

**ORDINANCE NO. 2000-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
AMENDING AND UPDATING THOSE PORTIONS OF THE ZONING ORDINANCE  
APPLICABLE TO RESIDENTIAL DISTRICTS**

**WHEREAS**, the City Council adopted the Zoning Ordinance on November 7, 1996, and

**WHEREAS**, the City Council has directed Staff to review and update those provisions of the Zoning Ordinance, where appropriate; and

**WHEREAS**, at its meeting of August 13, 1998, the Planning Commission discussed the reformatting and updating of those provisions of the Zoning Ordinance applicable to the Residential Districts; and

**WHEREAS**, after discussion at the August 13, 1998, Planning Commission meeting, Staff was given direction on potential amendments to the Permitted Uses and Development Standards; and

**WHEREAS**, at a duly noticed public hearing at its meeting of March 11, 1999, the Planning Commission considered the initial revisions and directed Staff to make copies available to the public for an extended review period; and

**WHEREAS**, at a duly noticed public hearing at its meeting of November 10, 1999, the Planning Commission considered the final draft of the revisions; and

**WHEREAS**, after deliberation, the Planning Commission directed minor changes and adopted Resolution PC99-16, forwarding to the City Council its recommendation that Zoning Ordinance Amendment 99-01 be adopted; and

**WHEREAS**, at each of the Planning Commission public hearings; all those in attendance were given the opportunity to be heard and their testimony was considered in the decision; and

**WHEREAS**, the City Council considered the recommendation of the Planning Commission at a public hearing on March 2, 2000, and a continued public hearing on March 16, 2000; and

**WHEREAS**, the City Council has found and determined that Zoning Ordinance 99-01 is exempt from the provisions of the California Environmental Quality Act under the general rule that projects that have no potential for environmental impacts are exempt; and

**WHEREAS**, all those in attendance at the City Council public hearing were given an opportunity to be heard and their testimony was considered in their decision.

**IT IS HEREBY ORDAINED** by the City Council of the City of American Canyon to adopt a new Municipal Code Chapter 19.10, Residential Districts, as set forth in Exhibit A, attached hereto and incorporated herein by reference.

**I. Effective Date**

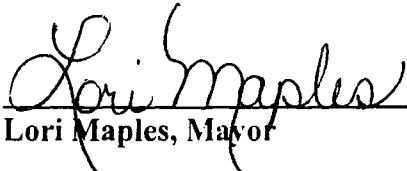
A summary of this Ordinance shall be published once in the Vallejo Times Herald, a newspaper of general circulation serving the City of American Canyon, within fifteen (15) days after its passage and shall become effective thirty (30) days after the date of its adoption.

**II. Severability**

The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable. Where a conflict arises between the provisions of Ordinance 2000-03 and the Zoning Ordinance, the provisions of this Ordinance shall apply.

The foregoing Ordinance was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 2nd day of March, 2000, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 16th day of March, 2000, by the following vote:


<b>AYES:</b>	Maples, Colcleaser, Anderson, Canziani, Shaver
<b>NOES:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	None

  
\_\_\_\_\_  
Lori Maples, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Mark Joseph, City Clerk

**APPROVED AS TO FORM:**

  
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William D. Ross, City Attorney

## Chapter 19.10

### Residential Districts

#### Sections:

19.10.010	Purpose and Intent
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19.10.150	Nonconforming Building Lines

#### 19.10.010 Purpose and Intent.

A. **Purpose.** The purpose for establishing these Residential Districts, Permitted Uses, and Development Standards is to:

1. Provide appropriately located areas for residential development consistent with the General Plan and with standards of public health and safety established by the Municipal Code;
2. Ensure adequate light, air, privacy, and open space for each dwelling by establishing reasonable development standards for the mass, scale, and location on a building site for all new residential construction;
- 3.. Achieve a high standard of site and building design, and design compatibility with surrounding neighborhoods;
4. Provide for a range of permitted uses and activities within the various Residential Districts; and
5. Provide sites for public and semi-public land uses needed to complement residential development or requiring location in a residential environment.

**B. Intent.** The intent of this Chapter is to establish a range of permitted uses and reasonable development standards to guide the orderly development within each Residential District in a manner consistent with the General Plan's Land Use Schedule and Sub-Area Schedule.

**19.10.020 Establishment of Districts.** In order to provide sufficient land to meet the housing needs of all existing and future residents of the City, the following Residential Districts are hereby established:

**RR (Rural Residential) Districts**

To provide for very low-density residential uses and related activities in existing or proposed large-lot residential neighborhoods, and in the peripheral foothill areas of the City. There are two separate RR Districts:

The RR-20000 District requires a minimum lot size of 20,000 square feet.

The RR-10000 District requires a minimum lot size of 10,000 square feet.

**RS (Suburban Residential) Districts**

To provide for low-density residential uses and related activities in areas of the City predominated by subdivisions with single-family lot patterns, there are two separate RS Districts:

The RS-8000 District with a minimum lot size of 8,000 square feet;

The RS-6500 District with a minimum lot size of 6,500 square feet.

**RM (Medium Residential) Districts**

To accommodate multi-family residential uses in areas of minimal constraints and ready access to transportation and services, with single-family uses allowed under some circumstances in conformance with the General Plan. Development in the RM-District shall be within the range of five to 12 units per gross acre.

**RH (High Residential) Districts**

To provide for high-density multi-family residential uses in areas of minimal constraints and ready access to transportation and services, and to provide a range of housing opportunities. There are two separate RH Districts:

The RH-1 District with a density range of 12 to 16 units per gross acre.

The RH-2 District with a density range of 16 to 20 units per gross acre.

**19.10.030 Applicability.** The provisions of this Chapter shall apply to all uses within the Residential Districts as shown on the Official Zoning District Map of the City of American Canyon. Development within the Residential Districts shall conform with all applicable development standards, regulations, and performance standards of this Title.

**19.10.040 Permitted Uses.** Table 1 of this Chapter sets forth the permitted and conditionally permitted uses for each Residential District. A "P" designates permitted uses. A "C" indicates conditionally permitted uses subject to approval of a Use Permit by the Planning Commission. If no letter is found opposite a particular use, it is not permitted in that District.

**19.10.050 Lot Area, Yard Setbacks, and Building Coverage Standards.** Table 2 of this Chapter sets forth the minimum lot area, minimum yard setbacks, and lot coverage standards for each Residential District. The provisions of this Section shall establish the minimum lot area and yard and setback standards for each Residential Zoning District.

**A. Minimum Lot Area:** Except as otherwise provided by this Chapter, the minimum lot area shall be determined by multiplying the lot width by the lot depth. The lot width shall be the horizontal distance between the side property lines measured at right angles to the depth at a point midway between the front and rear property lines. The lot depth shall be the horizontal distance between the front and rear property lines of a site measured along a line midway between the side property lines.

1. Flag Lots

a. The area of a flag lot's access corridor shall not be included in determining the site area of the lot (see Figure A-2).

b. The corridor of land which provides access to a street for a flag lot shall have a minimum street frontage of 16 feet and a minimum width which is less than the required lot width but not less than 16 feet (see Figure A-2).

