

## SECTION 815

### "O" OPEN CONSERVATION DISTRICT

The "O" Open Conservation District is intended to provide for permanent open spaces in the community and to safeguard the health, safety and welfare of the people by limiting developments in areas where police and fire protection, protection against flooding by storm water and dangers from excessive erosion are not possible without excessive costs to be community.

#### SECTION 815.1 - USES PERMITTED

The following uses shall be permitted in the "O" District. All uses shall be subject to the Property Development Standards in Section 815.5.

(Amended by Ord. 490.174 re-adopted 5-18-79)

- A. Agricultural uses provided that no dwellings, either temporary or permanent, be permitted in relation thereto.
- B. Fisheries.
- C. Flood control channels, spreading grounds, settling basins, freeways, parkways, park drives.
- D. Recreation areas, moderate intensity parks, playgrounds, wildlife preserves, forest preserves and such buildings and structures as are related thereto.  
(Amended by Ord. 490.175 re-adopted 5-28-79)
- E. Signs subject to provisions of Section 815.5-K.
- F. Temporary or permanent telephone booths.

#### SECTION 815.2 - 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. Microwave relay structures.

#### SECTION 815.3 - 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. Caretaker's dwelling and necessary accessory buildings.
- B. Manufacture of concrete products including hot mix plants, batching plants or the use of asphalt or petroleum products.
- C. Temporary logging camps.
- D. Temporary sawmills and planing mills.

#### SECTION 815.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "O" District.

- A. Advertising structures.
- B. Commercial uses other than those related to and under the regulations of parks or city, county, State, or Federal recreational agencies.
- C. Industrial uses, excepting as listed in Sections 815.1, 815.2, and 815.3
- D. Residential uses, except as provided for in Section 815.3, above.

#### SECTION 815.5 - PROPERTY DEVELOPMENT STANDARDS

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

##### A. LOT AREA

There shall be a minimum lot 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 permitted in this District.

##### B. LOT DIMENSIONS

No requirements.

##### C. POPULATION DENSITY

None, however the provisions of Section 815.3-A shall apply.

##### D. BUILDING HEIGHT

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

- a. Public service structures.
- b. All other exceptions shall be subject to review and approval by the Director.  
(Amended by Ord. T-080-355, adopted 12-5-06)

##### E. YARDS

The requirements of the "AE-40" District, Section 816.5-E-1, 2, 3, 4, and 5, shall apply.

##### F. SPACE BETWEEN BUILDINGS

No requirements.

##### G. LOT COVERAGE

Permitted buildings and structures shall not exceed ten (10) percent of the total lot area.

##### H. FENCES AND WALLS

1. A fence or wall shall be constructed along the perimeter of all areas designated by the Commission to be dangerous to the health, safety and general welfare.  
(Deletion: Sec. 815.5-H-1 by Ord. 490.55 adopted 6-17-69)
2. 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 established 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 such 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 or alley. 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 or alley right-of-way.
  - c. There shall be a corner cut-off area on each side of any alley intersecting a street or alley. 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 alley where it intersects the street or alley right-of-way.
  - d. 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.

I. OFF-STREET PARKING

No requirement, except that where a congregation of people is intended, there shall be one (1) parking space for each five (5) persons which the facility is intended or designed to serve.

J. ACCESS

No requirements other than where a congregation of people is intended, in which case access to parking areas shall be from a dedicated and improved street or by way of an easement legally established for vehicular traffic.

K. OUTDOOR ADVERTISING

1. Signs shall be permitted subject to the following standards:
  - a. No sign shall endanger the health and safety by causing distractions to operators of motor vehicles on the streets or highways, nor shall any sign be designed and located so as to be confused with traffic signs and signals.

- b. The sign shall advertise only the name of the operation, simple directions to its location, and slogan, if any.
  - c. The sign shall not exceed one hundred (100) square feet in area.
  - d. The sign shall be set back not less than five (5) feet from the street or highway right-of-way.
  - e. Signs shall not exceed the permitted building height in this district.
  - f. Signs shall be located at intervals of not less than one-half (2) mile, provided, however, that this shall not be so interpreted to prohibit neighboring property owners or lessees located at less than one-half (2) mile intervals from erecting permitted signs on each property.
- (Deletion: Sec. 815.5-K.2 by Ord. 490.55 adopted 6-17-69)

### SECTION 815.6 - OTHER CONDITIONS TO USE

Land may be placed in the "O" District only under the following conditions:

#### A. PUBLIC USES

- 1. Flood control channels, creeks, and rivers.
- 2. Freeways, parkways and park drives.
- 3. Public parks, playgrounds, and wildlife preserves.
- 4. Publicly owned forest lands.

#### B. PRIVATELY OWNED LAND IN DANGEROUS AREAS

- 1. Areas too steep to build upon or where such building may cause a public hazard due to excessive erosion or flooding.
- 2. Areas subject to flooding or inundation from storm water.
- 3. Areas beyond fire servicing, where development might endanger life, property or the watershed.
- 4. Areas subject to geologic hazards.  
(Added by Ord. T-008-263 adopted 4-19-82)

## SECTION 816

### "AE" EXCLUSIVE AGRICULTURAL DISTRICT

The "AE" District is intended to be an exclusive district for agriculture and for those uses which are necessary and an integral part of the agricultural operation. This district is intended to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses which by their nature would be injurious to the physical and economic well-being of the agricultural district.

The "AE" District shall be accompanied by an acreage designation which establishes the minimum size lot that may be created within the District. Acreage designations of 640, 320, 160, 80, 40, 20, 5 are provided for this purpose. Parcel size regulation is deemed necessary to carry out the intent of this District.

(Amended by Ord. 490.38 adopted 11-21-67)

### SECTION 816.1 - USES PERMITTED

The following uses shall be permitted in the "AE" Districts, except as otherwise provided in Subsection K of Section 816.2 for Interstate Interchange Impact Areas. All uses shall be subject to the Property Development Standards in Section 816.5.

(Amended by Ord. 490.95 adopted 11-27-73; Ord. 490.174 re-adopted 5-8-79)

- A. The maintaining, breeding, and raising of livestock of all kinds, except as provided in Sections 816.2 and 816.3.  
(Amended by Ord. 490.117 adopted 10-5-76; Ord. T-038-306 adopted 5-22-90)
- B. The maintaining, breeding, and raising of poultry of all kinds, subject to the provisions of Section 868.  
(Added by Ord. T-038-306 adopted 5-22-90)
- C. The raising of tree, vine, field, forage, and other plant life crops of all kinds.  
(Amended by Ord. T-077-352, adopted 3-2-04)
- D. One family dwellings and accessory buildings and farm buildings of all kinds, when located upon farms and occupied or used by the owner, farm tenant or other persons employed thereon or the non-paying guests thereof; provided, however, that a residence once constructed and used for one of the foregoing uses, and no longer required for such use shall acquire a nonconforming status and may be rented for residential purposes without restriction.
- E. Home Occupations, Class I, subject to the provisions of Section 855-N.  
(Amended by Ord. T-288 adopted 2-25-86)
- F. The harvesting, curing, processing, packaging, packing, shipping, and selling of agricultural products produced upon the premises, subject to the provisions of 855-N.32.  
(Amended by Ord. T-077-352, adopted 3-2-04)
- G. When carried on as a clearly secondary occupation in conjunction with a bona fide agricultural operation, where no more than ten (10) percent of the total land is used and where no more than three (3) persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises, any of the following uses:

1. The manufacturing, maintenance, repair, servicing, storage, sale or rental of agricultural machinery, implements and equipment of all kinds.
  2. The manufacture, storage or sale of farm supplies of all kinds, including but not limited to fertilizers, agricultural minerals and insecticides.
  3. The transportation of agricultural products, supplies or equipment together with the maintenance, storage, repair and servicing of the necessary trucks and equipment therefor.
  4. Horticultural and landscaping services, when operated in conjunction with horticultural nurseries.  
(Added by Ord. 490.65 adopted 8-4-70)
- H. Farmworker Housing Complexes subject to the provisions of 855-O. (Amended by Ord. T-803-371 adopted 12-8-15)
- I. The use, storage, repair and maintenance of tractors, scrapers, and land leveling and development equipment when operated in conjunction with, or as part of, a bona fide agricultural operation.  
(Amended by Ord. 490.117 adopted 10-5-76)
- J. Apiaries and honey extraction plants subject to the provisions of Section 855-N.
- K. Signs, subject to the provisions of Section 816.5-K.
- L. Temporary or permanent telephone booths.
- M. Storage of petroleum products for use by the occupants of the premises but not for resale or distribution.
- N. Trailer house occupancy consisting of one or more trailers, subject to the provisions of Section 856 and 816.1-C.  
(Amended by Ord. 490.18 adopted 12-29-64; Ord. 490.81 adopted 10-24-72)
- O. Breeding and personal kennels.  
(Added by Ord. 490.36 adopted 7-25-67)
- P. Historic and monument sites.  
(Added by Ord. 490.117 adopted 10-5-76)
- Q. Water-well drilling or pump installation service.  
(Added by Ord. 490.117 adopted 10-5-76; amended by Ord. 490.157 adopted 9-19-78)
- R. Welding and blacksmith shops and farm equipment and machinery sales, rental storage, and maintenance facilities when in conjunction with welding and blacksmith shops.  
(Added by Ord. 490.117 adopted 10-5-76)

- S. Value-added agricultural uses and facilities subject to the provisions of Section 855-N.32 and Section 874.  
(Added by Ord. T-077-352, adopted 3-2-04)
- T. Agricultural tourism uses subject to the provisions of Section 855-N.  
(Added by Ord. T-078-353, adopted 12-7-04)
- U. Temporary Mill/Chipping Facilities subject to the provisions of Section 855-N.34.5. (Added by Ord. No. T-092-373 adopted 8-23-2016)
- V. Farmworker Dwelling Units subject to the provisions of 855-O. (Added by Ord. T-803-371 adopted 12-8-15)
- W. Temporary Farmworker Housing subject to the provisions of 855-O. (Added by Ord. T-803-371 adopted 12-8-15)
- X. Wholesale Limited Winery subject to the provisions of Section 855-N (Added by Ord. T-093-377 adopted 6-12-18)
- Y. Micro Winery subject to the provisions of Section 855-N (Added by Ord. T-093-377 adopted 6-12-18)
- Z. Minor Winery subject to the provisions of Section 855-N (Added by Ord. T-093-377 adopted 6-12-18)

#### SECTION 816.2 - 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. Churches, parsonages and other religious institutions.
- B. Commercial stables and riding academies.
- C. Communications equipment buildings and microwave relay structures.
- D. Electrical transmission substations and electric distribution substations.
- E. Commercial specialty animal raising, including fish, fur-bearing animals, wild or undomesticated animals, amphibians, insects and birds for products, numerical increase, or, value increase.  
(Amended by Ord. 490.117 adopted 10-5-76)
- F. Wineries and distilleries – Small, subject to the provisions of 855-N.  
(Added by Ord. T-075 adopted 3-25-03)
- G. Philanthropic and eleemosynary institutions where agriculture is carried on to a substantial degree.
- H. Public schools, private or parochial schools of an elementary or secondary level, colleges, and day nursery large.  
(Amended by Ord. 490.188 adopted 10-29-79)
- I. Public buildings and yards, fire stations.

