-family lot and constructed after June 15, 1976, subject to the following requirements:
 1. Each unit shall be provided with a continuous concrete foundation and permanent utility connections, and conform to all applicable building, plumbing, electrical and fire codes.
 2. All provisions of this title applicable to one-family residential structures shall apply unless preempted by State law.
 3. Exterior treatment of the unit, including roof eaves, roof pitch, roofing and siding material, and of any garage or other accessory structure located on the same site shall be compatible with conventional site-built housing in the vicinity. The following criteria shall be met to ensure the compatibility of mobile homes with surrounding residential uses:
 - a. The manufactured home width shall not be less than twenty (20) feet and may be a double-wide, multi-sectional unit.
 - b. The exterior siding material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is to be used, the exterior covering material need not extend below the top of the foundation.
 - c. The roof of the manufactured home shall have a pitch of not less than two and one-half (2-1/2) inches of vertical rise for each twelve (12) inches of horizontal run.
 - d. The roof shall have eave and gable overhangs of not less than twelve (12) inches measured from the vertical side of the manufactured home, or what is customarily found on existing residential structures in the surrounding area. The overhang shall have the same slope and be covered with the same roofing material as the roof itself.
 - e. The exterior siding material and roof of the enclosed garage required for the mobile home shall be the same as that of the manufactured home.
 - f. The finished floor of the manufactured home shall not exceed thirty (30) inches above the exterior finish grade of the lot.
 - g. The façade of the manufactured home shall be designed with sufficient detail to make it visually compatible with the existing residential structures in the surrounding area. Such detail shall include door and window trim, window type and any special architectural features uniformly present on surrounding residences.
- D. In RM districts, multifamily dwellings, semidetached single-family dwellings containing not less than two (2) units, and attached dwellings.
- E. Room, room and board, or boardinghouses for not more than two (2) paying guests in the R and RS districts; lodging rooming houses in the RM 1500 district.
- F. Raising for noncommercial purposes of fruit and nut trees, vegetables and horticultural specialties.
- G. Home occupations, subject to the following conditions:
 1. That the home occupation shall be conducted within a primary or accessory dwelling unit by an inhabitant thereof and shall be clearly incidental to the use of the structure as a dwelling;
 2. That the home occupation shall not be conducted in an accessory structure or in an attached garage;

3. That not more than twenty percent (20%) of the floor area of the dwelling shall be devoted to the conduct of the home occupation;
 4. That an attached garage or detached accessory structure shall not be used as living or sleeping quarters in order to conduct the home occupation within the dwelling;
 5. That the entrance to the area devoted to the home occupation shall be from within the dwelling;
 6. That there shall be no exterior alteration of the dwelling and there shall be no internal alterations or construction features not customary in a dwelling;
 7. That there shall be no show window or window display to attract customers, clients or the general public, and no sign shall be displayed other than a non-illuminated name plate not exceeding one and one-half (1-1/2) square feet in area, which shall be located flat against the wall or window of the dwelling;
 8. That no one other than a resident of the dwelling shall conduct business from the dwelling; employees working off-site only may be allowed;
 9. That there shall be no noisy or otherwise objectionable machinery or equipment used in the conduct of the home occupation, that no radio or television interference shall be created, and that the conduct of the home occupation shall not create any noise audible beyond the boundaries of the site;
 10. That a maximum of one (1) vehicle shall be associated with the home occupation. The vehicle associated with the home occupation shall be parked in an enclosed garage or under a designated carport when not in use. If the property does not have a garage or carport, then the vehicle shall park in an approved driveway on the property;
 11. That there shall be no storage of equipment or supplies in an accessory structure, in an attached garage, or outside of the dwelling, except that equipment or supplies incidental to a service performed off of the premises may be stored in one (1) truck of not more than one-half (1/2) ton capacity;
 12. That the conduct of the home occupation shall not create excessive pedestrian, automobile or truck traffic in the vicinity;
 13. That the following uses shall not be permitted:
 - a. Organized classes in music, dancing, art, drama, self-defense, business and the like, except that the instruction of one (1) pupil at a time shall be permitted;
 - b. Personal service establishments such as commercial photo studios, beauty parlors, massage parlors, barber shops, health studios, self-improvement courses and the like;
 - c. Repair services such as repair of household appliances, furniture, electronic equipment, automobiles and their parts, and the like and handicraft work such as woodworking, cabinetry, metal working, welding and the like;
 - d. The sale and trade of goods or products such as firearms, ammunition, fireworks, hazardous chemicals, or any product that has the potential to cause injury if improperly handled and is therefore unsuitable for home occupation as determined by the Zoning Administrator;
 - e. Uses that involve the use of a vehicle that cannot not fit into a standard residential garage (i.e., shuttles, trucking, construction), unless there is evidence of dedicated off-site parking;
 - f. Automobile sales;
 - g. Food preparation, except that cottage food operators consistent with the California Homemade Food Act shall be permitted.
- H. Swimming pools and spas located on the same site with a permitted use, subject to the locational criteria for detached accessory structures.
- I. Accessory structures located on the same site with a permitted use, including private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby shops, subject to the following conditions:
1. Accessory structures may be attached to and have a common wall with the main structure on a site; provided, that the accessory structure shall provide the same front, side and rear yards as required for the main structure except that an attached patio cover and/or enclosed patio may encroach into the required rear yard area from the main structure when:

- a. There remains at least ten (10) feet of clear, open space from the nearest projection of the patio cover eaves or screening material to the rear property line;
 - b. The height of the structure at its maximum vertical projection does not exceed twelve (12) feet from grade;
 - c. Maximum site coverage allowed in the residential zoning district is not exceeded;
 - d. The attached accessory structure is not used for additional living or sleeping purposes.
2. a. Detached accessory structures over one hundred twenty (120) square feet in building area are subject to administrative site development review approval in accordance with Chapter 18.72. Detached accessory structures over one hundred twenty (120) square feet of building area or over six and one-half (6-1/2) feet in height shall be located not closer than five (5) feet from any other structure, five (5) feet to a side or rear property line. Such structure(s) shall be limited to one (1) story, with a maximum height of twelve (12) feet. Eaves and projections shall meet the standards of the Uniform Building Code.
 - b. If the total square footage of detached accessory structures exceeds one hundred twenty (120) square feet, then the structure(s) which brings the combined total building coverage above one hundred twenty (120) square feet, and all subsequent structures, shall be subject to administrative site development review approval in accordance with Chapter 18.72.
3. Detached accessory structures shall be located on the rear half of the lot or site and in no case forward of the main structure.
 4. On a corner site, detached accessory structures shall have a side street setback of twenty (20) feet (where the rear yard abuts the side yard of a key lot), with a rear yard of five (5) feet, except, where the rear yards of corner lots adjoin the side street, setback may be ten (10) feet in the RM district and fifteen (15) feet in the RS district.
 5. On a corner site, garages and carports which are entered perpendicular to and from across the side property line adjoining the street shall be located not closer than twenty (20) feet to such property line.
 6. On a lot with double frontage, detached accessory structures shall not be located closer to either street than the front yard as required for the main structure.
 7. In all RS and RM districts, detached accessory structures shall cover not more than thirty percent (30%) of the actual rear yard.
 8. The roof of a detached accessory structure shall not be used as a deck or floor.
 9. A detached accessory structure shall not be used for additional living or sleeping purposes, unless legally converted into an accessory dwelling unit consistent with all provisions listed in Section 18.32.020(M).
 10. Detached accessory structures which propose water or sewer utility connections shall be subject to administrative site development review approval in accordance with Chapter 18.72, except for permitted accessory dwelling units.
 11. Detached accessory structures such as arbors, trellises, gazebos or other structures which have a roof element but do not have enclosed walls or contain habitable space, shall be restricted in height to twelve (12) feet maximum and shall be set back three (3) feet from any side and rear property line. Such structures shall maintain a minimum three (3) foot setback from the main structure. Eaves and gutters may project into the required side and rear yard setbacks in accordance with Section 18.24.050 (Bulk regulations—Permitted obstructions in required yards).
 12. Canopy and/or tent structures are prohibited from front yards and exterior side yards, except to be allowed temporarily four (4) times within a calendar year, each time for up to seven (7) calendar days, with a maximum of one (1) extension per calendar year for one (1) of the four (4) times for an additional seven (7) day period. Temporary canopy and/or tent structures shall not exceed two hundred (200) square feet. For purposes of definition, canopy and/or tent structures are distinguished from vehicle covers in that canopy and/or tent structures are constructed of fabric or pliable material that are structurally supported by some mechanism other than the contents they are protecting. Vehicle covers are constructed of fabric or pliable materials that are directly supported by the vehicle(s) they are protecting with no structural supports. Vehicle covers are therefore exempt from these requirements.

13. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

14. Storage containers may be stored on private property for up to ten (10) days. Storage containers proposed to remain on private property for more than ten (10) days and storage containers over one hundred twenty (120) square feet in building area are subject to administrative site development review approval in accordance with Chapter 18.72. Storage containers shall be stored on private property, driveways, on concrete aprons adjacent to driveways, or on other compact material for vehicle parking adjacent to driveways. Storage containers to be used during active construction shall require approval by the Community Development Department. The property owner, resident tenant or lessee shall obtain all necessary permits prior to bringing storage containers on-site.