2. Width of Residential Corner Lots. The minimum width of corner lots in a Residential District shall be a minimum of 10 percent greater than the minimum width for the District specified in Table 2 of this Chapter.

3. Depth Adjoining State Highway or Railroad. A lot whose rear lot line abuts a state highway or railroad right-of-way shall have a minimum depth that is at least 20 percent greater than the lot depth standard for the applicable Zoning District.

4. Minimum Lot Frontage on a Cul-de-sac. Unless otherwise approved by the City Council in conjunction with the approval of a Subdivision Map, all lots in the bulb of a cul-de-sac shall have a minimum width or street frontage at the property line of 40 feet.

**B. General Yard Provisions:** Except as otherwise provided by this Chapter and specific District regulations, the provisions of this Section apply to the placement of principal structures. The location of accessory buildings, equipment, and uses and the required separation between primary buildings is addressed elsewhere in this Chapter.

1. Point of Measurement. Except as otherwise provided, required yards shall be measured as the minimum horizontal distance from the appropriate front, side, or rear property line or street/alley right-of-way line of the site to a line parallel thereto on the site (see Figure A-1).
2. Partially-Improved Streets. Where a site abuts a street having only a portion of its required width dedicated or reserved for street purposes, site area and required yards shall be measured from a line drawn on the boundary of the additional width required for street purposes abutting the site.
3. Irregularly-Shaped Lots. On corner lots, through lots, lots with three or more frontages, flag lots, and irregularly-shaped lots where the provisions of this Chapter do not clearly establish the location of yards and lot lines, the Planning Director shall make such determination, using the provisions of this Chapter for guidance.

**C. Projections into Yards.** Projections are permitted into yards required for principal buildings as follows, subject to the provisions of the Uniform Building Code:

1. Eaves and cantilevered roofs may project up to two and one-half feet, provided:
  - a. That such eaves or cantilevered roofs are not closer than two and one-half feet to any lot or street line.
  - b. That no portion of such eaves or cantilevered roofs are less than eight feet above grade.
  - c. That there are no vertical supports or members within the required yard (see Figure A-3).
2. Fireplace structures, buttresses, and wing walls may project up to two and one-half feet, provided:
  - a. That a minimum 5 feet is provided on the side yard where front yard access is provided.
  - b. That such structures shall not be utilized to provide closets or otherwise increase usable floor area.
  - c. That such fireplace structures are not wider than six feet measured in the general direction of the wall of which it is a part (see Figure A-4).
3. Bay and greenhouse windows may project up to two and one-half feet, provided:

- a. That such windows are not closer than two and one-half feet to any lot or street line.
  - b. That there are no vertical supports or members within the required yard.
4. Uncovered porches, platforms, landings, and decks, including access stairs thereto may project up to three feet into required interior side yards, and up to five feet into required front, rear, and corner side yards, provided:
  - a. That such projections shall not be closer than two feet to any lot or street line.
  - b. That such projections are open and unenclosed; provided, however, that an openwork railing not to exceed three and one-half feet in height may be installed.
  - c. That such projections do not exceed any average height of one foot.
  - d. That such projections do not extend above the level of the first floor.
5. Awnings and canopies may project up to two and one-half feet into required interior side yards and five feet into required front, rear, and corner side yards, provided:
  - a. That such awnings or canopies are not closer than two and one-half feet to any lot or street line.
  - b. That such awnings or canopies have no vertical support within such yard.
  - c. That such awnings or canopies extend only over the windows or doors to be protected, and for not more than one foot on either side thereof
6. Covered patios attached to a dwelling unit may project into a required rear yard, provided:
  - a. That such patio is not closer than five feet to any lot line.
  - b. That such patio shall remain permanently unenclosed on at least two sides. This provision, however, shall not preclude the placement of detachable screens.
  - c. A freestanding patio shall be subject to the same requirements as accessory buildings in rear yards as provided by Section 19.10.060.
7. Rain conductors, downspouts, utility-service risers, shutoff valves, sills, capitals, bases, cornices, and belt courses may project up to one foot into a required yard.

8. Water heaters, water softeners, and utility meters, including service conduits and pipes, enclosed or unenclosed may project up to two and one-half feet into a required interior side or rear yard, provided that such structures or equipment are not closer than two and one-half feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project up to two and one-half feet into a required front or corner side yard.
9. Wall and window-mounted air conditioners, coolers, and fans may project into any required yard, provided that such equipment is not closer than two and one-half feet to any lot line.

**D. Parking in Required Front Yards.**

1. In front of any required garage there shall be a permanently surfaced area measuring no less than one foot greater in width on each side of the overhead door and no less than 20 feet in depth.
2. No vehicular parking shall be permitted in a required front yard in any Residential District except on an area permanently surfaced (with continuous surfacing to point of access from a public or private street) for parking by paving, gravel, brick, grasscrete, concrete pavers or similar materials. No more than 50% of the required front yard for lots with 60 feet or more of street frontage may be paved and used for vehicular parking. An increased percentage of paved area may be permitted by the Planning Director on lots with lesser frontage to allow up to a 30-foot wide driveway including flag lots where the entire flag access corridor may be paved.
3. Access to a parking space may only be from an approved driveway approach constructed to City Standards unless otherwise approved by the City Engineer. Handicapped access ramps in City sidewalks shall not be used for access to either a parking space in a front yard or access to a side or rear yard.

**E. Maximum Building Coverage.** The maximum building coverage allowed in each Residential District is the percentage of the building site covered by all primary and accessory structures on the site, measured horizontally to the outside face of exterior walls or structural members. Open decks and balconies and open breezeways connecting two buildings are not included in lot coverage.

**19.10.060 Accessory Structures, Equipment and Uses.** Accessory structures, equipment and uses are permitted in required yards of Residential Districts as provided herein:

**A. Accessory Structures**

1. Accessory structures may be located no closer than 3 feet to the side and rear yards required for the primary structure, provided that in the aggregate, no more



than 50 percent of the required rear yard area shall be covered by accessory structures. Accessory structures are permitted only on lots having a primary dwelling.

2. On a reversed corner lot, an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot, and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot.
3. Maximum height of an accessory structure shall be 15 feet.
4. Steel shipping containers may not be located in any Residential District unless it is not visible from any public property or right-of-way.

**B. Planters.** Planter boxes and masonry planters are permitted in all required yards not to exceed a height of three and one-half feet.

**C. Swimming Pools.** A swimming pool is permitted in a required rear or side yard provided it is not closer than five feet to any lot line.

**D. Swimming Pool Equipment and Safety Fences.**

1. Swimming pool or spa equipment vaults may be located in a side yard so long as a minimum clear distance is provided between the vault and a fence, wall, or other structure of three feet.
2. Swimming pool or spa equipment vaults may be located adjacent to a rear property line within a required side yard.
3. Required safety fences for swimming pools and spas six feet in height or less may be located within any required side or rear yard.

**19.10.070 Distance Between Buildings in Residential Districts.** The provisions of this Section shall apply where more than one building is placed on a parcel in a Residential District:

**A. Distance Between Main Buildings.** A minimum distance of 10 feet shall be maintained between all primary residential buildings established on the same lot or parcel of land.

