

SECTION 820

"R-R" - RURAL RESIDENTIAL DISTRICT

The "R-R" District is intended to create or preserve rural or very large lot residential homesites where a limited range of agricultural activities may be conducted. The "R-R" District is intended to be applied to areas designated as Rural Residential by the General Plan. The minimum lot size that may be created within the "R-R" District without a special acreage designation shall be two (2) acres. The "R-R" District accompanied by the acreage designation of five (5) establishes that the minimum lot size that may be created within the District shall be five (5) acres.

(Added by Ord. 490.128 adopted 1-11-77; amended by Ord. 490.133 adopted 6-7-77)

SECTION 820.1 - USES PERMITTED

The following uses shall be permitted in the "R-R" District. All uses shall be subject to the property development standards in Section 820.5.

- A. One family dwelling units, not more than one (1) dwelling per lot.
- B. Accessory buildings including servant's quarters, accessory living quarters, garages and farm buildings.
- C. Agricultural crops, greenhouses, fruit trees, nut trees and vines.
- D. Bovine animals, horses, sheep, and goats where the lot area is thirty-six thousand (36,000) square feet or more and provided that the number thereof shall not exceed a number per each thirty-six thousand (36,000) square feet equal to four (4) adult animals in any combination of the foregoing animals and their immature offspring with not more than three (3) adult animals of a bovine or equine kind or combination thereof and their immature offspring or not more than six (6) immature bovine or equine animals or combination thereof where no adult animals are kept per each thirty-six thousand (36,000) square feet. Where the lot is less than thirty-six (36,000) square feet in area, but twenty thousand (20,000) square feet or greater in area, horses may be maintained for personal use in a number not to exceed two (2) animals with their offspring less than one (1) year of age.
(Amended by Ord. 490.191 adopted 12-3-79)
- E. Dogs and cats as domestic pets only (limited to three (3) or fewer animals four (4) months of age or older).
(Amended by Ord. 490.133 adopted 6-7-77)
- F. Home Occupations, Class I, in conjunction with a detached single family residential unit, subject to the provisions of Section 855-N.
(Amended by Ord. T-027-288 adopted 2-25-86)
- G. Mobilehome occupancy, not more than one (1) mobilehome per lot, subject to the provisions of Section 856.
- H. Signs subject to the provisions of Section 820.5-K.
- I. Storage of petroleum products for use by the occupants of the premises, but not for resale or distribution.
- J. Storage or parking of boats, trailers, recreational vehicles, or commercial vehicles, limited to

the private non-commercial use by the occupants of the premises.

- K. The keeping of rabbits and other similar small furbearing animals for domestic use on a lot containing not less than thirty-six thousand (36,000) square feet.
(Amended by Ord. T-038-306 adopted 5-22-90)
- L. The maintaining, breeding, and raising of poultry for domestic use not to exceed five hundred (500) birds and the maintaining, breeding, and raising of poultry for FFA, 4-H and similar organizations. In no case shall the poultry facility be kept or maintained on a lot containing less than thirty-six thousand (36,000) square feet.
(Added by Ord. T-038-306 adopted 5-22-90)
- M. The sale of agricultural products produced upon the subject property.
- N. Day nursery - small.
- O. Plant nurseries limited to the sale of agricultural products produced on the property.
- P. Wholesale Limited Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)

