

SECTION 848

"R-E" - RECREATIONAL DISTRICT

The "R-E" District is intended to provide for the proper development of recreational areas of the County of Fresno. All regulations for this District are deemed to be necessary for the protection of the quality of such recreational areas and for the securing of the health, safety, and general welfare of the residents of the County.

SECTION 848.1 - USES PERMITTED

The following uses shall be permitted in the "R-E" District. All uses shall be subject to the Property Development Standards of Section 848.5.

- A. Forest stations and lookout stations.
- B. Grazing and other agricultural uses, except feedlots.

(Sec. 848.1 amended by Ord. 490.183 adopted 9-18-79)

SECTION 848.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval by the Director as provided for in Section 872.

- A. Stables and riding academies.
- B. Boat liveries.
- C. Low or moderate intensity parks or camps.
- D. One caretaker's residence which may be a single mobile home in accordance with the provisions of Sections 856-A-1.a.5.
- E. Microwave relay structures.
- F. Temporary or permanent telephone booths.
- G. Water pump stations.

(Sec. 848.2 amended by Ord. 490.183 adopted 9-18-79)

SECTION 848.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided for in Section 873.

- A. Mobile home parks or recreational vehicle parks with a minimum of six (6) or more developed spaces.
- B. Guest ranches, hotels, or motels.
- C. Commercial uses deemed necessary by the Commission for the proper development of such recreation areas.

- D. Electric distribution substations.
- E. Off-road vehicle areas consisting of recreational facilities for the driving, testing, and racing of motorcycles, trail bikes, 4-wheel drive vehicles, or similar vehicles which are principally designed or commonly used for off-highway recreational purposes. Features of such sites may include hill climb areas, race courses, or motor cross/auto-cross areas. Such sites shall be located east of the Friant-Kern Canal or west of Interstate 5 and shall not be located on prime agricultural land as defined by the California Land Conservation Act.
(Added by Ord. 490.107 adopted 9-8-75)
- F. High intensity parks or camps.
- G. Churches and related facilities.
(Added by Ord. 490.136 adopted 7-26-77)
- H. Planned Commercial Developments
(Added by Ord. T-284 adopted 5-26-87)

(Sec. 848.3 amended by Ord. 490.183 adopted 9-18-79)

SECTION 848.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "R-E" District.

- A. Industrial uses.
- B. Outdoor advertising.
- C. Agricultural uses not specifically permitted in Section 848.1.
- D. Stock yards or feedlots.
- E. New residential uses other than listed in Sections 848.2 and 848.3.

(Sec. 848.4 amended by Ord. 490.183 adopted 9-18-79)

SECTION 848.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "R-E" District. For additional lot exceptions in the Sierra-North and Sierra-South Regional Plan areas, see Section 855-A.

A. **LOT AREA AND DIMENSIONS**

1. **Lot Area**

Each lot shall have a minimum area of two (2) acres. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in this District.

2. **Lot Dimensions**

All lots hereafter created shall comply with the following minimum standards and lots now

existing may not be reduced below these standards.

a. Width

All lots shall have a minimum width of one hundred sixty-five (165) feet.

b. Depth

All lots shall have a minimum depth of one hundred seventy (170) feet.

B. AREA AND DIMENSIONAL REQUIREMENTS FOR MOBILE HOME AND RECREATION VEHICLE SPACES

1. Mobile home Parks

The area and dimensional requirements of the T-P (Trailer Park) District, Section 830.5-B, shall apply.

2. Recreation Vehicle Parks

Spaces in a recreation vehicle park shall have a minimum area of one thousand (1,000) square feet except that ten (10) percent of such spaces may be seven hundred fifty (750) square feet (minimum). Each space shall have a minimum width dimension of thirty (30) feet. There is no depth requirement.

C. POPULATION DENSITY

1. Mobile home Parks and Recreation Vehicle Parks

The population density of the T-P (Trailer Park) District shall apply, except that a lower population density may be required in accordance with the environmental limitations of the site.

2. Caretaker's Residence

There shall be no more than one caretaker's residence on a lot.