**B. Distance Between Accessory and Primary Buildings.** Except where a greater distance is otherwise required by this Chapter, a minimum distance of six feet shall be required between any primary residential building and an accessory building established on the same lot or parcel of land.

**C. Projections Between Buildings.** The following projections are permitted within the required distance between buildings, provided they are developed subject to the same standards

as, and not closer to a line midway between such buildings, than is permitted in relation to a side lot line within a required interior side yard:

1. Eaves and cantilevered roofs.
2. Fireplace structures, buttresses, and wing walls.
3. Rain conductors and spouts, water tables, sills, capitals, cornices, and belt courses.
4. Awnings and canopies.
5. Water heaters, water softeners, gas or electric meters, including service conductors and pipes.
6. Stairways and balconies above the level of the first floor.
7. Uncovered porches, platforms, landings, and decks, including access stairs thereto, which do not extend above the first floor are permitted within the required distance between buildings without distance restriction.

**19.10.080 Fences and Walls.** Fences and walls in Residential Districts may be erected and maintained in required yards subject to the standards specified herein. All height limitations applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall.

**A. Location in Yards**

1. Front yards. Fences and walls within a required front yard shall not exceed a height of 42 inches.
2. Corner side yards.
  - a. Fences and walls within a required corner side yard shall not exceed three and one half feet in height where closer than ten feet to the street line, nor exceed six feet in height where ten feet or more from said street line, notwithstanding the provisions of the following subsection related to vision clearance.
  - b. On a corner lot, no fence, wall, hedge, or other artificial obstruction within a triangular area formed by the street property lines and a line connecting points on the street property lines equal to the front setback (for the applicable Zone District but no less than 20 feet) from the street intersection shall exceed a height of three (3) feet above established grade at the edge of the existing or proposed pavement, provided that trees pruned to eight feet above street grade shall be permitted (see Figure A-5).

3. Interior side and rear yards. Fences and walls within a required interior side or rear yard shall not exceed six feet in height. When not within required setbacks, maximum fence height shall be 10 feet.
4. Lots of 20,000 square feet or more. On lots of 20,000 square feet or more, a six-foot (6') high, fifty (50) percent see-through fence (when viewed at a 45-degree angle) may be located within the required front yard setback, if the wall/fence is located within the property line of the subject parcel. If gated, gates for vehicles must be set back a minimum of twenty (20) feet from the property line.

**B. Retaining Walls**

1. Retaining walls not exceeding six feet in height are permitted in all yards.
2. Where a retaining wall protects a cut below the natural grade and is located on a front, side, or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; providing, however, that in any event an open-work non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety.
3. Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each foot in height, to up to five feet; provided, however, that this does not permit a wall or fence in required yards higher than permitted by this Section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in an orderly, neat fashion.

**C. Exempted Fences and Walls.** Where a fence or wall exceeding the maximum heights specified by this Section is required by any law or regulation of the State of California, a fence or wall not exceeding such required height is permitted.

**D. Measurement of Fence and Wall Height.** The height of a fence or wall shall be measured from the highest adjacent grade. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such fence or wall exceed the maximum height specified.

**E. Minor Variation to Fence Height Restrictions/Conditional Fence Permit.** The Planning Director, after providing notice to adjacent property owners, may consider approval of a Conditional Fence Permit to allow fence heights up to 2 1/2' higher than those specified in this section for Residential Districts based on the following criteria:

1. The proposed increased fence height will not create negative shading impacts on adjacent properties or impacts are mitigated through use of open fence design features.
2. The proposed increased fence height incorporates appropriate architectural details and materials that assure compatibility with existing fences and fence patterns.
3. The proposed increased fence height in a front or exterior side yard area does not create traffic hazards or detract from the neighborhood character by creating visual obstructions to open front yard patterns on an established neighborhood street.
4. Any action by the Planning Director on a Conditional Fence Permit may be appealed to the Planning Commission.

#### **19.10.090 Height Limits.**

**A. Maximum Height.** The maximum building height in each Residential District is set forth in Table 2 of this Chapter.

**B. Height Measurement.** The height of a structure shall be measured vertically from the average elevation of the natural grade of the ground covered by the structure (see Figure A-6) to the highest point of the structure or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for hip, gable, or gambrel roofs.

#### **C. Projections Above Permitted Height**

1. Architectural projections such as mechanical equipment enclosures and other appurtenant roof-top structures or penetrations such as skylights, stairwells, and ventilation atria; spires, cupolas, chimneys, and other design elements integral to the overall design character of a building and intended to distinguish its design may be permitted above the height limits where not in conflict with the intent of this Chapter, but may not exceed 20 percent of the horizontal area of the floor area below or 10 feet in height above the main roof above which they are situated.
2. Utility poles and towers shall not be subject to the height limits prescribed in the district regulations.

**19.10.100 Parking Requirements.** The requirements of this Section shall apply to all new residential construction and any residential building proposed for alteration or additions except as provided herein. These requirements shall be considered minimum standards. The decision-making authority for a project may require more parking than is required when it finds that due to the characteristics of a project, the application of the above standards may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in

nearby private lots. Fractional space requirements of .5 or more shall be counted as the next largest whole space.

**A. Number of Spaces Required**

1. For each single-family unit, either detached or attached in a condominium or similar project, there shall be at least two enclosed garage spaces.
2. In attached multi-family condominium projects, there shall be at least one guest parking space for each four units.
3. For each apartment unit with one or more bedrooms in a rental multi-family complex of two or more units there shall be at least two covered parking spaces per unit, one of which must be an enclosed garage, the other may be a covered carport.
4. For each four units in a rental multi-family complex there shall be at least one guest parking space.
5. For each Studio unit in a multi-family rental complex there shall be at least one covered parking space.

**B. Dimensional Requirements.**

1. Required minimum two-car garages for single-family residences shall be 20 feet wide and 20 feet deep.
2. Each enclosed single garage space shall be a minimum of 10 feet wide by 20 feet deep.
3. Each carport space shall be a minimum of 10 feet wide and 20 feet deep.
4. The required clear height for garages and carports shall be no less than seven feet, six inches.

**C. Parking Lot Entries.** All parking lot or common parking area entries shall have the minimum widths specified in the City's *Engineering Standards and Specifications*.

**D. Landscaping.** Surface parking areas of ten or more spaces shall have a landscaped area equal to a minimum of 10% of the parking and circulation area.

**E. Screening.** Surface parking areas of ten or more spaces adjacent to a public or private street shall have a solid wall, opaque fence, berm, or compact evergreen hedge with a maximum height of 42 inches, measured from the finished surface of the parking area.

**F. Location of Parking Spaces.**

1. Required parking for single-family dwellings and secondary units shall be located on the same lot as the dwelling served, and shall not be located within a required front or street side setback area.
2. Required parking for multifamily dwellings shall be located on the same lot as the dwelling served, or in the case of parking being located in a common area, not more than 150 feet from the dwelling served, and shall not be located within a required front or street side setback area.

**G. Tandem Parking.** Tandem parking may be allowed for single- and two-family dwelling units when the tandem space is behind the covered space serving the same unit.