- J. Sale of food products produced off the premises provided that the sale of such products is incidental and secondary to the sale of agricultural products produced upon the premises when not authorized under Section 816.1-S.  
(Added by Ord. 490.2 adopted 7-25-61, amended by Ord. T-077-352, adopted 3-2-04)
- K. Veterinarian offices and animal hospitals.  
(Amended by Ord. 490.195 adopted 2-26-80)
- L. All uses listed in Section 816.1, except as provided in Subsection B thereof, located within an Interstate Interchange Impact Area identified in Section 816.7.  
(Added by Ord. 490.95 adopted 11-27-73)
- M. Home Occupations, Class II, subject to the provisions of Section 855-N.  
(Added by Ord. T-288 adopted 2-25-86)
- N. Off-site directional signs for major recreational uses, hospitals and colleges subject to the criteria set forth in Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)
- O. Farm labor contractor services.  
(Added by Ord. 490.117 adopted 10-5-76)
- P. Antique sales.  
(Added by Ord. 490.117 adopted 10-5-76)
- Q. The maintenance and storage of agricultural equipment designed to be used solely for the harvesting of crops, which equipment must be located by the owner thereof upon his own premises when not operated as a secondary occupation in conjunction with, or as part of, a bona fide agricultural operation.  
(Added by Ord. 490.117 adopted 10-5-76)
- R. Commercial land leveling and development establishments when they are not operated in conjunction with, or as part of, a bona fide agricultural operation.  
(Added by Ord. 490.117 adopted 10-5-76)
- S. Commercial crop planting, cultivating, and soil preparation service establishments when they are not operated in conjunction with, or as part of, a bona fide agricultural operation.  
(Added by Ord. 490.117 adopted 10-5-76)
- T. The maintenance and storage of trucks and trailers, when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment.  
(Added by Ord. 490.117 adopted 10-5-76)
- U. Temporary mobilehome occupancy subject to the provisions of Section 856 A.1.b.  
(Added by Ord. 490.145 adopted 2-14-78; amended by Ord. 490.194 adopted 1-28-80)
- V. Dog grooming in conjunction with a single-family residence limited to a maximum of eight dogs per day.  
(Added by Ord. 490.146 adopted 2-28-78)
- W. 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)



- X. The maintaining, breeding, and raising of poultry of all kinds, when not permitted by 816.1-B.  
(Added by Ord. T-038-306 adopted 5-22-90)
- Y. Existing facilities intended for the commercial storage of agricultural products, equipment, and supplies where such activity is not conducted as a secondary occupation in conjunction with, or part off, a bona side agricultural operation provided that such facilities were legally established with building permits prior to the adoption of this ordinance section.  
(Added by Ord. T-057-326 adopted 6-4-96)
- Z. Agricultural tourism uses that are not authorized under Section 816.S.  
(Added by Ord. T-078-353 adopted 12-7-04)
- AA. Commercial cattle dairies and feedlot facilities, subject to the provisions of Section 869.  
(Added by Ord. T-082-358 adopted 10-23-07)

### SECTION 816.3 - 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. Value added agricultural uses and facilities that are not authorized under Section 816.1-S. This section may also include ancillary uses and facilities that are operated in association with a value-added agricultural processing facility.  
(Amended by Ord. 490.155 adopted 9-5-78; Ord. 490.161 adopted 10-2-78; Ord. 490.179 re-adopted 6-26-79, amended by Ord. T-077-352 adopted 3-2-04)
- B. Commercial stock feeding yards and feed lots when not operated as a secondary occupation in connection with, or as part of, a bona fide agricultural operation.
- C. Community auction and sale yards for sale of farm animals, products, implements, supplies, or equipment.
- D. Guest ranches.
- E. Temporary and permanent farm labor camps that are not carried on as a secondary function in conjunction with a bonafide agricultural operation.  
(Amended by Ord. 490.31 adopted 10-11-66)
- F. The sale of beer to be consumed off the premises in conjunction with and secondary to a permanent roadside stand for the sale of agricultural products; that the percentage of beer sales to total roadside stand sales shall be determined as a condition to the Conditional Use Permit.  
(Added by Ord. 490.142 adopted 12-6-77)
- G. Private use airports, heliports and crop dusting strips.  
(Amended by Ord. 490.161 adopted 10-2-78)
- H. Sewage disposal and treatment plants.
- I. Commercial establishments for the processing, storage, sale, and off-site application of agricultural chemicals, including but not limited to fertilizers, insecticides (flammable and inflammable types) and pesticides.  
(Added by Ord. 490.35 adopted 5-16-67)

- J. Boarding and training kennels.  
(Added by Ord. 490.36 adopted 7-25-67)
- K. Horticultural and landscaping services in conjunction with horticultural nurseries, when carried on as a primary use of the property.  
(Added by Ord. 490.65 adopted 8-4-70)
- L. 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 recreation purposes. Features of such sites may include hill climb areas, race courses, or motor-cross/auto-cross. Such sites shall not be located on land which is productive or potentially productive agricultural land as defined in the General Plan.  
(Added by Ord. 490.107 adopted 9-8-75; amended by Ord. 490.125 adopted 12-7-76; and Ord. T-275 adopted 4-24-84)
- M. Swine, sheep, or goat feed lots or yards.
- N. Liquefied petroleum gas distribution and storage, retail.  
(Amended by Ord. 490.179 adopted 6-26-79)
- O. Feed and farm supply sales.
- P. Farm equipment and machinery sales, rental, storage, and maintenance.
- Q. Irrigation systems administrative offices.
- R. Building materials sales.
- S. Racetracks for non-motorized and motorized vehicles including bicycles, motorcycles, automobiles, and similar vehicles when conducted on land which is not productive or potentially productive agricultural land as defined in the General Plan. Off-road vehicle areas are excluded.  
(Added by Ord. No. 490.125 adopted 12-7-76; amended by Ord. No. T-275 adopted 4-24-84)
- T. Swim schools operated in conjunction with a single-family residence with a maximum of fifteen (15) students at one time.  
(Added by Ord. 490.143 adopted 1-24-78)
- U. Off-site rock, sand, and gravel trucking operations which may include a newly created parcel size of not less than five acres (See Section 816.5-A.4) on sites located outside the Sphere of Influence of any City or community and not located on productive agricultural land as defined in Section 204-02:3.02a of the General Plan.  
(Amended by Ord. No. T-240 adopted 8-17-81; amended by Ord. No. T-033-299 adopted 6-7-88)
- V. Agricultural Commercial center development subject to the provisions of Section 867.  
(Added by Ord. T-034-297 adopted 9-20-88)
- W. Assembly of equipment for the post-harvest processing of agricultural products provided such equipment is sold directly to the farmer or processor.  
(Added by Ord. T-044-312 adopted 6-30-92)
- X. Commercial cattle dairies and feedlot facilities, subject to the provisions of Section 869.

(Added by Ord. T-082-358, adopted 10-23-07)

(Section 816.3 amended by Ord. T-077-352, adopted 3-2-04)

#### SECTION 816.4 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited in the "AE" District. However, enumerating of these prohibited uses shall not by implication enlarge upon the scope of permitted uses specified in Section 816.1, 816.2, and 816.3, above, their enumeration herein being for purposes of clarity only.

- A. All manufacturing, service, and commercial uses not specifically permitted in Sections 816.1, 816.2, 816.3, 860, and 867.  
(Amended by Ord. 490.60 adopted 4-28-70; amended by Ord. T-034-297 adopted 9-20-88)
- B. Advertising structures, except freestanding signs for produce stands.  
(Amended by Ord. 490.202 adopted 5-20-80)
- C. Art, craft, music, or dancing schools or businesses, professional or trade schools or colleges.
- D. Columbaria, crematoriums, and mausoleums.  
(Amended by Ord. 490.117 adopted 10-5-76)
- E. Residential subdivisions.
- F. Truck yards, terminals or facilities unless devoted exclusively to the transportation of agricultural products, supplies and equipment.
- G. Sawmills, pulp mills, and similar establishments for the processing of logs, wood, and lumber.
- H. Any use that utilizes coal, coke, or other coal-based fuel as an industrial fuel source, excluding blacksmith shops.  
(Amended by Ord. T-039-307 adopted 2-26-91)

#### SECTION 816.5 - PROPERTY DEVELOPMENT STANDARDS

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

##### A. LOT AREA

- 1. Each lot shall have a minimum acreage as indicated by the district acreage designation. However, for the purpose of complying with minimum lot area requirements, sections of land containing less than 640 acres shall be deemed to be equivalent to 640 acres. Parcels resulting from the division of sections with less than 640 acres into units of 1/2, 1/4, 1/8, 1/16, or 1/32 of said section shall also be deemed to be equivalent to the corresponding and respective lot areas required by the acreage designations (320, 160, 80, 40, or 20) of the AE District. The acreage shall be measured from the center of any abutting roadway, stream, railroad, or other public right-of-way that serve as a boundary line.