D. BUILDING HEIGHT

1. No building or structure erected in this District shall exceed twenty-five (25) feet in height. (Amended by Ord. T-080-355, adopted 12-5-06)

E. YARDS

1. General Yard Requirements

All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided for below:

- a. No main building shall be erected within fifty (50) feet of any railroad line or freeway.
- b. No animal stable, barn, or corral shall be located within one hundred (100) feet of the front property line of the subject property or within twenty-five (25) feet of any side or rear property line.

2. Front Yard

Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot.

3. Side Yard

a. Each lot shall have a side yard of not less than twenty (20) feet except for special conditions provided for below.

b. Corner Lots

On corner lots, unless otherwise specified in this Division, the side yard abutting the street shall not be less than thirty-five (35) feet in width.

c. Accessory Buildings in Side Yards

Any accessory building located less than seventy-five (75) feet from the front property line shall have the same minimum side yard as that required for the main building.

4. Rear Yard

Each lot shall have a rear yard of not less than twenty (20) feet.

5. Exceptions: Permitted Projections Into Required Yards

The provisions of the "R-1-A" District, Section 822.5-E.5.a, b, and c shall apply.

F. SPACE BETWEEN BUILDINGS

1. Mobile home Parks and Recreation Vehicle Parks

The provisions of Section 830.5-F of the "T-P" (Trailer Park) District shall apply.

2. Guest Ranches, Hotels, and Motels

The provisions of the "R-2" (Low Density Multiple Family Residential) District shall apply.

3. Structures housing livestock or other animals shall be a minimum of forty (40) feet from a structure used for human occupancy.

G. LOT COVERAGE

Maximum lot coverage by buildings and structures shall not exceed fifty (50) percent of the total lot area, except as hereafter provided:

Where community water supply or a private water supply and individual sewage disposal systems exist, the maximum lot coverage shall be determined by the County Health Department upon the basis of soil analysis tests approved by the County Health Department. Said maximum lot coverage shall not be greater than fifty (50) percent.

For the purpose of this provision, mobile home and recreation vehicles are herein deemed to be structures and the parking area provided for them on a mobile home or recreation vehicle space shall be deemed to be covered.

H. FENCES, HEDGES, AND WALLS

Permitted Fences, Hedges, and Walls

1. Fences, hedges, and walls, not greater than six (6) feet in height shall be permitted on or within all rear and side property lines on interior lots and on or to the rear of all front yard setback lines.
2. No fence, wall, or hedge over three (3) feet in height shall be permitted in any required front yard or in the required side yard on the street side of a reversed corner lot.
3. A fence, hedge, or wall greater than six (6) feet in height may not be located closer than five (5) feet from the side property line on the street side of a corner lot.

I. OFF-STREET PARKING

The following provisions shall apply, subject to the General Conditions, Section 855-I.

1. For commercial uses the provisions of the C-1 District shall apply.
2. For mobile home parks or recreational vehicle parks the provisions of the T-P District shall apply.

J. ACCESS

There shall be a vehicular access from a dedicated road, street, or highway to off-street parking facilities on the property.

K. OUTDOOR ADVERTISING

1. One non-flashing sign containing not more than forty (40) square feet and pertaining only to products for sale upon the premises or services rendered thereon or therefrom, shall be permitted in this District for each street frontage.
2. Name signs shall be permitted subject to the following conditions:

Name signs shall display only the:
 - (1) Name of the premises upon which it is displayed;
 - (2) Name of the owner, lessee of said premises;
 - (3) Address of said premises; and
 - (4) Nature of occupation engaged in on said premises.
3. "For Rent" and "For Sale" signs shall be permitted subject to the provisions of 822.5-K.2.

L. LOADING

The following provisions shall apply, subject to the General Conditions, Section 855-L.

1. For commercial uses the provisions of the C-1 District shall apply.

2. For mobile home parks or recreational vehicle parks the provisions of the T-P District shall apply.

SECTION 848.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this district, except for those uses listed as permitted under Section 848.1, a site plan shall be submitted to and approved by the Director pursuant to the provisions of Section 874.

(Added by Ord. 490.53 adopted 5-13-69)