**H. Carports.** Any carport or open parking area for five or more cars serving a residential use shall be screened by a solid wall or fence six feet in height, except that the height of a wall or fence adjoining a required front yard or within a front yard setback, shall be not less than two feet or more than forty-two (42") inches.

**I. Garages.**

1. Garages shall provide adequate interior area for standard parking spaces.
2. Garage door openings shall have a minimum height of seven feet and shall be covered by a solid or sectional overhead door which shall be constructed of wood, metal or fiberglass, and painted, stained or treated to be harmonious with the exterior of the residential structure.
3. For all new construction or remodels and additions where a residence is required to be brought up to current Uniform Codes, all garage interior surfaces shall be finished with gypsum board or equivalent, nailed and taped in accordance with the minimum standards of the Uniform Building Code as adopted by the City. On walls or the ceiling where fire protection or fire rating is required, a minimum of 5/8" gypsum board or equivalent shall be used. On walls or ceilings where fire protection or fire rating is not required, a minimum of 1/2" gypsum board shall be used.
4. For all garages and carports that may have been previously converted to a habitable space without securing Building Permits, the following conditions shall apply:
5. Building Permits may be issued for the following cosmetic improvements without requiring any previously converted carports or garages to be updated to current Uniform Codes and inspected:

- a. A re-roof where no structural changes to the roof are required or proposed and where no chimneys or fireplace or heater vents penetrate the roof;
  - b. Changing windows and doors except in the converted area;
  - c. Interior remodels where no changes are proposed to the converted area or walls contiguous to the converted area.
6. Building Permits may be issued for minor additions to existing rooms, interior and exterior remodel, re-roofing, upgrading windows and doors, and other similar improvements to an existing residence without requiring a previously converted garage or carport to be restored to its original use and configuration so long as that portion of the building that was converted to another use without benefit or building permits or inspections is brought up to the standards of the Uniform Building Codes adopted by Ordinance of the City Council in effect at the time Building Permit are issued for the additional or new work.
7. Where a Building Permit is requested for the addition of one or more bedrooms or the addition of a second floor, the converted area shall be brought into compliance with the Uniform Codes in effect at the time of the Building Permits are issued, and a garage with space for two vehicles shall be provided. Where a two-car garage may not be constructed due to practical difficulties or unusual circumstances such as lot size, lot configuration, or topography, a Variance application may be submitted to the Planning Commission for consideration.

**19.10.110 Garage Sales.** Garage sales, estate sales (which includes estate auctions), and personal property sales shall be subject to the following regulations:

- A. Merchandise.** Only the sale of personal household items is allowed. The sale of items acquired for resale or items assembled or manufactured on the premises (including products from a home occupation but excluding arts and crafts items) for the purpose of resale is prohibited. All transactions shall take place on the property of the owner conducting the event.
- B. Displays.** No item for sale shall be displayed within the public right-of-way.
- C. Duration and Frequency.** A sale or auction shall not exceed three consecutive days and occur no more than six times per calendar year on any one parcel. This regulation does not preclude the sale of individually advertised items at any time, provided they are not displayed so as to be visible from public view, other than legally parked vehicles and trailers.
- D. Signs.** All signs shall conform to the requirements set forth in this Title for Sign Regulations. All signs shall be removed within two days of the estate or garage sale.

**19.10.120 Second Residential Units.** The purpose of this Section is to increase the supply of smaller units and rental housing units by allowing second residential units on lots

containing a single-family dwelling in the various RR and RS Districts, and to establish design and development standards for second residential units to ensure that they are compatible with existing neighborhoods and consistent with the City General Plan and its Elements. This Section is intended to comply with requirements of the State Government Code (Section 65852.1 et seq.) related to second units.

**A. Definition.** "Second unit" means a residential dwelling unit that is part of, an extension to, or on the same lot as a detached single-family dwelling-, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons. "Second unit" includes efficiency units, as defined in Section 17958.1 of the Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code. A second unit is considered a residential use that is consistent with the General Plan and zoning designations for the lot. Second units are not "accessory uses" as defined in this Title.

**B. Development Standards.** Second Dwelling Units shall be permitted in any Planned Community or Specific Plan District, subject to the criteria specified in the approved Planned Development Permit. Second Dwelling Units are permitted in any RR and RS Districts, subject to compliance with the provisions of this Chapter and the following development standards:

1. Location:
  - a. The second unit shall be permitted on a lot in the RR and RS District where one, and only one, primary detached, single-family dwelling is permitted.
  - b. No more than one primary and one second-dwelling unit may be located on any lot.
  - c. Any second unit must conform to all yard area, setback requirements, and lot coverage standards of the underlying Zoning District.
2. Height. A detached second residential unit may not have more than a single story.
3. Maximum Unit Size.
  - a. A detached second unit shall not have more than one bedroom, and shall not contain a gross floor area in excess of 800 square feet except in the RR zone where units up to 1200 square feet in area may be permitted.
  - b. A second unit created by the internal conversion of an existing single-family dwelling shall not occupy more than 30 percent of the total floor area of the building, including any proposed addition, but excluding the garage area.
4. Off-Street Parking.



- a. A second unit shall be provided with one off-street parking space in addition to the off-street parking spaces required for the on-site single-family dwelling. The space may be uncovered.
  - b. The location of the required parking space shall conform to the requirements of this Chapter.
5. Owner Occupancy. A lot with a second unit shall be the primary residence of its owner. The owner may occupy either the primary or second unit.
6. Subdivision. No subdivision of land or air rights that separates a second unit from the primary unit shall be allowed.
7. Design Standards. Second units shall comply with the following design standards that are intended to maximize the compatibility of second units with the neighborhoods in which they are located.
  - a. The second unit shall be designed so that the appearance of the site remains that of a single-family residence, insofar as possible. Where feasible, any new entrances to a second unit attached to the primary unit shall be located on the side or at the rear of the structure.
  - b. The design of the second unit shall be aesthetically compatible with the primary structure and the surrounding neighborhood, including the coordination of colors, materials, roofing, other architectural features, and landscaping.
  - c. The location and orientation of a second unit shall not materially reduce the privacy otherwise enjoyed by residents of adjoining properties. The Planning Director shall consider, but is not limited to considering, the placement of windows, decks and balconies, landscape screening, height, and number of stories in determining if privacy will be materially reduced.
  - d. The shape and siting of a second unit, and especially of any portions thereof that exceed one story in height shall be such as to minimize the blocking of views and direct sunlight for nearby lots and other residential facilities in the surrounding neighborhood.
8. Approval Process. No second unit may be established until an application for a Conditional Use Permit has been approved by the Planning Commission in accordance with this Title.
9. Required Findings. In addition to the findings required for a Conditional Use Permit, the Planning Commission shall make the following findings before granting a Conditional Use Permit for a second unit:

- a. The second unit meets all of the development and design standards set forth in this Chapter.
  - b. Public utilities and services are adequate to serve both dwellings on the subject lot.
  - c. The character and integrity of the single-family neighborhood within which the second unit is proposed will be maintained.
10. Deed Restrictions. Before obtaining a building permit for a second unit, the property owner shall file with the County Recorder a declaration of restrictions, containing a reference to the deed under which the property was acquired by the present owner and stating that:
- a. The second unit shall not be sold separately.
  - b. The second unit is restricted to the approved size, unless modified by future approvals.
  - c. The Conditional Use Permit for the second unit shall be in effect only so long as either the primary residence or second unit is occupied by the owner of record as their principal residence. Should the permit expire for lack of compliance with this requirement, one of the units shall be altered so as to prevent its use as a separate residence (i.e., removal of cooking facilities).
  - d. The above declarations are binding upon any successor in ownership of the property; lack of compliance shall make the conditional use permit for the second unit null and void.