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. An existing parcel of land under one ownership, when divided by a developed public right-of-way in such a manner that one or both portions of the parcel are substandard as a lot area, shall be considered as two separate lots under the provisions of this Section. (Amended by Ord. 490.117 adopted 10-5-76; Ord. 490.132 adopted 5-27-77, Amended by Ord. T-248 adopted 9-16-80; Amended by Ord. T-068-344 adopted 4-23-02)

2. The creation of homesites less than the minimum acreage indicated by the District acreage designation, but not greater than 2.5 gross acres (5 gross acres in the Sierra-North and Sierra-South Regional Plan areas designated Eastside Rangeland) may be permitted in the Exclusive Agricultural Zone District, excluding the AE-5 Zone District, subject to the following criteria:

(Amended by Ord. 490.172 adopted 4-24-79)

- a. The minimum lot size shall be 60,000 square feet of gross area (two (2) acres in the Sierra-North and Sierra-South Regional Plan areas) as measured from the center of any abutting roadway, stream, railroad, or other public right-of-way forming a boundary line, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the California Regional Water Quality Control Board guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre; and

- b. One of the following conditions exists:

- (1) The lot is to be created by the conveyance of a security instrument to finance a single family residence to be occupied by the owner thereof where the existing lot before division is not less than twenty (20) gross acres; that said lot, together with the remaining acreage, shall not be separately conveyed or devised without meeting the district acreage designation, except for the purpose aforesaid, unless such division occurs by judicial foreclosure, trustee's sale or other legal proceedings which discharge the lien of the security instrument. (Amended by Ord. 490.132 adopted 5-25-77; amended by Ord. T-067-338 adopted 6-26-01)
- (2) The lot or lots to be created are intended as a conveyance or devise exclusively for use by a person related to the owner by adoption, blood, or marriage within the second degree of consanguinity and only for persons involved in the farming operation; the existing lot before division contains a minimum of twenty (20) gross acres; there is only one (1) lot per related person, or per related married couple, and there is no more than one lot per each twenty (20) gross acres, or (Amended by Ord. 490.132 adopted 5-24-77; amended by Ord. T-067-338 adopted 6-26-01)
- (3) Outside of the Sierra-North and Sierra-South Regional Plan areas, the present owner owned the property prior to adoption of the Exclusive Agricultural Zone District and wishes to retain his homesite and sell the remaining acreage for agricultural purposes where the remaining acreage is not less than fifteen (15) acres, or (Amended by Ord. 490.132 adopted 5-24-77)

- (4) Outside of the Sierra-North and Sierra-South Regional Plan areas, a homesite is to be retained from an existing lot of less than fifteen (15) acres with the remaining acreage to be added to an abutting lot, which with the addition will have a total lot size of at least fifteen (15) acres, and is to be used for agricultural purposes, or
  - (5) The lot to be created is intended as a life estate.
  - (6) In the Sierra-North and Sierra-South Regional Plan areas the present owner owned the property at the time of Plan adoption (May 4, 1982, for Sierra-North, September 25, 1984 for Sierra-South), and wishes to retain his homesite and sell the remaining acreage for agricultural purposes where the acreage exceeded 15 acres.
- c. Each homesite created pursuant to Section 816.5-A.2b(2)(3)(4) and (6) shall be subject to execution of a Declaration of Intent and Acknowledgement of Penalty for Unlawful Conveyance.  
(Added by Ord. T-067-338 adopted 6-26-01)
  - d. Creation of homesites listed above excepting those for financing purposes or life estates shall not be permitted in addition to the divisions permitted pursuant to Section 855A-5.c. and 855A-6.b.

(Sec. 816.5-A.2 added by Ord. 490.117 adopted 10-5-76; amended by Ord. T-265 adopted 11-16-82; Ord. T-025-281 adopted 6-25-85; Ord. T-067-338 adopted 6-26-01)

- 3. The creation of lots less than the minimum parcel size of the zone district, but not less than five (5) acres, may be considered as a part of the Conditional Use Permit for off-site rock, sand, and gravel trucking operations.  
(Amended by Ord. 490.198 adopted 4-21-80; Ord. No. T-033-299 adopted 6-7-88; and Ord. T-067-338 adopted 6-26-01)
- 4. All parcels approved for creation through the former Agricultural Assessment process shall be deemed conforming and all legally created parcels shall not merge.  
(Added by Ord. T-275 adopted 4-24-84)
- 5. Despite any other provision of this Division, all parcels not in compliance with 816.5-A.2b shown on map applications accepted for processing prior to the effective date of this provision (August 1, 2001), shall upon subsequent recordation of the map and/or certificate be deemed conforming.  
(Added by Ord. T-067-338 adopted 6-26-01)

## B. LOT DIMENSIONS

- 1. No requirements for lots greater than five (5) acres in size or parcels created for financing purposes. The provisions of the "RR" District, Section 820.5B, shall apply for all lots less than five (5) acres in size. Public road frontage shall not be required for lots created by Subsection A.2.b.(3), (4), and (5) of this Section from an existing landlocked parcel.  
(Amended by Ord. 490.117 adopted 10-5-76; Ord. T-011-265 adopted 11-16-82)
- 2. The ratio of lot depth to lot width shall not exceed four (4) to one (1) for lots created by Section 816.5-A.3.  
(Added by Ord. 490.172 re-adopted 4-24-79)

C. POPULATION DENSITY

1. Not more than one (1) residence may be constructed or placed upon a parcel of land which is less than five (5) acres in size in the AE-5 District, less than twenty (20) acres in size in the AE-20 District, and less than forty (40) acres in size in the AE-40 District through the AE-640 District, except that one of the following may be permitted:  
(Added by Ord. T-067-338 adopted 6-26-01)
  - a. A temporary mobilehome, subject to the provisions of Section 816.2.
  - b. A second dwelling unit, subject to the provisions of Section 816.2.  
(Amended by Ord. T-269 adopted 5-24-83)
  - c. Residential uses subject to the provisions of Section 867.  
(Added by Ord. T-034-297 adopted 9-20-88)
2. Not more than one (1) additional residence may be constructed or placed upon a parcel of land for each five (5) acres in excess of five (5) acres in the AE-5 District, each twenty (20) acres in excess of twenty (20) acres in the AE-20 District, and each forty (40) acres in excess of forty (40) acres in the AE-40 through the AE-640 District.  
(Added by Ord. T-067-338 adopted 6-26-01)
3. Each homesite created pursuant to Section 816.5-A.2b (2) shall reduce by one (1) the number of residential units otherwise authorized on the remainder parcel created from the original parcel. The remainder parcel shall be entitled to no less than one residential unit.  
(Added by Ord. T-067-338 adopted 6-26-01)
4. Despite any other provision of this Division, all residences authorized for construction for which an application was accepted for processing prior to the effective date of this provision (August 1, 2001) that exceed the density standards herein, shall be deemed conforming and not subject to the provisions of Section 876 (Nonconforming buildings and Uses).  
(Added by Ord. T-067-338 adopted 6-26-01)

D. BUILDING HEIGHT

No building or structure erected in this District shall exceed thirty-five feet (35) feet in height.  
(Amended by Ord. T-243 adopted 7-28-80, re-amended by Ord. T-080-355, adopted 12-5-06)

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 for below.
- b. 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.

(For swimming pool enclosure requirements see "Fences, Hedges, and Walls."  
Section 816.5-H)  
(Amended by Ord. T-245 adopted 4-27-81)

## 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 provided for below.

- b. Corner Lots

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

- 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.
- (3) Accessory buildings located in the side yard or its projection to the rear property line when abutting a street shall be at least twenty (20) feet from the property line on the side street.
- (4) Any accessory building permitted on a side property line shall have provisions for all roof drainage to remain on the subject lot.  
(Amended by Ord. 490.153 adopted 9-5-78)

## 4. Rear Yard

The provisions of the side yard, Section 816.5-E.3.a, b, and c, shall apply.

## 5. Exceptions: Permitted Projections Into Required Yards

The provisions of the "R-A" District, Section 821.5-E.5.a through c, shall apply.

F. SPACE BETWEEN BUILDINGS

No animal or fowl pen, coop, stable, barn or corral shall be located within forty (40) feet of any dwelling or other building used for human habitation.  
(Amended by Ord. 490.153 adopted 9-5-78)

G. LOT COVERAGE

No requirements.

H. FENCES HEDGES AND WALLS

The provisions of Section 855-H.2 shall apply.  
(Added by Ord. 490.123 adopted 12-7-76)

I. OFF-STREET PARKING

1. For value-added agricultural and agricultural tourism uses and facilities involving retail sales, there shall be at least two (2) square feet of off-street parking area for each one (1) square foot of retail floor space, or fraction thereof.  
(Added by Ord. T-078-353, adopted 12-7-04)
2. The provision of the General Standards, Section 855-I shall apply.  
(Added by Ord. T-077-352, adopted 3-2-04)
3. Parking associated with all agricultural tourism special event activities shall be provided on-site, meet the State requirements for the disabled, improved with an acceptable dust palliative and stabilized to reduce particulate emissions in accordance with all County and San Joaquin Valley Air Pollution Control District Standards.  
(Added by Ord. T-078-353, adopted 12-7-04)

J. ACCESS

No requirements for lots greater than five (5) acres in size except those lots created by 816.5-A.3. The provisions of the "A-2" District, Section 819.5-J, shall apply for all lots less than five (5) acres in size and those created by 816.5-A.3.  
(Amended by Ord. 490.172 re-adopted 4-24-79)

K. OUTDOOR ADVERTISING

1. One (1) non-flashing sign for each street frontage, total area of such sign to contain 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.
2. Name signs shall be permitted but shall display only 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;



- (4) Nature of the occupation engaged in on said premises.
3. "For Rent" and "For Sale" signs shall be permitted.
4. 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.
5. Off-site directional signs for major recreational uses, hospitals, and colleges permitted under Section 816.2 shall be subject to the provisions of Section 855-K.
6. Off-site freestanding signs for produce stands and agricultural tourism uses shall be permitted subject to the following conditions:  
(Amended by Ord. T-078-353, adopted 12-7-04)
  - a. Produce stand and agricultural tourism directional signs:  
(Amended by Ord. T-078-353, adopted 12-7-04)
    - (1) The number of such signs shall be limited to two per each use, excepting that stands located on properties adjacent to intersections shall be permitted a maximum of four such signs.
    - (2) Each sign shall not exceed forty (40) square feet in area, exclusive of architectural features. The sign shall not exceed twelve (12) feet in height.
    - (3) Each sign shall contain only the name and address of the produce stand or agricultural tourism use, a directional arrow, approximate distance to the produce stand or agricultural tourism use, and listing of the produce available for sale, not including the prices thereof.  
(Amended by Ord. T-078-353, adopted 12-7-04)
    - (4) Internally illuminated or floodlighted signs shall be prohibited, but reflective materials may be used.
    - (5) The signs shall be located within 2,500 feet of the produce stand structure or agricultural tourism use.  
(Amended by Ord. T-078-353, adopted 12-7-04)
    - (6) Each sign shall be located a minimum of ten (10) feet from the paved portion of the adjacent road and outside of the public road right-of-way. In no instance shall signs be located within required rear or interior side yards.
    - (7) Such signs shall be prohibited in corner cut-off areas, the location of which are described in Section 822.5-H.2. For purposes of establishing corner cut-off areas, the property line shall be considered to be not less than thirty (30) feet from the centerline of the adjacent roadway.
    - (8) Before any sign is erected on any parcel in this District, a Site Plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.
  - b. Temporary Produce Stand Approach Signs:

(Added by Ord. T-078-353, adopted 12-7-04)

- (1) The number of such signs shall be limited to two along each public roadway to which the produce stand has direct access.
- (2) Each sign shall not exceed sixteen (16) square feet in area, exclusive of architectural features. The sign shall not exceed ten (10) feet in height.
- (3) Such signs shall be limited to advertising produce in season and the price thereof.
- (4) Internally illuminated or floodlighted signs shall be prohibited, but reflective materials may be used.
- (5) The signs shall be located within 1,300 feet of the produce stand structure.
- (6) Each sign shall be located a minimum of ten (10) feet from the paved portion of the adjacent road and outside of the public road right-of-way. In no instance shall signs be located within required rear or interior side yards.
- (7) Such signs shall be prohibited in corner cut-off areas, the location of which are described in Section 822.5-H.2. For purposes of establishing corner cut-off areas, the property line shall be considered to be not less than thirty (30) feet from the centerline of the adjacent roadway.  
(Section 816.5-K.6 added by Ord. 490.202 adopted 5-20-80)

L. LOADING

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

SECTION 816.6 - PERMITS REQUIRED

The establishment of any use in the "AE" District which requires Director Review and Approval or a Conditional Use Permit may be established only after such approval or permit and shall be subject to all restrictions or conditions thereof.