SECTION 820.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

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

- A. Apiaries subject to the provisions of Section 855-N.
- B. Home Occupations, Class II, in conjunction with a detached single family residential unit, subject to the provisions of Section 855-N.
(Added by Ord. T-288 adopted 2-25-86)
- C. Microwave relay structures.
- D. Day nursery - large.
(Amended by Ord. 490.188 adopted 10-29-79)
- E. Off-site directional signs for major recreational uses, hospitals and colleges, subject to the criteria set forth in Section 855-K.
- F. Personal kennels.
- G. Public, moderate intensity parks and playgrounds.
(Amended by Ord. 490.175 re-adopted 5-29-79)
- H. Public, private or parochial schools of an elementary or secondary level.
- I. Temporary tract homes and model homes in the tract being developed.
- J. The teaching of swimming lessons for four (4) or less children per day or five (5) or more children per day if for a period not to exceed two continuous weeks in any year.
- K. Water pump stations.
- L. Swine raising where the lot area is five (5) acres or greater, and provided that the number

thereof shall not exceed four (4) weaned swine. The unweaned offspring of said weaned swine are permitted without limitation of number.
(Added by Ord. 490.133 adopted 6-7-77)

- M. Temporary mobilehome occupancy subject to the provisions of Section 856-A.1.b.
(Added by Ord. 490.163 adopted 11-14-78; amended by Ord. 490.194 adopted 1-28-80)
- N. Second dwelling units, subject to the provisions of Section 855-N.
(Added by Ord. T-269 adopted 5-24-83; amended by Ord. T-280 adopted 12-18-84)
- O. Yard setback reduction for energy conservation purposes on single lots, subject to the provisions of Section 855-N.
(Added by Ord. T-266 adopted 9-6-83)
- P. Observatory, provided that the maximum total square footage of all observatories on a lot shall not exceed three thousand (3,000) square feet.
(Added by Ord. T-084-362 adopted 1-11-11)
- Q. Motorcycle safety and training school subject to the provisions of Section 855-N.24 and Section 872. (Added by Ord. T _____ adopted 9-17-13)
- R. Micro Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)

SECTION 820.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

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

- A. Boarding, training, and breeding kennels.
- B. Churches.
- C. Commercial stables and riding academies.
- D. Country clubs, golf courses, swim clubs, tennis clubs, high intensity parks and fishing lakes.
(Amended by Ord. 490.175 re-adopted 5-29-79)
- E. Electric distribution stations.
- F. Day nursery - institutional.
(Amended by Ord. 490.188 adopted 10-29-79)
- G. Subdivision signs - off site, subject to conditions of Section 820.5-K.4.
- H. The teaching of swimming lessons for five (5) or more children per day, excluding swimming lessons for a period not to exceed two continuous weeks in any year when authorized by the Director Review and Approval procedure.
- I. Planned Residential Developments.
(Added by Ord. 490.197 adopted 3-31-80, amended by Ord. T-255 adopted 8-2-82 and Ord. T-268 adopted 12-21-82)
- J. Yard setback reduction or lot dimension modifications for energy conservation purposes on

multiple lots, subject to the provisions of Section 855-N.
(Added by Ord. T-266 adopted 9-6-83)

- K. Rural Commercial Center Development subject to the provisions of Section 867.
(Added by Ord. T-034-297 adopted 9-20-88)
- L. Observatory, provided that the minimum square footage of all observatories on a lot shall exceed three thousand (3,000) square feet.
(Added by Ord. T-084-362 adopted 1-11-11)
- M. Minor Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)

SECTION 820.4 - USES EXPRESSLY PROHIBITED

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

- A. Advertising structures.
- B. Commercial uses, other than permitted by Section 820.1, 820.2, 820.3 and 867.
(Amended by Ord. T-034-297 adopted 9-20-88)
- C. Industrial uses.
- D. Multiple family residential uses, except as permitted by Section 820.2.

SECTION 820.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "R-R" District.

A. LOT AREA

Each lot without a special acreage designation shall have a minimum net area of two (2) acres, exclusive of all road and canal rights-of-way, recreation easements, permanent water bodies and public or quasi-public common use areas. Each lot with an acreage designation of five (5) shall have a minimum gross area of five (5) acres. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use as permitted in this District.

(Amended by Ord. 490.197 adopted 3-31-80 and Ord. T-011-265 adopted 11-16-82)

B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots now existing may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required. The ratio of lot depth to lot width shall not exceed four to one.