#### **19.10.130 Manufactured Homes.**

**A. Intent.** It is the intent of the City to provide opportunities for the placement of manufactured homes in Single Family Residential districts, consistent with state law and to ensure that such manufactured homes are designed and located so as to be harmonious within the context of the surrounding houses and neighborhood.

**B. Approval.** Approval by the Planning Director is required prior to the issuance of Building Permits for individual manufactured homes on a site in any Residential District, subject to the provisions of this Section. The Planning Director shall review each proposed manufactured home to determine compatibility in design and appearance with residential structures in the vicinity, based upon design and development criteria set forth in this Section.

**C. Location.** Manufactured homes may be located in any Residential District where a single family detached dwelling is permitted, subject to the same restrictions on density and to the same property development regulations.

**D. Design and Development.** The design and development criteria set forth herein is intended to protect neighborhood integrity, provide for harmonious relationships between manufactured homes and surrounding uses, and minimize problems that could occur as a result of locating manufactured homes on building sites designated for single family residential uses. Each manufactured home:

1. Shall be at least 18 feet wide, as measured at its narrowest width;
2. Shall be built on a permanent foundation approved by the Building Official;
3. Shall have been manufactured after June 15, 1976, and shall be certified under the National Manufactured Home Construction and Safety Act of 1974, and shall be installed in accordance with the provisions of the most recent Edition of the Uniform Building Code adopted by the City;
4. Shall provide skirting of exterior finish materials extending to the finished grade;
5. Shall provide exterior siding material compatible with adjacent residential structures; shiny or metallic finishes are prohibited;
6. Shall have a roof with a pitch of not fewer than 3 inches vertical rise per 12 inches horizontal distance;
7. Shall have roofing material of concrete or asphalt tile, shakes, or shingles complying with the most recent Editions of the Uniform Building Code adopted by the City;
8. Shall provide eaves or roof overhangs of not less than one foot as measured from the vertical side of the unit;
9. Shall maintain a finished floor elevation no higher than 20 inches above the exterior finished grade; and
10. Shall maintain required covered parking in accordance with the provisions of this Chapter. The exterior materials and roofing proposed for any garage shall be the same as those materials used on the main structure.

**E. Cancellation of State Registration.** Whenever a manufactured home is installed on a permanent foundation, any registration of said manufactured home with the State of California shall be canceled, pursuant to state laws and regulations. Before any occupancy certificate may be issued for use of such a manufactured home, the owner shall provide to the Building Official satisfactory evidence showing that the state registration of the manufactured home has been or will, with certainty, be canceled; if the manufactured home is new and has never been registered

with the state, the owner shall provide the Building Official with a statement to that effect from the dealer selling the home.

**19.10.140 Undergrounding of Utilites.** Prior to the issuance of any permits for new development in any Residential District, utility service to the site shall be undergrounded in accordance with the requirements of the Public Works Department unless otherwise approved by the City Engineer and Planning Director.

**Section 19.10.150 Nonconforming Building Lines.** Where an existing, legal, non-conforming structure encroaches into a setback which was established after the building was constructed, the existing building line may be continued, subject to Planning Director approval.

**Table 1**  
**Permitted and Conditionally Permitted Uses**  
**Residential Districts**

RESIDENTIAL DISTRICT	ZONING DISTRICTS				Related Provisions
	RR	RS	RM	RH	
<b>Use Classifications</b>					
<b>Residential</b>					
Congregate Living Facility	-	-	P	P	
Farm Employees Housing	-	-	-	-	
Garden Apartments	-	-	P	P	
Mobile Home	-	-	-	-	
Mobilehome Park	C	C	C	C	Chapter 19.10
Multi-Family Residential	-	-	P	P	
Residential Care Home	P	P	-	-	
Second Residential Unit	C	C	-	-	Chapter 19.22
Single Family Residential					
-Detached	P	P	P1	P1	1GP Policy 1.8.3
- Semi-Detached	P1	P2	P	P	1GP Policy 1.7.1 2GPPolicy 1.7.2
Townhouses	-	-	P	P	
<b>Commercial</b>					
Adult Business	-	-	-	-	
Animal Sales and Service	-	-	-	-	
- Boarding Kennel	-	-	-	-	
- Grooming	-	-	-	-	
- Medical Care	-	-	-	-	
- Retail Sales	-	-	-	-	
Bank, Savings and Loan	-	-	-	-	
- Drive-Up Service	-	-	-	-	
- Walk-Up Service	-	-	-	-	
Building Materials and Services	-	-	-	-	
Catering	-	-	-	-	
Commercial Printing	-	-	-	-	
- Limited Printing	-	-	-	-	
Communication Services	-	-	-	-	
Entertainment, Indoor	-	-	-	-	
- Amusement Center	-	-	-	-	
- Gaming	-	-	-	-	
Funeral and Interment Services	-	-	-	-	
Health Services	-	-	-	-	
Laboratory	-	-	-	-	
Lodging Services					
- Bed and Breakfast Inn	C	-	-	-	
Long-Term Care Facility	-	-	-	-	

RESIDENTIAL DISTRICT	ZONING DISTRICTS				Related Provisions
	RR	RS	RM	RH	
Use Classifications					
Maintenance and Repair Services	-	-	-	-	
Nursery	-	-	-	-	
Offices, Business, and Professional	-	-	-	-	
On-Premise Liquor Consumption	-	-	-	-	
- Tasting Room	-	-	-	-	
Pawnshops	-	-	-	-	
Personal Improvement Services	-	-	-	-	
- Night Use	-	-	-	-	
Personal Services	-	-	-	-	
Recycling Collection Center	-	-	-	-	
Restaurant	-	-	-	-	
- Night Use	-	-	-	-	
Restaurant, Take Out	-	-	-	-	
-Night Use	-	-	-	-	
Retail Food Sales	-	-	-	-	
- Convenience Store	-	-	-	-	
- Liquor Store	-	-	-	-	
Retail Sales	-	-	-	-	
- Limited	-	-	-	-	
- Visitor Oriented	-	-	-	-	
Vehicle/Equipment Sales and Service	-	-	-	-	
- Automobile Rental	-	-	-	-	
- Automobile Washing	-	-	-	-	
- Service Station	-	-	-	-	
- Vehicle/Equipment Repair	-	-	-	-	
- Vehicle/Equipment Sales, Lease and Rentals	-	-	-	-	
Wholesaling, Commercial	-	-	-	-	
<b>Industrial</b>					
Hazardous Use	-	-	-	-	
Industry, General	-	-	-	-	
Industry, Limited	-	-	-	-	
Mineral Extraction	-	-	-	-	
Recycling Center	-	-	-	-	
Research and Development	-	-	-	-	
Vehicle/Equipment Services	-	-	-	-	
- Vehicle/Equipment Repair	-	-	-	-	
- Vehicle Storage	-	-	-	-	
Wholesaling, Distribution and Storage	-	-	-	-	
- Trucking Terminal	-	-	-	-	
- Small Scale	-	-	-	-	