(Amended by Ord. 490.38 adopted 11-21-76; Ord. 490.174 re-adopted 5-8-79)

SECTION 816.7 – INTERSTATE INTERCHANGE IMPACT AREAS

The following areas are determined to be Interstate Interchange Impact Areas and are described as follows:

A. Nees Avenue Highway Interchange Plan Area.

All those portions of Section 28, 29, and 32, T. 12 S., R. 11 E., M. D. B. & M., lying within Fresno County, and Sections 27, 33 and 34, T. 12 S., R. 11 E., M. D. B. & M.

B. Panoche Road Highway Interchange Plan Area.

Sections 1, 2, 11, 12, 13, and 14, T. 15 S., R. 12 E., M. D. B. & M.

C. Derrick Avenue Highway Interchange Plan Area.

Sections 13, 24, and 25, T. 17 S., R. 14 E. M. D. B. & M., and Sections 18, 19, and 30, T. 17 S., R. 15 E., M. D. B. & M.

D. Dorris Avenue Highway Interchange Plan Area.

Sections 20, 21, 22, 27, 28 and 29, T. 19 S., R. 16 E., M. D. B. & M.

E. Jayne Avenue Highway Interchange Plan Area.

Sections 31 and 32, T. 20 S., R. 17 E., M. D. B. & M., and Sections 4, 5, and 6, T. 21 S., R. 17 E., M. D. B. & M.

(Sec. 816.7 added by Ord. 490.95 adopted 11-27-73)

(Sec. 816.8 deleted by Ord. T-275 adopted 4-24-84)

F. Lassen Avenue Highway Interchange Plan Area

All those portions of Sections 24 and 26, T.21 S., R.17E., M.D.B.&M. lying within Fresno County, and Sections 22, 23, and 27 of Town 21, Range 17, M.D.B.&M.

(Added by Ord. T-065-337 adopted 03-27-01)

G. Manning Avenue Highway Interchange Plan Area

Sections 19, 20, 29, and 30, T.15 S., R. 13 E., M. D. B. & M.

(Added by Ord. T-076-350, adopted 11-25-03)

## SECTION 817

### "AL" - LIMITED AGRICULTURAL DISTRICT

The "AL" District is a limited agricultural district. It is intended to protect the general welfare of the agricultural community by limiting intensive uses in agricultural areas where such uses may be incompatible with, or injurious to, other less intensive agricultural operations. The District is also intended to reserve and hold certain lands for future urban use by permitting limited agriculture and by regulating those more intensive agricultural uses which, by their nature, may be injurious to non-agricultural uses in the vicinity or inconsistent with the express purpose of reservation for future urban use.

The "AL" District shall be accompanied by an acreage designation which establishes the minimum size lot that may be created within the District. Acreage designation of 640, 320, 160, 80, 40, and 20 are provided for this purpose. Parcel size regulation is deemed necessary to carry out the intent of this District.

(Section 817 added by Ord. 490.117 adopted 10-5-76; amended by Ord. 490.188 adopted 10-29-79)

#### SECTION 817.1 - USES PERMITTED

The following uses shall be permitted in the "AL" Districts. All uses shall be subject to the Property Development Standards in Section 817.5.

(Amended by Ord. 490.174 re-adopted 5-8-79; Ord. 490.188 adopted 10-29-79)

- A. The maintaining, breeding and raising of bovine and equine animals except dairies, feed lots and uses specified in Sections 817.2 and 817.3.  
(Amended by Ord. 490.174 re-adopted 5-8-79)
- B. The keeping of rabbits and other similar small fur-bearing animals for domestic use.  
(Amended by Ord. T-038-306 adopted 5-22-90)
- C. 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.  
(Added by Ord. T-038-306 adopted 5-22-90).
- D. The raising of tree, vine, field, forage, and other plant life of all kinds, except mushroom growing.  
(Added by Ordinance 490.174 re-adopted 5-8-79)
- E. One family dwellings, accessory buildings, and farm buildings of all kinds, when located upon farms and occupied or used by the owner, farm tenant, or other persons employed thereon or the non-paying guests thereof; provided, however, that a residence once constructed and used for one of the foregoing uses, and no longer required for such use shall acquire a nonconforming status and may be rented for residential purposes without restriction.
- F. Home Occupations, Class I, subject to the provisions of Section 855-N.  
(Amended by Ord. T-288 adopted 2-25-86)
- G. The use, storage, repair, and maintenance of tractors, scrapers, and land leveling and development equipment devoted primarily to agricultural uses when operated in conjunction with, or as part of, a bona fide agricultural operation.

- H. Apiaries and honey extraction plants subject to the provisions of Section 855-N.
- I. Signs, subject to the provisions of Section 817.5-K.
- J. Temporary or permanent telephone booths.
- K. Storage of petroleum products for use by the occupants of the premises but not for resale or distribution.
- L. Mobile home occupancy consisting of one or more mobile homes, subject to the provisions of Section 856 and Section 817.1-D.
- M. Historic and monument sites.
- N. The harvesting curing, processing, packaging, packing, shipping, and selling of agricultural products produced upon the premises, or where such activity is carried on in conjunction with, or as a part of, a bona fide agricultural operation.  
(Added by Ord. T-052-286 adopted 3-8-94)
- O. Agricultural tourism uses and facilities subject to the provisions of Section 855-N.  
(Added by Ord. T-078-353, adopted 12-7-04)
- P. Farmworker Dwelling Units subject to the provisions of 855-O.  
(Added by Ord. T-803-371 adopted 12-8-15)
- Q. Farmworker Housing Complexes subject to the provisions of 855-O.  
(Added by Ord. T-803-371 adopted 12-8-15)
- R. Temporary Farmworker Housing subject to the provisions of 855-O.  
(Added by Ord. T-803-371 adopted 12-8-15)
- S. Wholesale Limited Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)
- T. Micro Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)
- U. Minor Winery subject to the provisions of Section 855-N. (Added by Ord. T-093-377 adopted 6-12-18)

**SECTION 817.2 - 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. Churches, parsonages, and other religious institutions.
- B. Commercial stables or riding academies.
- C. Communications equipment buildings, microwave relay structures.
- D. Electrical transmission substations and electric distribution substation.

- E. Philanthropic and eleemosynary institutions where agriculture is carried on to a substantial degree.
- F. Public schools, private or parochial schools of an elementary or secondary level and colleges. (Amended by Ord. 490.188 adopted 10-29-79; Ord. T-052-286 adopted 3-8-94)
- G. Day Nursery - large. (Added by Ord. T-052-286 adopted 3-8-94)
- H. Public buildings and yards, fire stations.
- I. Sale of food products produced off the premises provided that the sale of such products is incidental and secondary to the sale of agricultural products produced upon the premises.
- J. Veterinarian offices and animal hospitals. (Amended by Ord. 490.195 adopted 2-26-80)
- K. Home Occupations, Class II, subject to the provisions of Section 855-N. (Added by Ord. T-288 adopted 2-25-86)
- L. Off-site directional signs for major recreational uses, hospitals, and colleges subject to the criteria set forth in Section 855-K.
- M. Temporary Mobile home 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. Temporary stands for the sale of agricultural produce subject to obtaining an occupancy permit, as provided for in Section 863-B. (Added by Ord. T-256 adopted 7-20-81)
- O. Breeding and personal kennels.
- P. 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)
- Q. Racetrack for non-motorized vehicles, where there are no permanent facilities. (Added by Ord. T-052-286 adopted 3-8-94)
- R. Commercial fish farms. (Added by Ord. T-052-286 adopted 3-8-94)
- S. Agricultural tourism uses and facilities that are not authorized under Section 816.S. (Added by Ord. T-078-353, adopted 12-7-04)

### SECTION 817.3 - 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. The maintenance and storage of agricultural equipment designed to be used solely for the harvesting of crops, which equipment must be located by the owner thereof upon his own premises when not operated as a secondary occupation in conjunction with, or as part of, a bona fide agricultural operation.
- B. Guest ranches.

- C. Mushroom growing.
- D. Private airports, heliports, and crop dusting strips.
- E. Sewage disposal and treatment plants.
- F. Boarding and training kennels.
- G. Horticultural and landscaping services in conjunction with horticultural nurseries, when carried on as a primary use of the property.
- H. Liquefied petroleum gas distribution and storage, retail.  
(Amended by Ord. 490.179 adopted 6-26-79)
- I. When carried on as a clearly secondary occupation in conjunction with a bona fide agricultural operation, where no more than ten (10) percent of the total land is used and where no more than three (3) persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises, any of the following uses:
  1. The manufacturing, maintenance, repair, servicing, storage, sale or rental of agricultural machinery, implements and equipment of all kinds.
  2. The manufacture, storage, or sale of farm supplies of all kinds, including but not limited to fertilizers, agricultural minerals and insecticides.
  3. The transportation of agricultural products, supplies, or equipment, together with the maintenance, storage, repair, and servicing of the necessary trucks and equipment therefore.
  4. Horticultural and landscaping services, when operated in conjunction with horticultural nurseries.
- J. Racetracks for remote control electric cars except within the boundaries of the Kings River Regional Plan.  
(Added by Ord T-045-315 adopted 10-27-92)
- K. Racetrack for non-motorized vehicles, where there are permanent facilities.  
(Added by Ord. T-052-286 adopted 3-8-94)
- L. Personal/RV Storage, subject to the following provisions: a) property must be within one-half mile of the adopted Sphere of Influence of the City of Clovis; b) property must abut a major street; c) setback requirements shall be the same as Storage Yards as defined in the M-1 Zone District (Section 843.5.E); d) setback shall include a twenty-foot minimum landscaped front yard; e) recreational vehicle parking shall be allowed on two-inch minimum thick gravel surface; and f) open or enclosed carports shall be permitted.  
(Added by Ord. T-089-370 adopted 9-30-14)

#### SECTION 817.4 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited in the "AL" District. However, enumerating of these prohibited uses shall not by implication enlarge upon the scope of permitted uses specified in Sections 817.1, 817.2, and 817.3, above, their enumeration herein being for purposes of clarity only.