15. Amateur radio antennas and antenna structures constructed by or for FCC licensed amateur radio operators that, when fully extended, measure forty (40) feet or less in height and twenty-four (24) inches or less in diameter with an antenna boom measuring less than twenty (20) feet in length are subject to administrative site development review approval in accordance with Chapter 18.72 and the provisions of Section 18.32.190.

J. Temporary subdivision sales offices in accord with the provisions regulating temporary subdivision signs and sales offices.

K. Agricultural uses including nurseries.

L. Large family day care homes in all RS, R and 511 districts, subject to administrative use permit approval in accordance with Chapter 18.54 of this title.

M. Accessory dwelling units, providing that only one (1) accessory unit be allowed per parcel. Accessory dwelling units shall be permitted in all single-family residential districts and on any lot located within a multifamily residential district that contains an existing permitted single-family home, provided the following criteria can be met:

1. Criteria.

a. Location. The unit may be established through: conversion of existing floor space in a single-family structure; a single-story addition to an existing single-family structure; conversion of an existing, permitted detached accessory structure; the construction of a new detached unit as permitted in this section; and construction of a new principal dwelling; or the conversion of an existing garage.

i. An attached accessory dwelling unit shall be located within the area of the lot allowed for principal dwellings by the zoning ordinance and must conform to the required front, rear and side yard setbacks of the zoning district in which they are located.

ii. Detached accessory dwelling units shall be located in the rear half of the property and meet the development standards of subsections (I)(2) through (I)(7).

iii. No additional setbacks shall be required for conversion of a permitted garage or the portion of a permitted garage converted to an accessory dwelling unit.

b. Lot Standards. Accessory dwellings are subject to the lot coverage standards in the zoning district in which they are located.

c. Occupancy. Both units may be occupied as separate single-family dwellings. Nothing in this section prohibits one (1) or both of the dwelling units remaining vacant. Accessory dwelling units shall not be rented out for a period of less than thirty (30) days.

d. Size.

i. On lots less than eight thousand five hundred (8,500) square feet in area, the total floor area of an accessory dwelling unit shall be between two hundred seventy-five (275) square feet and six hundred forty (640) square feet and the unit shall have no more than one (1) bedroom.

ii. On lots eight thousand five hundred (8,500) square feet in area or more, the total floor area of an accessory dwelling unit may increase to eight hundred (800) square feet and two (2) bedrooms are allowed.

- iii. Conversions of living space wholly contained within existing principal units shall contain no more than twenty-five percent (25%) of the living area of the principal unit.
 - iv. Attached accessory dwelling units shall contain no more than fifty percent (50%) of the living area of the principal unit.
- e. Design.
- i. The unit shall be clearly subordinate to the principal dwelling unit on the parcel by size, location and appearance.
 - ii. The exterior appearance and character shall reflect that of the existing principal dwelling unit in terms of materials and design, including roof materials, roof pitch, roof eaves and overhang, color scheme, trim elements and detailing including window and door frames, and architectural features.
 - iii. Outside stairways to the accessory dwelling unit shall be allowed subject to the applicable setback standards of the principal dwelling and shall not be visible from the public street.
 - iv. Any manufactured home proposed as an accessory dwelling shall be identical in terms of siding and roof materials, roof pitch, roof eaves and color to the principal residential structure on the lot.
 - v. Detached accessory dwelling units shall be limited to one (1) story and a maximum height of twelve (12) feet. The unit may exceed twelve (12) feet in height if needed to match the roof pitch of the principal dwelling.
 - vi. The structure shall be located and designed so as to not disrupt the privacy of, or create noise impacts on adjacent residents and yards.
 - vii. Exterior doors to attached and detached accessory dwelling units shall be setback a minimum of ten (10) feet of adjacent property lines, and a covered entry way of not less than three (3) feet deep shall be provided for the accessory dwelling unit.
 - viii. No fencing shall be permitted above three (3) feet in height within the common area(s) between the principal dwelling and the accessory dwelling unless the fencing is a required safety feature (e.g., fencing around a pool).
 - ix. Any dead, dying or damaged landscaping shall be replaced on the lot.
 - x. Detached accessory dwelling units shall provide window treatment that includes mullions and decorative window trims.
 - xi. In no instance shall an exterior door to an attached accessory dwelling unit be located on the same elevation as the entrance to the primary dwelling.
 - xii. Attached accessory dwelling units shall be painted to match the primary dwelling. In the event an exact match cannot be achieved, the entire structure shall be repainted.
 - xiii. If the conversion of an existing garage to an accessory dwelling unit includes the removal of the garage door, then the front façade shall be designed with one (1) or more windows, architectural detailing, trim, colors and materials consistent with the primary dwelling. A minimum of two (2) feet of landscaping and irrigation shall be added between the accessory dwelling unit and the abutting driveway.
 - xiv. For properties located in the Landmark and Historic Preservation Overlay Zone, the California Register of Historical Resources, the National Register of Historic Places, or considered a historic resource after completion of a historic resource evaluation, compliance with the appropriate Secretary of the Standards for the Treatment of Historic Properties shall be required, as determined by the Director.
- f. Units on the Second Story. Accessory dwelling units that are created through the construction of new habitable space above the first floor roofline shall be prohibited. However, an accessory dwelling unit created through the conversion of existing or approved habitable space above the first floor roofline shall be ministerially permitted if it meets the other design and development standards of this section.
- g. Subdivision. No subdivision of lands nor air rights shall be allowed.