RESIDENTIAL DISTRICT	ZONING DISTRICTS				Related Provisions
	RR	RS	RM	RH	
Use Classifications					
<b>Recreational</b>					
Campground	-	-	-	-	
Marina	-	-	-	-	
Recreational Vehicle Park	-	-	-	-	
Recreational Facilities, Private	-	-	-	-	
Recreational Facilities, Public	P	P	P	P	
Recreation and Sports, Outdoor	C	C	C	C	
Recreation, Passive	C	C	C	C	
Staging Area	C	C	-	-	
<b>Public and Quasi-Public</b>					
Ambulance Service	-	-	-	-	
Animal Shelter	-	-	-	-	
Antenna	P	P	P	P	
-Exceeding Height Limitations	C	C	C	C	
Cemetery	-	-	-	-	
Charitable Uses	-	-	-	-	
Club, Lodge	-	-	-	-	
Community Center	-	C	C	C	GP Policy 1.12.1
Conference Center	-	-	-	-	
Cultural Facility	-	C	C	C	GP Policy 1.121
Day Care Center	C	C	C	C	GP Policy 1.23.5
Government Facility	-	-	-	-	
Homeless Shelter	-	-	C	C	Chapter 19.29
Hospital	-	-	-	-	
Maintenance and Service Facility	-	-	-	-	
Public Information Center	-	-	-	-	
Public Parking	-	-	-	-	
- Structure	-	-	-	-	
Public Safety Facility	C	C	C	C	
Religious Facility	C	C	C	C	GP Policy 1.23.4
School	C	C	C	C	GP Policy 1.12.1
Transportation Facility	-	-	-	-	
Utilities, Major	C	C	C	C	
Utilities, Minor	P	P	P	P	
<b>Agriculture</b>					
Animal Husbandry	-	-	-	-	
Crop Production	-	-	-	-	
Winery	-	-	-	-	
<b>Accessory</b>					
Accessory Dwelling Unit					

RESIDENTIAL DISTRICT	ZONING DISTRICTS				Related Provisions
	RR	RS	RM	RH	
Use Classifications					
Livestock Keeping	P	P	-	-	Chapter 19.265
Cafeteria	-	-	-	-	
Caretaker's Quarters	-	-	-	-	
Day Care Home, Large	C	C	-	-	
Day Care Homes, Small	P	P	P	P	
Guest House	C	C	-	-	
Home Occupation	P	P	P	P	Chapter 19.25
Horticulture, Limited	P	P	P	P	
Recreational Facilities, Private	-	-	-	-	
Room Rentals	C	C	-	-	
<b>Temporary</b>					
Animal Show	-	-	-	-	
Circus, Carnival	-	-	-	-	
Commercial Filming	C	C	C	C	
Live Entertainment	-	-	-	-	
Mobile Structures	C	C	C	C	Chapter 19.17
Personal Property Sales	P	P	P	P	
Retail Sales, Outdoor	-	-	-	-	
Seasonal Sales	-	-	-	-	
Street Fair	-	-	-	-	
Tent	-	-	-	-	



**Table 2  
Schedule of Residential District Regulations**

Zoning Districts	RR-20000	RR-10000	RS-8000	RS-6500	RM	RH
Minimum area per lot	20,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,500 sq. ft.	20,000 sq. ft. <sup>1</sup>	20,000 sq. ft. <sup>1</sup>
Minimum width per lot	75 feet	70 feet	65 feet	60 feet	100 feet <sup>1</sup>	100 feet <sup>1</sup>
Minimum depth per lot	120 feet	110 feet	100 feet	90 feet	100 feet <sup>1</sup>	100 feet <sup>1</sup>
Minimum front yard garage	20 feet --	20 feet --	15 feet 20 feet	15 feet 20 feet	15 feet 20 feet	20 feet --
Minimum side yard						
first story	10 feet	10 feet	5 feet	5 feet	5 feet	5 feet
second story	10 feet	10 feet	8 feet	8 feet	10 feet	10 feet
street side of corner lot	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum rear yard	20 feet	20 feet	20 feet	15 feet	10 feet	10 feet
Maximum building coverage	30%	30%	40%	40%	50%	50%
Maximum density	per underlying General Plan designation					
Maximum number of stories	2.5	2.5	2.5	2.5	3	3
Maximum building height						
main structure	35 feet	35 feet	35 feet	35 feet	42 feet	42 feet
detached accessory bldg.	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet

<sup>1</sup> Applies only to the subdivision of master parcels for future development. The minimum lot size, width and depth standards for individual residential lots shall be in accordance with an approved development plan.