- A. All manufacturing, service, and commercial uses not specifically permitted in Sections 817.1, 817.2, 817.3, and 860.
- B. Advertising structures.
- C. Art, craft, music, or dancing schools or business, professional or trade schools or colleges.
- D. Columbaria, crematoriums, and mausoleums.
- E. Private clubs and lodges except for the purposes of hunting.
- F. Residential subdivisions.
- G. Sawmills, pulp mills, and similar establishments for the processing of logs, wood and lumber.
- H. Truck yards, terminals, or facilities unless devoted exclusively to the transportation of agricultural products, supplies, and equipment.



## SECTION 817.5 - PROPERTY DEVELOPMENT STANDARDS

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

### A. LOT AREA

1. Each lot shall have a minimum acreage as indicated by the District acreage designation. However, for the purpose of complying with minimum lot area requirements, sections of land containing less than 640 acres shall be deemed to be equivalent to 640 acres. Parcels resulting from the division of sections with less than 640 acres into units of 2, 1/4, 1/8, 1/16, or 1/32 of said section shall also be deemed to be equivalent to the corresponding and respective lot areas required by the acreage designations (320, 160, 80, 40, and 20) of the AL District. The acreage shall be measured from the center of any abutting roadway, stream, railroad, or other public right-of-way that serve as a boundary line.  
(Amended by Ord. T-248 adopted 9-16-80)

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. An existing parcel of land under one ownership when divided by a developed public right-of-way, shall be considered as two separate nonconforming lots under the provisions of this Section.

2. The creation of homesites less than the minimum acreage indicated by the District acreage designation, but not greater than 2.5 gross acres (5 gross acres in the Sierra-North and Sierra-South Regional Plan areas) may be permitted in the Limited Agricultural Zone District subject to the following criteria:
  - a. The minimum lot size shall be 60,000 square feet of gross area (two (2) acres in the Sierra-North and Sierra-South Regional Plan areas) as measured from the center of any abutting roadway, stream, railroad, or other public right-of-way forming a boundary line, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre, and
  - b. One of the following conditions exist:
    - (1) The lot is to be created by the conveyance of a security instrument to finance a single family residence to be occupied by the owner there of where the existing lot before division is not less that twenty (20) gross acres; that said lot, together with the remaining acreage shall not be separately conveyed or devised without meeting the district acreage designation, except for the purpose aforesaid, unless such division occurs by judicial foreclosure, trustee's sale or other legal proceedings which discharge the lien of the security instrument.  
(Amended by Ord. 490.132, adopted 5-25-77, Amended by Ord. T-067-338, adopted 6-26-01)
    - (2) The lot or lots to be created are intended as a conveyance exclusively for use by a person related to the owner by adoption, blood, or marriage within the second degree of consanguinity and only for persons involved in

the farming operation; the existing lot before division contains a minimum of twenty (20) gross acres, there is only one (1) lot per related person or per related married couple, and there is no more than one (1) lot per each twenty (20) gross acres, or  
(Amended by Ord. T-067-338, adopted 6-26-01)

- (3) Outside of the Sierra-North and Sierra-South Regional Plan areas, the present owner owned the property on the effective date of this provision and wishes to retain his homesite and sell the remaining acreage for agricultural purposes where the remaining acreage is not less than fifteen (15) acres.
- (4) The lot to be created is intended as a life estate.
- (5) In the Sierra-North and Sierra-South Regional Plan areas, the present owner owned the property at the time of Plan adoption (May 4, 1982, for Sierra-North, September 25, 1984, for Sierra-South), and wishes to retain his homesite and sell the remaining acreage for agricultural purposes where the acreage exceeded 15 acres.

- c. Each homesite created pursuant to Section 817.5-A.2b (2)(3) and (5) shall be subject to execution of a Declaration of Intent and Acknowledgement of Penalty for Unlawful Conveyance.  
(Added by Ord. T-067-338, adopted 6-26-01)
- d. Creation of homesites listed above excepting those for financing purposes or life estates shall not be permitted in addition to the divisions permitted pursuant to Sections 855A-5.c. and d. and 855A-6.b.

(Section 817.5-A.2 amended by Ord. T-265 adopted 11-16-82; Ord. T-025-281 adopted 6-25-85)

3. All parcels approved for creation through the former Agricultural Assessment process shall be deemed conforming and all legally created parcels shall not merge.  
(Amended by Ord. T-275 adopted 4-24-84)
4. Despite any other provision of this Division, all parcels not in compliance with 817.5-A.2b shown on map applications accepted for processing prior to the effective date of this provision (August 1, 2001), shall upon subsequent recordation of the map and/or certificate be deemed conforming.  
(Added by Ord. T-067-338, adopted 6-26-01)

## B. LOT DIMENSIONS

No requirements for lots greater than five (5) acres in size. The provisions of the "RR" District, Section 820.5B, shall apply for all lots less than five (5) acres in size.  
(Amended by Ord. T-011-265 adopted 11-16-82)

## C. POPULATION DENSITY

1. Not more than one (1) residence may be constructed or placed upon a parcel of land which is less than twenty (20) acres in size in the AL-20 District, and less than forty (40) acres in size in the AL-40 District through the AL-640 District, except that one of the following may also be permitted:

(Amended by Ord. T-067-338, adopted 6-26-01)

- a. A temporary Mobile home subject to the provisions of Section 817.2.
  - b. A second dwelling unit subject to the provisions of Section 817.2.  
(Amended by Ord. T-269 adopted 5-24-83)
2. Not more than one (1) additional residence may be constructed or placed upon a parcel per each twenty (20) in excess of twenty (20) acres in the AL-20 District, and each forty (40) acres in excess of forty (4) acres in the AL-40 through the AL-640 District.  
(Amended by Ord. T-067-338, adopted 6-26-01)
  3. Each homesite created pursuant to Section 817.5.A.2b (2) shall reduce by one (1) the number of residential units otherwise authorized on the remainder parcel created from the original parcel. The remainder parcel shall be entitled to no less than one residential unit.  
(Added by Ord. T-067-338, adopted 6-26-01)
  4. Despite other provision of this Division, all residences authorized for construction for which an application was accepted for processing prior to the effective date of this provision (August 1, 2001) that exceed the density standards herein, shall be deemed conforming and not the density standards herein, shall be deemed conforming and not subject to the provisions of Section 876 (Nonconforming Buildings and Uses).  
(Added by Ord. T-067-338, adopted 6-26-01)

#### D. BUILDING HEIGHT

No building or structure erected in this District shall exceed thirty-five (35) feet in height.  
(Amended by Ord. T-080-355, adopted 12-5-06)

#### 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 for below.
- b. 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.

(For swimming pool enclosure requirements see "Fences, Hedges, and Walls."  
Section 817.5-H.)

(Added by Ord. T-254 adopted 4-27-81)

##### 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 provided for below.

b. Corner Lots.

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

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.

(3) Accessory buildings located in the side yard or its projection to the rear property line when abutting a street shall be at least twenty (20) feet from the property line on the side street.

(4) Any accessory building permitted on a side property line shall have provisions for all roof drainage to remain on the subject lot.  
(Amended by Ord. T-254 adopted 4-27-81)

4. Rear Yard

The provisions of the side yard, Section 817.5-E.3.a, b, and c shall apply.

5. Exceptions: Permitted Projections into Required Yards

The provisions of the "R-A" District, Section 821.5-E.5.a. through c, shall apply.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements.

H. FENCES, HEDGES AND WALLS

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

I. OFF-STREET PARKING

1. For agricultural tourism uses and facilities involving retail sales, there shall be at least two (2) square feet of off-street parking area for each one (1) square foot of retail floor space, or fraction thereof.  
(Added by Ord. T-078-353, adopted 12-7-04)
2. The provisions of the General Standards, Section 855-I, shall apply.  
(Added by Ord. T-077-352, adopted 3-2-04)
3. Parking associated with all agricultural tourism special event activities shall be provided on-site, meet the State requirements for the disabled, improved with an acceptable dust palliative and stabilized to reduce particulate emissions in accordance with all County and San Joaquin Valley Air Pollution Control District Standards.  
(Added by Ord. T-078-353, adopted 12-7-04)

J. ACCESS

No requirements for lots greater than five (5) acres in size except those lots created by 817.5-A.3. The provisions of the "A-2" District, Section 819.5-J, shall apply for all lots less than five (5) acres in size and those created by 817.5-A.3.  
(Amended by Ord. 490.172 re-adopted 4-24-79)

K. OUTDOOR ADVERTISING

1. One (1) non-flashing sign for each street frontage, total area of such sign to contain 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.
2. Name signs shall be permitted subject to the following conditions:
  - (1) Name of the premises upon which it is displayed,
  - (2) Name of the owner, lessee of said premises,
  - (3) Address of said premises,
  - (4) Nature of the occupation engaged in on said premises.
3. "For Rent" and "For Sale" signs shall be permitted.
4. 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.
5. Off-site directional signs for major recreational uses, hospitals, and colleges permitted under Section 817.2 shall be subject to the provisions of Section 855-K.
6. Off-site freestanding signs for produce stands and agricultural tourism uses shall be permitted subject to the following conditions:
  - a. Produce stand and agricultural tourism directional signs:

- (1) The number of such signs shall be limited to two per each use, excepting that stands located on properties adjacent to intersections shall be permitted a maximum of four such signs.
- (2) Each sign shall not exceed forty (40) square feet in area, exclusive of architectural features. The sign shall not exceed twelve (12) feet in height.
- (3) Each sign shall contain only the name and address of the produce stand or agricultural tourism use, a directional arrow, approximate distance to the produce stand or agricultural tourism use, and listing of the produce or service available for sale, not including the prices thereof.
- (4) Internally illuminated or floodlighted signs shall be prohibited, but reflective materials may be used.
- (5) The signs shall be located within 2,500 feet of the produce stand structure or agricultural tourism use.
- (6) Each sign shall be located a minimum of ten (10) feet from the paved portion of the adjacent road and outside of the public road right-of-way. In no instance shall signs be located within required rear or interior side yards.
- (7) Such signs shall be prohibited in corner cut-off areas, the location of which are described in Section 822.5-H.2. For purposes of establishing corner cut-off areas, the property line shall be considered to be not less than thirty (30) feet from the centerline of the adjacent roadway.
- (8) Before any sign is erected on any parcel in this District, a Site Plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.