1. Width

- a. All lots, except curve and cul-de-sac lots, shall have a minimum width of one hundred sixty-five (165) feet. Within the Sierra-North and Sierra-South Regional Plan areas, each lot shall have a minimum gross area of five (5) acres unless a public road is provided. West of the Friant-Kern Canal public road frontage shall not be required

for lots twenty (20) acres or larger.
(Amended by Ord. T-011-265 adopted 11-16-82; Ord. T-025-281 adopted 6-25-85)

- b. Curve lots and cul-de-sac lots shall have a minimum street frontage width of ninety (90) feet.
(Added by Ord. 490.197 adopted 3-31-80)

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

C. POPULATION DENSITY

Not more than one single family dwelling unit or one mobilehome shall be permitted on any lot in the "R-R" District, except that one of the following may be permitted:

1. A temporary mobilehome subject to the provisions of Section 820.2.
2. A second dwelling unit subject to the provisions of Section 820.2.
(Amended by Ord. 490.163 adopted 11-14-78; Ord. 490.169 re-adopted 4-24-79; Ord. T-269 adopted 5-24-83)
3. Residential uses subject to the provisions of Section 867-A.2.
(Added by Ord. T-034-297 adopted 9-20-88)

D. BUILDING HEIGHT

No building or structure erected in this District shall exceed thirty-five (35) feet in height, with the following exceptions:

(Amended by Ord. T-080-355, adopted 12-5-06)

a. Roof Structures

Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, roof signs, flagpoles, chimneys, smokestacks, silos, water tanks or wireless masts or similar structures, when approved by the Commission, may be erected above the height limits herein prescribed, provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no roof structures, or any space above the height limit shall be allowed for the purpose of providing additional living or floor space.

E. YARDS

1. General Yard Requirements

- a. 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 by Section 820.5.E.3, 4 and 5 below.
- b. Aggregate area for accessory buildings permitted in required yards on any one lot shall not exceed five hundred (500) square feet except that additional area may be approved subject to the Director Review and Approval Procedures of Section 872.
(Added by Ord. 490.169 re-adopted 4-24-79)
- c. No main building shall be erected within fifty (50) feet of the right-of-way of any railroad or freeway.

- d. Swimming pools.
 - (1) Swimming pools shall not be located in any required front yard or side yard and its projection to the rear property line when abutting a street.
 - (2) Swimming pools shall not be located within five (5) feet of any required front yard setback or within five (5) feet of any required side yard setback and its projection to the rear property line when abutting a street.
 - (3) Swimming pools may be located in any required interior side yard and rear yard, provided a space of not less than five (5) feet is maintained from the side and rear property lines.

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 on each side of not less than twenty (20) feet except for special conditions treated below.

- b. Corner lots.

On corner lots, unless otherwise specified in this Division, the side yard abutting the street shall be not less than twenty-five (25) feet in width.
(Amended by Ord. 490.169 re-adopted 4-24-79)

- c. Accessory buildings in side yards.

- (1) Any accessory building located less than one hundred (100) feet from the front property line shall have the same minimum side yard as that required for the main building, regardless of whether or not said accessory building is attached to the main building.
- (2) An accessory building may be located on a side property line when said building is located one hundred (100) feet or more from the front property line, except that no structure shall be permitted in a required yard which abuts a street.
- (3) Any accessory building permitted on a side property line shall have provisions for all roof drainage to be taken care of on the subject lot.

4. Rear Yards

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

- b. Accessory Buildings.

- (1) An accessory building may be located on the rear property line when said building is not located within an easement, except that no structures shall be permitted in that portion of the rear yard, which is an extension of a required street yard, and setbacks for accessory structures on reverse corner lots shall

be not less than the required side yard for the District.
(Amended by Ord. 490.169 re-adopted 4-24-79)

- (2) Any accessory building permitted on a rear property line shall have provisions for all roof drainage to be taken care of on the subject lot.