D;rev1910cc:February 24, 2000

Figure A-1  
Yard Measurements

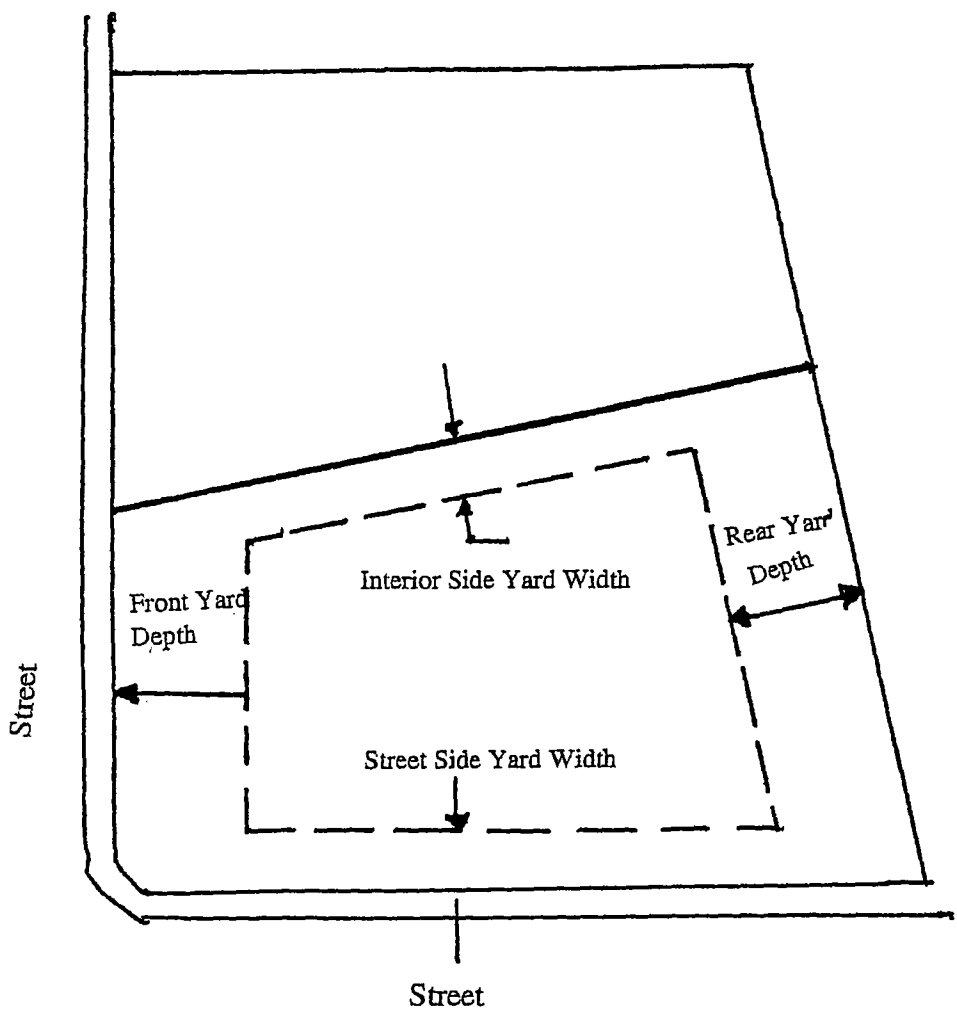


Figure A-2  
Flag Lots

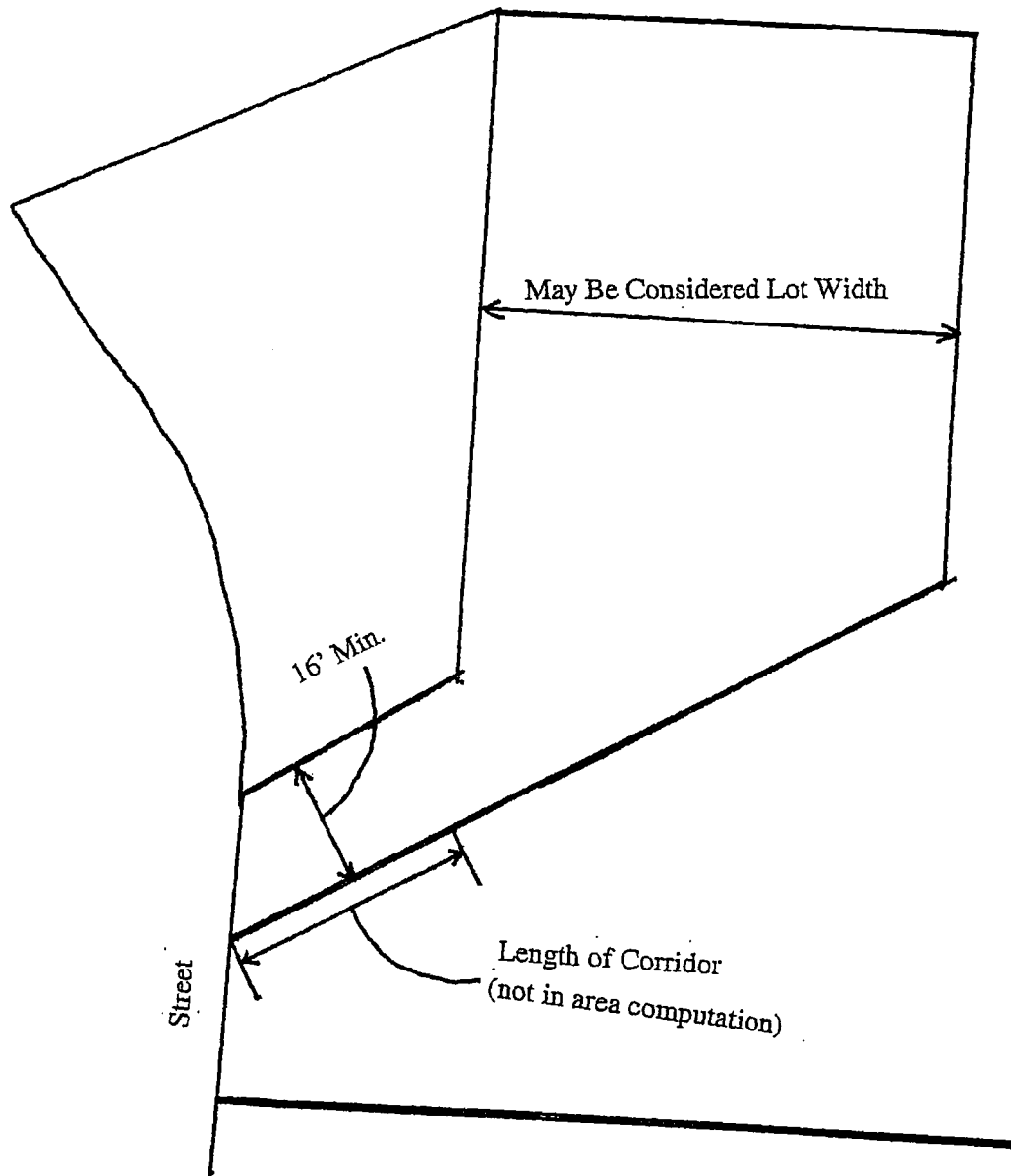


Figure A-3

Eaves and Cantilevered Roofs in Required Yards