(Added by Ord. T-078-353, adopted 12-7-04)

L. LOADING

No requirements.

SECTION 817.6 - PERMITS REQUIRED

The establishment of any use in the "AL" District which requires Director Review and Approval or a Conditional Use Permit may be established only after such approval or permit and shall be subject to all restrictions or conditions thereof.

(Amended by Ord. 490.174 re-adopted 5-8-79)

(Section 817.7 deleted by Ord. T-275 adopted 4-24-84)

## 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.



## SECTION 821

### "R-A" - SINGLE FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT

The "R-A" District is intended to provide for the development of single family residential estate homes in a semi-rural environment on lots not less than thirty-six thousand (36,000) square feet in area, not more than one (1) dwelling unit permitted on any lot. All regulations for this District are deemed to be necessary for the protection of the quality of the residential environment and for the securing of the health, safety and general welfare of the residents.

#### SECTION 821.1 - USES PERMITTED

The following uses shall be permitted in the "R-A" District. All uses shall be subject to the Property Development Standards in Section 821.5.

(Amended by Ord. 490.174 re-adopted 5-S-79)

- A. One family dwelling units, not more than one (1) dwelling per lot.
- B. Accessory Buildings:
  - 1. Garages.
  - 2. Servants quarters and accessory living quarters on parcels of land having a minimum lot area of thirty-six thousand (36,000) square feet or more.
  - 3. Dwellings for hired agricultural employees on farms or ranches containing ten (10) acres or more.
  - 4. Accessory farm buildings.
- C. Agricultural crops, greenhouses, fruit trees, nut trees, vines, nurseries for producing trees, vines and other horticultural stock.  
(Amended by Ord. 490.31 adopted 10-11-66)
- 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.  
(Amended by Ord. 490.122 adopted 11-30-76)
- E. The keeping of rabbits and other similar small fur-bearing animals for domestic or commercial use, provided that no commercial rabbitry or commercial fur-bearing animal pen or coop shall be kept or maintained upon a lot containing less than thirty-six thousand (36,000) square feet.  
(Amended by Ord. T-038-306 adopted 5-22-90)
- F. The maintaining, breeding and raising of poultry of all kinds for commercial use, subject to the provisions of 868, provided that no commercial poultry facility shall be kept or maintained upon a lot containing less than thirty-six thousand (36,000) square feet.  
(Added by Ord. T-038-306 adopted 5-22-90)
- G. 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 upon a lot containing less than thirty-six thousand (36,000) square feet.  
(Added by Ord. T-038-306 adopted 5-22-90)

- H. Storage of petroleum products for use by the occupants of the premises but not for resale or distribution.
- I. The sale of agricultural products produced upon the subject property.
- J. Apiaries subject to the provisions of Section 855-N.
- K. Home Occupations, Class I, subject to the provisions of Section 855-N.  
(Amended by Ord. T-288 adopted 2-25-86)
- L. Dogs and cats as domestic pets only.
- M. Signs subject to the provisions of Section 821.5-K.
- N. House trailer parking.
- O. Temporary tract offices and model homes, in the tract being developed.  
(Added by Ord. 490.39 adopted 12-5-67)
- P. Day nursery - small.  
(Amended by Ord. 490.188 adopted 10-29-79)

#### SECTION 821.2 - 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. Microwave relay structures.
- B. Day nursery - large.  
(Amended by Ord. 490.188 adopted 10-29-79)
- C. Private or parochial schools of an elementary or secondary level, colleges, public moderate intensity parks and playgrounds.  
(Amended by Ord. 490.175 re-adopted 5-29-79)
- D. Public schools.
- E. Temporary construction materials storage yards in the tract being developed.
- F. Temporary or permanent telephone booths.
- G. Water pump stations.
- H. The maintenance of temporary and permanent farm labor camps when carried on as a secondary function in conjunction with a bona fide agricultural operation on farms or ranches containing twenty (20) acres or more.  
(Added by Ord. 490.96 adopted 4-22-74)
- I. Home Occupations, Class II, subject to the provisions of Section 855-N.  
(Added by Ord. T-288 adopted 2-25-86)

- J. Off-site directional signs for major recreational uses, hospitals and colleges subject to the criteria set forth in Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)
- K. Swimming lessons - small group, subject to the provisions of Section 855-N.
- L. Temporary mobile home occupancy subject to the provisions of Sections 856-A-l.a. and b.  
(Added by Ord. 490.163 adopted 11-14-78; amended by Ord. 490.194 adopted 1-28-80 and Ord. T-269 adopted 5-24-83)
- M. Single mobile home occupancy, subject to the provisions of Section 856.  
(Added by Ord. T-271 adopted 12-1-87)
- N. Second dwelling units, not more than one per lot, subject to the provisions of Section 855-N.  
(Added by Ord. T-269 adopted 5-24-83)
- 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. The maintaining, breeding, and raising of poultry of all-kinds, when not permitted by 821.1-F.  
(Added by Ord. T-038-306 adopted 5-22-90)

**SECTION 821.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT**

The following uses shall be permitted subject to a Conditional Use Permit as provided in Section 853.

- A. Churches.
- B. Country clubs and golf courses.
- C. Boarding, training, breeding, and personal kennels.  
(Amended by Ord. 490.36 adopted 7-25-67)
- D. Day nursery - institutional.  
(Amended by Ord. 490.188 adopted 10-29-79)
- E. Subdivision signs (off-site) subject to conditions of Section 821.5-K.4.
- F. Electric distribution substations.
- G. Radio broadcasting studios in conjunction with radio antenna and transmitters.  
(Added by Ord. 490.9 added 10-7-63)
- H. Swimming lessons - large group, subject to the provisions of Section 855-N.
- I. Public, high intensity parks.  
(Added by Ord. 490.175 re-adopted 5-29-79)

- 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)

#### SECTION 821.4 - USES EXPRESSLY PROHIBITED

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

- A. Advertising structures.
- B. Commercial uses.
- C. Industrial uses.
- D. Multiple family residential uses, except as permitted by Section 821.2.
- E. Temporary and permanent farm labor camps that are not carried on as a secondary function in conjunction with a bona fide agricultural operation.  
(Amended by Ord. 490.31 Adopted 1011-66)

#### SECTION 821.5 - PROPERTY DEVELOPMENT STANDARDS

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

##### A. LOT AREA

Each lot shall have a minimum net area of thirty-six thousand (36,000) square feet. 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.

##### 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.

###### 1. Width

- a. Interior lots shall have a minimum width of one hundred thirty (130) feet.
- b. Corner lots and reversed corner lots shall have a minimum width of one hundred thirty (130) feet.
- c. Lots siding on freeways or railroad rights-of-way shall have a minimum width of one hundred sixty (160) feet.
- d. 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. Depth

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

C. POPULATION DENSITY

The provisions of Section 821.1 and 821.2 shall apply.  
(Amended by Ord. 490.163 adopted 11-14-78)

D. BUILDING HEIGHT

1. No main building or structure erected in this District shall exceed thirty-five (35) feet in height.

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

2. No accessory building erected in this District shall have a height greater than one (1) story, not to exceed twelve (12) feet, to plate height.

3. Exceptions:

All buildings hereafter designed or erected and existing buildings which may be reconstructed, altered, moved, or enlarged, shall comply with the height regulations of the District in which they may be located, with the following exceptions:

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 hereinafter provided.  
(Amended by Ord. 490.169 re-adopted 4-24-79)

b. Aggregate areas 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 line 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.

- e. Garages or carports shall be located not less than twenty (20) feet from any street frontage where the garage door or carport opening faces the street. Where yard requirements pose a greater setback, such setback shall apply.

2. Front Yard

- a. Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot except for special conditions treated below. Where a front yard is proposed to be more than fifty (50) feet, a Site Plan Review shall be required as provided for in Section 874.
- b. Cul-de-sac lots shall have a front yard of not less than twenty-five (25) feet.

c. Partially Build-up Blocks

Where lots comprising fifty (50) percent or more of the block frontage are developed with a front yard either greater or lesser in depth than that prescribed herein, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage. However, a front yard determined in this way shall not be less than twenty (20) feet. Existing front yards of more than fifty (50) feet shall be counted as fifty (50) feet in calculating the average.

d. Neighborhood Unit Plans

Where an entire block frontage is designed and developed as a unit, the minimum front yard requirements may be varied by not more than five (5) feet in either direction provided that the average front yard for the entire frontage is not less than required in the District.

e. Access from Highways

Each lot with vehicular access from a major or secondary highway as shown on the Circulation Element of the General Plan shall have a front yard of not less than sixty (60) feet, extending across the full width of the lot except for the special conditions set forth above, and Site Plan Review shall only be required if the depth of the front yard exceeds seventy-five (75) feet.  
(Amended by Ord. 490.169 re-adopted 4-24-79)

3. Side Yard

- a. Each lot shall have a side yard on each side of not less than fifteen (15) 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.

c. Reversed Corner Lots

On a reversed corner lot, the side yard abutting the street shall be not less than twenty-five (25) feet.  
(Amended by Ord. 490.169 re-adopted 4-24-79)

d. Accessory Buildings in Side Yard

- (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.  
(Amended by Ord. 490.169 re-adopted 4-24-79)
- (3) An accessory building having an opening on an alley shall be located not less than twenty-five (25) feet from the opposite side of the alley; provided, however, that no such accessory building shall be located less than five (5) feet from the property line.
- (4) 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.

e. Main Building Abutting Alley

When siding on an existing alley, a main building shall be located not less than thirty (30) feet from the opposite side of the alley.

4. Rear Yard

- a. Each lot shall have a rear yard of not less than twenty (20) feet. For exceptions for the main building, the General Conditions, Section 855-E.4 shall apply.