5. Exceptions: Permitted Projections Into Required Yards

- a. Cornices, eaves, belt courses, sills, fireplace chimneys, and other similar architectural features may extend or project into a required side yard not more than five (5) inches for one (1) foot of the width of such required side yard and may extend or project into a front or rear yard not more than forty-eight (48) inches.
- b. Uncovered unenclosed porches, platforms or landing places which do not extend above the level of the first floor of the building may extend into any front yard a distance of not more than six (6) feet, and such features may not extend into a court more than twenty (20) percent of the width of said court and in no case more than six (6) feet, and may extend into any side or rear yard not more than three (3) feet. An open work railing may be installed or constructed on any such porch, platform or landing place provided it does not exceed thirty-six (36) inches in height.
- c. Open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project into a required front yard not more than thirty (30) inches.

F. SPACE BETWEEN BUILDINGS

The minimum distance between buildings shall be as follows:

1. Accessory buildings shall be a minimum of six (6) feet from the main building. Accessory buildings connected to the main building by a breezeway roof shall also maintain a minimum six (6) foot separation.
2. Where an accessory building is used for garage purposes and where said garage is located within the area defined by the projection of the side lines of any main building, and where vehicular access to said garage faces any main building and falls entirely or in part, within said area, the garage shall be not less than twenty-five (25) feet from the main building.
3. All structures housing livestock and poultry shall be located a minimum of forty (40) feet from all buildings used for human habitation, twenty-five (25) feet from side and rear property lines, and one hundred feet from front property lines. However, this shall not apply to the pasturing of animals within the above mentioned setbacks.
(Amended by Ord. T-254 adopted 4-27-81)

G. LOT COVERAGE

No requirements.

H. FENCES, HEDGES AND WALLS

This section is intended to provide for the regulation of the height and location of fences, hedges and walls for the purpose of providing for light, air and privacy, and safeguarding the public welfare by preventing visual obstructions at street and highway intersections.

1. Corner Cut-Off Areas

The following regulations shall apply to all intersections of streets, alleys, or private driveways in order to provide adequate visibility for vehicular traffic. There shall be no visual obstruction within the cut-off areas herein.

- a. There shall be a corner cut-off area at all intersecting streets or highways. The cut-off line shall be in a horizontal plane, making an angle of forty-five (45) degrees with the side, front or rear property line as the case may be. It shall pass through the points located on both the side and front or (rear) property lines at a distance of thirty (30) feet from the intersection of lines at the corner of a street or highway.
- b. There shall be a corner cut-off area on each side of any private driveway intersecting a street. The cut-off lines shall be in a horizontal plane, making an angle of forty-five (45) degrees with the side, front, or rear property line as the case may be. They shall pass through a point not less than ten (10) feet from the edges of the driveway where it intersects the street right of way.
- c. Where, due to an irregular lot shape, a line at a forty-five (45) degree angle does not provide for intersection visibility, said corner cut-off shall be defined by a line drawn from a point on the front (or rear) property line that is not less than thirty (30) feet from the intersection of the side and front (or rear) property lines and through a point on the side property line that is not less than thirty (30) feet from said intersection of the side and front (or rear) property lines.

2. Permitted Fences, Hedges and Walls

- a. 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.
- b. 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. However, fences not greater than six feet in height shall be allowed in the above referenced yard areas when not located in a corner cut-off area, and when the fence has not less than 70 percent of the vertical surface open to permit the transmission of light, air, and vision. When said fence encloses the main access to the residence, a minimum four foot wide opening or gate is required.
- c. Fences or walls over six (6) feet in height to enclose tennis courts or other game areas shall be permitted to the rear of the required front yard subject to Director Review and Approval. The review shall include consideration of the effect of mass, noise, and lighting upon surrounding residences.
(Amended by Ord. 490.187 adopted 9-24-79; Ord. T-037-305 adopted 4-24-90)

3. Swimming Pools

The provisions of Section 855-H.2 shall apply.