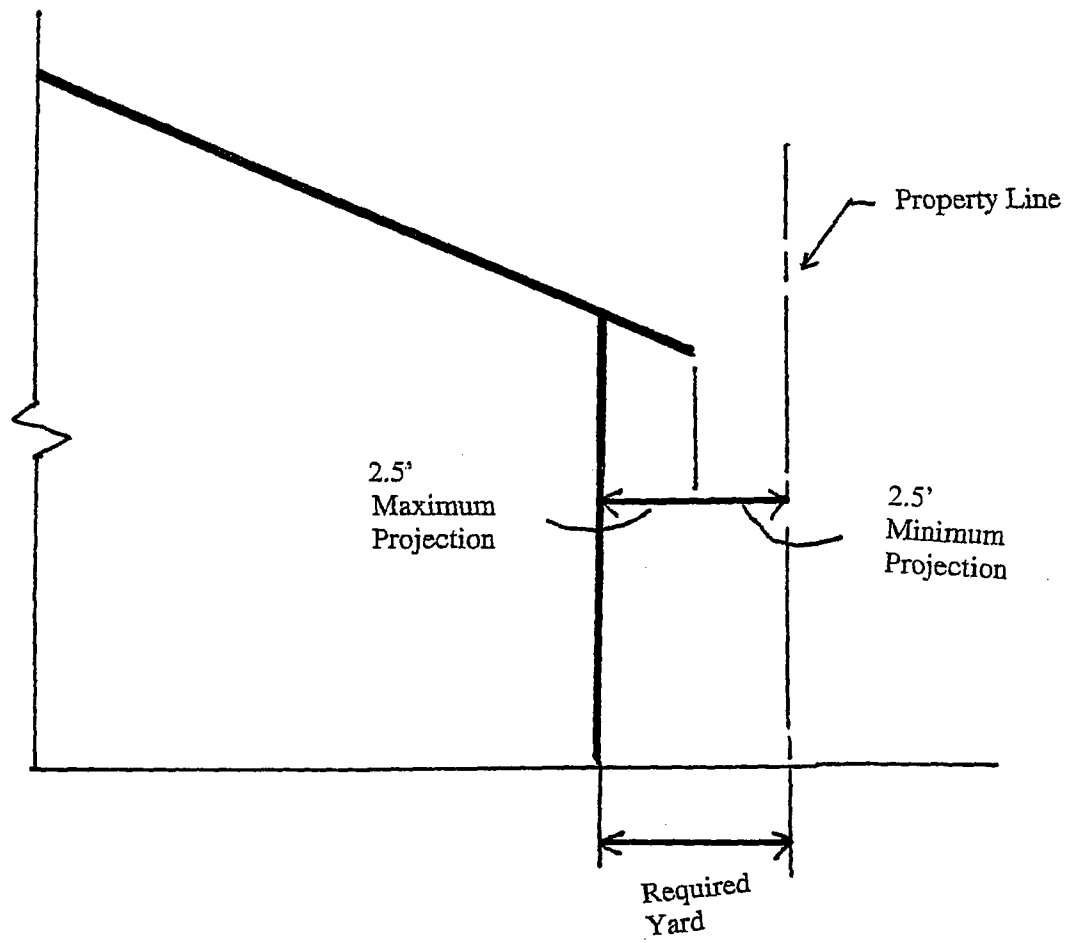


Figure A-4

Fireplace Structures in Required Yards

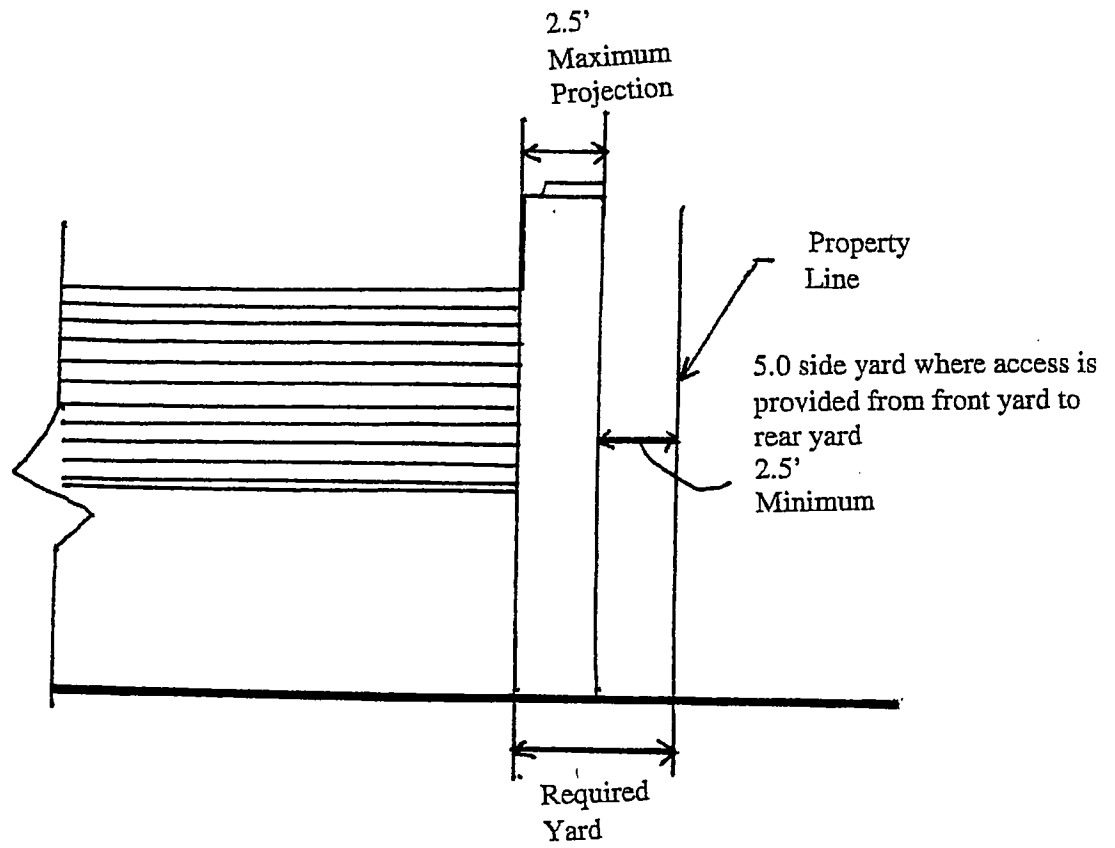


Figure A-5  
Corner Lot Vision Clearance

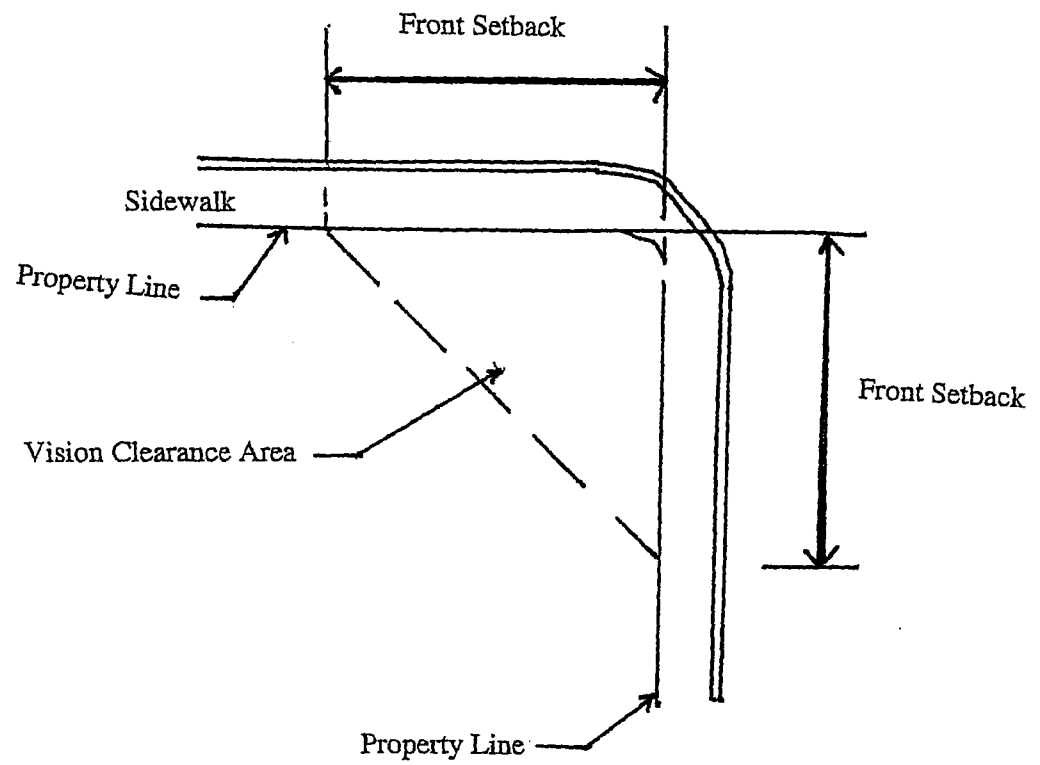


Figure A-6

Building Height Measurement