(Deletion: Sec. E.3.d(4) by Ord. 490.169 re-adopted 4-24-79)

b. Accessory Buildings

Non-residential accessory buildings may be permitted in a required rear yard except that portion which is an extension of a required street side yard, in accordance with Section 855-N and as follows:  
(Amended by Ord. 490.169 re-adopted 4-24-79)

- (1) Any accessory building may be located on the rear property line when said building is not abutting an existing alley and is not located on an easement,

except that the required setback 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) An accessory building having an opening on an alley shall be located not less than the twenty-five (25) feet from the opposite side of the alley or not less than five (5) feet from the property line.
- (3) 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.
- (4) Where any building or structure, except swimming or wading pools, occupies space in a required rear yard, the amount of space so occupied shall be provided elsewhere on the lot, exclusive of required yard areas. Said substitute space shall have minimum dimensions of eight (8) feet by eight (8) feet.

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 thirty (30) 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 (100) feet from front property lines. However, this shall not apply to the pasturing of animals in the above mentioned setbacks.  
(Amended by Ord. T-254 adopted 4-27-81)



G. LOT COVERAGE

Maximum lot coverage by buildings and structures shall not exceed thirty (30) percent of the total lot area.

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 Area

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 established 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, alley or highway.
- b. There shall be a corner cut-off area on each side of any private driveway intersecting a street or alley. 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 or alley right-of-way.
- c. There shall be a corner cut-off area on each side of any alley intersecting a street or alley. 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 alley where it intersects the street or alley right-of-way.
- d. 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. Swimming Pools

The provisions of Section 855-H.2 shall apply.  
(Added by Ord. 490.123 adopted 12-7-76)

3. 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, except on parcels of five (5) acres or more.

- c. Fences or structures 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.

#### I. OFF-STREET PARKING

The following provisions shall apply, subject to the General Conditions, 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 Uses Permitted By Conditional Use Permit

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 street or alley or recognized private road to off-street parking facilities on the property requiring off-street parking.
2. There shall be pedestrian access from a dedicated and improved street, alley or recognized private road to property used for residential purposes.
3. There shall be an adequate turning area on lots facing on and having access to streets shown on the Circulation Element of the General Plan to permit motor vehicles to head into the street.  
(Amended by Ord. 490.169 adopted 3-5-79)
4. If vehicular access is by way of a driveway parallel with a side lot line, there shall be an access way of not less than ten (10) feet from the street or alley to the building site, said way to be for both pedestrian and vehicular access.

#### K. OUTDOOR ADVERTISING

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

##### 1. Name Plates

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 sign 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 sale 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 821.2 shall be subject to the provisions of Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)

## SECTION 822

### "R-1-A" AND "R-1-AH" - SINGLE FAMILY RESIDENTIAL DISTRICTS

The "R-1-A" and "R-1-AH" Districts are intended to provide for the development of single family residential homes at urban standards on lots not less than twenty thousand (20,000) square feet in area, not more than one (1) dwelling unit permitted on any lot.  
(Amended by Ord. 490.45 adopted 7-9-68)

#### SECTION 822.1 - USES PERMITTED

The following uses shall be permitted in the "R-1-A" and "R-1-AH" Districts. All uses shall be subject to the Property Development Standards in Section 822.5.  
(Amended by Ord. 490.174 re-adopted 5-8-79)

- A. One family dwelling unit, not more than one (1) dwelling per lot.
- B. Accessory buildings, including garage.
- C. Private greenhouses and horticultural collections, flower and vegetable gardens.
- D. Orchards, vineyards, pasture crops, hay crops and row crops.
- E. Poultry raising (limited to hens only) rabbits or similar small fur-bearing animals not to exceed twenty-four (24) of any kind or combination thereof for domestic purposes only.
- F. Horses may be maintained for personal use in the "R-1-AH" District upon an area not less than twenty thousand (20,000) square feet in area in a number not to exceed two (2) animals, with their off-spring less than one (1) year of age. An additional horse may be permitted for each additional twenty thousand (20,000) square feet of lot area, provided that the total number shall not in any case, exceed four (4) horses.  
(Amended by Ord. 490.46 adopted 8-31-68)
- G. Storage of petroleum products only for use of the occupants of the premises, but not for resale or distribution.
- H. Home Occupations, Class I, subject to the provisions of Section 855-N.  
(Amended by Ord. T-288 adopted 2-25-86)
- I. Signs, subject to the provisions of Section 822.5-K.
- J. House trailer parking, subject to the provisions of Section 855-I.1.
- K. Temporary tract offices and model homes, in the tract being developed.  
(Added by Ord. 490.39 adopted 12-5-67)
- L. Day nursery - small.  
(Amended by Ord. 490.188 adopted 10-29-79)

#### SECTION 822.2 - 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. Day nursery - large.

(Amended by Ord. 490.188 adopted 10-29-79)

- B. Microwave relay structures.
- C. Public moderate intensity parks and playgrounds.  
(Amended by Ord. 490.175 re-adopted 5-29-79)
- D. Public schools.
- E. Sales of agricultural products produced upon the property.
- F. Temporary construction materials storage yards in the tract being developed.
- G. Temporary or permanent telephone booths.
- H. Water pump stations.
- I. Home Occupations, Class II, subject to the provisions of Section 855-N.  
(Added by Ord. T-288 adopted 2-25-86)
- J. Off-site directional signs for major recreational uses, hospitals and colleges subject to the criteria set forth in Section 855-K.  
(Added by Ord. 490.105 adopted 4-22-75)
- K. Swimming lessons - small group, subject to the provisions of Section 855-N.
- L. Second dwelling units, not more than one per lot, subject to the provisions of Section 855-N.  
(Added by Ord. T-269 adopted 5-24-83)
- M. Single mobile home occupancy, subject to the provisions of Section 856.  
(Added by Ord. T-271 adopted 12-1-87)
- N. 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)

### SECTION 822.3 - 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. Churches and parochial schools.
- B. Country clubs and golf courses.
- C. Day nursery - institutional.  
(Amended by Ord. 490.188 adopted 10-29-79)
- D. Private schools.
- E. Public libraries.
- F. Subdivision signs (off-site) subject to the conditions of Section 822.5-K.4.
- G. Electric distribution substations.

- H. Swimming lessons - large group, subject to the provisions of Section 855-N.
- I. Public, high intensity parks.  
(Added by Ord. 490.175 readopted 5-29-79)
- 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. Private roads, as specified in the Fresno County Improvement Standards and the provisions of Section 855-N.  
(Added by Ord. T-266 adopted 9-6-83)

#### SECTION 822.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "R-1-A" and "R-1-AH" Districts.

- A. Multiple family residential uses, except as permitted by Section 822.2.
- B. Commercial uses.
- C. Industrial uses.
- D. Agricultural uses not specifically listed as permitted.
- E. Advertising structures.  
(Amended by Ord. 490.45 adopted 7-9-68)

#### SECTION 822.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all lands and structures in the R-1-A and R-1-AH Districts.

##### A. LOT AREA

Each lot shall have a minimum net area of twenty thousand (20,000) square feet. 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.

##### B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots not 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.

###### 1. Width

- a. Interior lots shall have a minimum width of one hundred ten (110) feet.
- b. Corner lots shall have a minimum width of one hundred ten (110) feet.
- c. Reversed corner lots shall have a minimum width of one hundred ten (110) feet.

- d. Lots siding on freeways or railroad rights-of-way shall have a minimum width of one hundred thirty (130) feet.
- e. Curve lots and cul-de-sac lots shall have a minimum street frontage width of eight (80) feet.

2. Depth

- a. Lots facing on local streets shall have a minimum depth of one hundred thirty (130) feet.
- b. Lots facing on streets shown on the Circulation Element of the General Plan shall have a minimum depth of one hundred thirty (130) feet.
- c. Lots backing on freeways or railroad rights of way shall have a minimum depth of one hundred fifty (150) feet.

C. POPULATION DENSITY

The provisions of Section 822.1 and 822.2 shall apply.

D. BUILDING HEIGHT

- 1. No main building or structure erected in this District shall exceed thirty-five (35) feet in height.  
(Amended by Ord. T-080-355, adopted 12-5-06)
- 2. No accessory building erected in this District shall have a height greater than one (1) story, not to exceed twelve (12) feet, to plate height.
- 3. Exceptions:

All buildings hereafter designed or erected and existing buildings which may be reconstructed, altered, moved, or enlarged, shall comply with the height regulations of the District in which they may be located, with the following exceptions:

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 be extended the full width or depth of the lot and shall be open from the ground to the sky, except as hereinafter provided.  
(Amended by Ord. 490.169 re-adopted 4-24-79)
- b. Aggregate area of 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 Director Review and Approval Procedure 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.  
  
(For swimming pool enclosure requirements see "Fences, Hedges, and Walls." Section 855-H.2).
- e. Garages or carports shall be located not less than twenty (20) feet from any street frontage where the garage door or carport opening faces the street. Where yard requirements pose a greater setback, such setback shall apply.

### 2. Front Yard

- a. Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot except for special conditions treated below. Where a front yard is proposed to be more than fifty (50) feet, a Site Plan Review shall be required as provided for in Section 874.
- b. Curve lots and cul-de-sac lots shall have a front yard of not less than twenty-five (25) feet.
- c. Hillside Lots

Any lot having a grade of more than twenty-five (25) percent from the curb line to a point midway between the side lot lines at a distance of fifty (50) feet from the front lot line may have a front yard which is not less than fifty (50) percent of the depth required for a front yard in the district in which said lot is located. A private garage or carport may be erected in said front yard provided said garage or carport:

  - (1) Is located not less than five (5) feet from the front line, and

- (2) Shall have no doorways or other openings equipped in such a manner that when open or being opened will project beyond said front lot line.

d. Partially Built-up Blocks

Where lots comprising fifty (50) percent or more of the block frontage are developed with a front yard either greater or lesser in depth than that prescribed herein, the average of such existing front yards shall establish the front yards for the remaining lots in the block frontage. However, a front yard determined in this way shall be not less than twenty (20) feet. Existing front yards of more than fifty (50) feet shall be counted as fifty (50) feet in calculating the average.

e. Neighborhood Unit Plans

Where an entire block frontage is designed and developed as a unit, the minimum front yard requirements may be varied by not more than five (5) feet in either direction provided that the average front yard for the entire frontage is not less than that required in the District.

3. Side Yard

- a. Each lot shall have a side yard on each side of not less than ten (10) feet except for special conditions treated below.

b. Hillside Lots

In hillside areas where all the following conditions exist:

- (1) The top of the slope is at the property line between adjoining lots held under separate ownerships;
- (2) The difference in vertical elevation between the top and the toe of the slope is six (6) feet or more; and
- (3) The grade of the slope between the property line and the top of said slope is two (2) feet horizontal to one (1) foot vertical (2:1) or greater;
- (4) The minimum distance from the toe or top of the slope to a main building shall be not less than five (5) feet. On the lower lot, this distance shall be increased one (1) foot for every additional one (1) foot of height above six (6) feet.

c. 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.

d. Reversed Corner Lots

On a reversed corner lot, the side yard abutting the street shall be not less than twenty-five (25) feet.