- h. Applicability. Adequate water and sewer service shall be available to support accessory dwelling units.
- i. Facilities. An accessory dwelling unit must provide a complete independent living facility for sleeping, cooking, living and sanitation purposes, and provide a kitchen and bathroom for the sole use of the unit.
- j. Density. Accessory dwelling units shall be exempt from density calculations.
- k. Undergrounding. All utility connections to the accessory dwelling unit shall be undergrounded, in the event that new utility connections are required, the new and existing connection shall both be undergrounded.
- l. Safety. All accessory dwelling units shall meet applicable fire, building, and applicable public works standards.
- m. Addressing. Street addresses shall be assigned to all accessory dwellings to assist in emergency response.
- n. Access. When off-street parking is provided for an accessory dwelling unit, it shall be accessed from a driveway in common with the primary dwelling in order to prevent new curb cuts, excessive paving, and elimination of street trees, unless separate driveway access is permitted by the Director upon a determination that separate access will result in fewer environmental impacts such as excessive paving, unnecessary grading or unnecessary tree removal, and that such separate access will not create the appearance, from the street, of a lot division or two-family use.
- o. Paving. When additional off-street parking is required for a new accessory dwelling unit, such parking shall be fully contained on private property, and shall not overhang into any portion of the public right-of-way, including the sidewalk. Required parking for accessory dwelling units may occur within driveways, on concrete aprons adjacent to driveways, or on other compact material for vehicle parking adjacent to driveways. If a concrete apron is constructed adjacent to an existing driveway to satisfy parking requirements, the entire driveway shall be replaced to appear uniform. A minimum landscaped setback of three (3) feet shall be provided between the driveway and the interior side property line. If front or street side yard landscaping is removed, remaining landscaping shall be upgraded to meet the requirements of Section 18.112 and the Landscape Standards Policy Statement.

N. Duplexes on corner lots when constructed as part of the affordable housing obligation as provided in Chapter 18.33. Duplexes shall meet the front, rear and street side yard setback of the district in which they are located. Exceptions to the setback standards may be granted by approval of a use permit.

O. Repairs to automobiles and other vehicles or equipment shall be limited to minor repair on vehicles or equipment owned by a resident of the premises that may be stored within a private garage. Minor repair shall include minor adjustment or repair to mechanical, electrical systems, small parts replacement, brake pad and wheel replacement or repair, and shall not include engine, transmission or drive train removal or replacement, frame or body and fender work, welding or painting. Minor repair work when done in public view shall be completed in a timely manner and no vehicle shall be left unattended on lacks or temporary supports. Repair work shall not be done in the public right-of-way.

(Ord. 849-18 § 4, 2018; Ord. 836-16 § 4, 2016; Ord. 796-14 § 2, 2014; Ord. 764-11 § 2, 2011; Ord. 731-10 § 2, 2010; Ord. 712-08 § 2, 2008; Ord. 670-06 § 3, 2006; Ord. 609-03 § 2, 2003; Ord. 557-00 § 2, 2000; Ord. 548-99 § 1(2), 1999; Ord. 523-98 § 2(C), 1998; Ord. 513-98 Exh. A-1, 1998; Ord. 457-95 § 2, 1995; Ord. 430-94 § 2, 1994; Ord. 55.323-91, Exh. C, 1991; Ord. 55.321-91, Exh. A, 1991: amended during 1991 republication; Ord. 342-90 § 2, 1990; Ord. 55.265-86 § 2, 1986; Ord. 55.229-81 § 3, 1981; Ord. 55.145-75 § 2, 1975; Ord. 55.28-67 § 2, 1967; Ord. 55-64 § 6.1, 1964)