I. OFF-STREET PARKING

The following provisions shall apply subject to the general conditions of Section 855-I.

1. For Residential Uses

There shall be at least one (1) parking space for every dwelling unit. These spaces shall be on the same lot with the main building which they are intended to serve and located to the rear of the required front yard, except for hillside lots.

2. For Non-Residential Uses

The provisions of Section 855-I shall apply for off-street parking requirements.

J. ACCESS

1. There shall be vehicular access from a dedicated and improved road or approved private road to off-street parking facilities on the property requiring off-street parking.
2. There shall be an adequate turning area on lots facing on and having access to collector or arterial roads or expressways to permit motor vehicles to enter the roadway in a forward direction.

K. OUTDOOR ADVERTISING

Signs and other commercial advertising shall be permitted in this District only as herein provided.

1. Name plates shall be permitted subject to the following conditions:

- a. Name plates shall not exceed two (2) square feet in area.
- b. Name plates shall display only the:
 - (1) Name of the premises upon which it is displayed,
 - (2) Name of the owner or lessee of said premises,
 - (3) Address of said premises, and
 - (4) Nature of the home occupation engaged in on said premises.

2. "For Rent" and "For Sale" Signs

"For Rent" and "For Sale" signs shall be permitted.

3. Subdivision Signs - On Site

- a. Temporary real estate signs advertising real property which has been subdivided for purposes of sale or lease shall be permitted, subject to the following conditions:
 - (1) The construction of any sign shall be in strict compliance with the provisions of this Division and all other laws of the County.
 - (2) The sign shall remain only as long as some portion of the property advertised for sale remains unsold, or for a period of two (2) years from the recordation of the final map whichever period is shorter. Subject to Director Review and Approval, said time may be extended for one (1) year. Not more than two (2) such extensions may be granted.
 - (3) The signs shall be located on the premises which they advertise.

- (4) (No sign shall exceed four hundred eighty (480) square feet in area.
- (5) Not more than two (2) such signs per subdivision shall be permitted in any subdivision under forty (40) acres in size. In subdivisions involving more than forty (40) acres, one (1) additional sign shall be permitted for each additional twenty (20) acres.

- b. Identification signs containing the tract name are permitted, provided there shall be no more than one (1) such sign for each three (3) lots. Said signs shall not exceed four (4) square feet in area.
- c. Signs are permitted on the same lot with a model home provided they do not exceed four (4) in number and ten (10) square feet each in area. Said signs shall be removed after the developer concludes the initial sales of the lots or homes to their initial owners.

4. Off-Site Subdivision Signs - Temporary Real Estate Signs

Temporary real estate directional signs, subject to Conditional Use Permit, directing prospective purchasers to a subdivision having lots or houses for sale may be erected and maintained provided said signs do not adversely affect the use or appearance of existing buildings or landscaping and do not create hazardous traffic conditions. Such signs will be subject to the following standards:

- a. The sign shall not exceed one hundred sixty (160) square feet in area.
- b. The sign shall be set back not less than eight (8) feet from the front property line.
- c. The sign shall be not less than six (6) nor more than eighteen (18) feet above the crown of the nearest adjacent road or the higher of the two crowns of two adjacent roads.

5. Temporary Off-Site Open House Signs

Temporary open house signs shall be permitted for a period of forty-eight (48) hours provided that the sign shall be limited to a double-faced sign not more than two (2) by three (3) feet in size.

- 6. Signs for institutional uses including churches, hospitals, rest homes, private clubs and similar uses shall be permitted subject to the provisions of Section 855-K.
- 7. Off-site directional signs for major recreational uses, hospitals and colleges permitted under Section 820.2 shall be subject to the following provisions of Section 855-K.

L. LOADING

No loading shall be permitted on a public road, street or highway.