(Amended by Ord. 490.169 re-adopted 4-24-79)

e. Accessory Buildings in Side Yard

- (1) Any accessory building located less than eighty-five (85) 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 eighty-five (85) feet or more from the front property line, except that no structure shall be permitted in a required yard which abuts a street.  
(Amended by Ord. 490.169 re-adopted 4-24-79)
- (3) An accessory building having an opening on an alley shall be located not less than twenty-five (25) feet from the opposite side of the alley; provided, however, that no such accessory building shall be located less than five (5) feet from the property line.
- (4) 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.

f. Main Building Abutting Alley

When siding on an existing alley, a main building shall be located not less than thirty (30) feet from the opposite side of the alley.

4. Rear Yard

- a. Each lot shall have a rear yard of not less than twenty (20) feet. For exceptions for the main building, the General Conditions, Section 855-E.4 shall apply.

b. Hillside Lots

In hillside areas where all the following conditions occur:

- (1) Where the top of the slope is a property line between adjoining lots held under separate ownerships;
- (2) Where the difference in vertical elevation between the top and the toe of the slope is six (6) feet or more; and
- (3) Where the grade of the slope between the property line and the toe of said slope is two (2) feet horizontal to one (1) foot vertical (2:1) or greater;
- (4) The minimum distance from the toe or top of the slope to any main building on said lot shall be not less than fifteen (15) feet and said distance on the lower lot shall be increased by one (1) foot for every additional one (1) foot of height above six (6) feet.

c. Accessory Buildings

Non-residential accessory buildings may be permitted in a required rear yard, except that portion which is an extension of a required street side yard, in accordance with Section 855-N and as follows:

(Amended by Ord. 490.169 re-adopted 4-24-79)

- (1) Any accessory building may be located on the rear property line when said building is not abutting an existing alley and is not located on an easement, except that the required setback for accessory structures on reversed 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) An accessory building having an opening on an alley shall be located not less than the twenty-five (25) feet from the opposite side of the alley, or not less than five (5) feet from the property line.
- (3) 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.
- (4) Where any building or structure, except swimming or wading pools, occupies space in a required rear yard, the amount of space so occupied shall be provided elsewhere on the lot, exclusive of required yard areas. Said substitute space shall have minimum dimensions of eight (8) feet by eight (8) feet.

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 required front or rear yard not more than thirty (30) 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 (100) feet from front property lines. (For through lots, both frontages shall be considered front property lines.) However, horses may be pastured

upon irrigated pasture in the above mentioned side and rear yards.  
(Amended by Ord. T-254 adopted 4-27-81)

G. LOT COVERAGE

Maximum lot coverage by buildings and structures shall not exceed thirty (30) percent of the total lot area.

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. Required Fences and Walls

- a. Where lots are one (1) acre or less, a fence or wall not less than five (5) feet nor greater than six (6) feet in height shall be constructed at the tops of all slopes when all of the following conditions apply:
- (1) Where the top of the slope is a property line between adjoining lots held under separate ownerships,
  - (2) Where the difference in vertical elevation between the top and the toe of the slope is six (6) feet or more, and
  - (3) Where the grade of the slope between the property line and the toe of said slope is two (2) feet horizontal to one (1) foot vertical (2:1) or greater.

b. Swimming Pools

The provisions of Section 855-H-2 shall apply.  
(Amended by Ord. 490.123 adopted 12-7-76)

2. Corner Cut-Off Area

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

- a. There shall be a corner cut-off area at all intersecting and intercepting 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 such 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 or alley. 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 or alley right-of-way.
- c. There shall be a corner cut-off area on each side of any alley intersecting a street or

alley. 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 alley where it intersects the street or alley right-of-way.

- d. 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.

### 3. 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.
- c. Fences or structures 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 effects of mass, noise, and lighting upon surrounding residences.  
(Amended by Ord. 490.187 adopted 9-24-79)

## I. OFF-STREET PARKING

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

### 1. For Residential Uses

- a. There shall be at least one (1) parking space in a garage or carport 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.

### b. Hillside Lots

On a lot having a grade of more than twenty-five (25) percent (measured from the curb line to a point midway between the side lot lines at a distance of fifty (50) feet from the front lot line), a private garage or carport may be erected in the front yard provided it is located not less than five (5) feet from the front lot line and further provided it shall have no doors or other openings equipped in such a manner that when open or being opened they will project beyond said front lot line.

### 2. For Uses Permitted by Conditional Use Permit

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 street, recognized private road or alley to off-street parking facilities on the property requiring off-street parking.
2. There shall be pedestrian access from a dedicated and improved street or recognized private road to property used for residential purposes.
3. There shall be an adequate turning area on lots facing on and having access to major and secondary streets shown on the Circulation Element of the General Plan to permit motor vehicles to head into the street.  
(Amended by Ord. 490.169 adopted 3-5-79)
4. If vehicular access is by way of a driveway parallel with a side lot line, there shall be an access way of ten (10) feet from the street or alley to the building site, said way to be for both pedestrian and vehicular access.

#### K. OUTDOOR ADVERTISING

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

##### 1. Name Plates

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.
  - (4) Nature of the home occupation engaged in on said premises.

(Amended by Ord. 490.169 adopted 3-5-79)

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

"For Rent" and "For Sale" signs shall be permitted. Not more than two (2) such signs, not exceeding a total of six (6) square feet in area, shall be permitted on any lot or parcel.  
(Added by Ord. 490.32 adopted 12-13-66; amended by Ord. 490.45 adopted 7-9-68)

##### 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 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 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.  
(Amended by Ord. 490.169 adopted 3-5-79)

4. Off-Site Subdivision Signs - Temporary Real Estate Directional 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 create hazardous traffic conditions. Such signs shall 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.  
(Amended by Ord. 490.169 adopted 3-5-79)

5. Temporary Off-Site Open Houses 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 822.2 shall be subject to the provisions of Section 855-K.



## SECTION 823

### "R-1-E" AND "R-1-EH" - SINGLE FAMILY RESIDENTIAL ESTATE DISTRICTS

The "R-1-E" and "R-1-EH" Districts are intended to provide for the development of single family residential estate homes at a semi-rural density on lots of not less than 37,500 square feet in area.

The regulations for both districts are identical except that horses are a permitted use in the "R-1-EH" District.

(Added by Ord. 490.45 adopted 7-9-68)

#### SECTION 823.1 - USES PERMITTED

The following uses shall be permitted in the "R-1-E" and "R-1-EH" Districts. All uses shall be subject to the Property Development Standards in Section 823.5.

- A. All uses permitted in the "R-1-A" District, Section 822.1, and under the same restrictions, conditions and limitations as specified in said Section 822.1.
- B. Horses may be maintained for personal use in the "R-1-EH" District upon an area not less than thirty-seven thousand five hundred (37,500) square feet in a number not to exceed two (2) adult animals with their off-spring less than one (1) year of age. An additional horse may be permitted for each additional twenty thousand (20,000) square feet of lot area, provided that the total number shall not, in any case, exceed four (4) horses.

(Amended by Ord. 490.46 adopted 8-13-68)

#### SECTION 823.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval by the Director.

- A. The uses listed in the "R-1-A" District, Section 822.2, shall apply.

#### SECTION 823.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided for in Section 853.

The uses listed in the "R-1-A" District, Section 822.3, shall apply.

#### SECTION 823.4 - USES EXPRESSLY PROHIBITED

The uses listed in Section 822.4 are uses expressly prohibited.

#### SECTION 823.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "R-1-E" and "R-1-EH" Districts.

A. LOT AREA

Each lot shall have a minimum area of thirty-seven thousand five hundred (37,500) square feet.

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.

1. Width

- a. Interior, corner and reversed corner lots shall have minimum widths of one hundred fifty (150) feet.
- b. Lots siding on freeways, or railroad rights-of-way shall have minimum widths of one hundred sixty (160) feet.
- c. Curve lots and cul-de-sac lots shall have a minimum street frontage width of one hundred (100) feet.

(Added by Ord. 490.197 adopted 3-31-80)

2. Depth

All lots shall have minimum depths of two hundred (200) feet.

C. POPULATION DENSITY

The provisions of Section 822.1 and Section 822.2 shall apply.

D. BUILDING HEIGHT

The provisions of Section 822.5-D shall apply.

E. YARDS

1. General Yard Requirements

The provisions of Section 822.5-E.1 shall apply.

2. Front Yard

- a. Each lot shall have a front yard of not less than fifty (50) feet extending across the full width of the lot except for special conditions provided for below. Where a front yard is proposed to be more than one hundred (100) feet, the site plan review shall be required as provided for in Section 874.
- b. Curve lots and cul-de-sac lots shall have a front yard of not less than (40) feet.

(Added by Ord. 490.197 adopted 3-31-80)

c. Hillside Lots

The provisions of Section 822.5-E.2.c shall apply.

d. Partially Built-up Blocks

Where lots comprising fifty (50) percent or more of the block frontage are developed with a front yard either greater or lesser in depth than that prescribed herein; the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage. However, a front yard determined in this way shall not be less than thirty-five (35) feet.

Existing front yards of more than one hundred (100) feet shall be counted as one hundred (100) feet in calculating the average.

3. Side Yard

a. Each lot shall have a side yard on each side of not less than fifteen (15) feet except for special conditions treated below.

b. Hillside Lots

The provisions of Section 822.5-E.3.b shall apply.

c. Corner and Reversed Corner Lots

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

d. Accessory Buildings in Side Yards

The provisions of Section 822.5-E.3.e shall apply.

e. Main Building Abutting Alley

The provisions of Section 822.5-E.3.f shall apply.

4. Rear Yard

The provisions of Section 822.5-E.4, shall apply.

5. Exceptions: Permitted Projections Into Required Yards

The provisions of Section 822.5-E.5 shall apply.

F. SPACE BETWEEN BUILDINGS

The provisions of Section 822.5-F shall apply.

G. LOT COVERAGE

The provisions of Section 822.5-G shall apply.

H. FENCES, HEDGES AND WALLS

The provisions of Section 822.5-H shall apply.

I. OFF-STREET PARKING

The provisions of Section 822.5-I shall apply.

J. ACCESS

The provisions of Section 822.5-J shall apply.

K. OUTDOOR ADVERTISING

The provisions of Section 822.5-K shall apply.