

Chapter 4

Residential Zone Districts

18.04.010 PURPOSE AND INTENT

The General Plan outlines goals, objectives, and policies regarding the character of residential land uses and development. It is the purpose of this Chapter to provide regulations that implement those goals, objectives and policies that will assure availability of a wide range of residential housing opportunities and dwelling unit types to meet the needs of present and future residents of all socioeconomic groups in the Residential (R) zone districts.

It is also the intent of this Chapter to ensure adequate light, air, privacy, and open space for each dwelling, minimize traffic congestion, avoid overloading of utilities resulting from the construction of buildings of excessive bulk or number in relation to the surrounding land area, protect residential properties from objectionable noise, illumination, unsightliness, odors, smoke and other deleterious influences; and facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

18.04.020 RESIDENTIAL ZONE DISTRICTS

1. Starlite Estates (RR-0.5) Zone District

It is the intent and purpose of the Starlite Estates (RR-0.5) zone district to provide suitable areas and appropriate environment for low density, single-family rural residential uses where certain agricultural activities can be successfully maintained in conjunction with residential uses. The RR-0.5 zone is intended to be applied to the area known as Starlite Estates and adjoining private lands which may be without fully developed services.

2. Rural Residential (RR) Zone District

The primary purpose of the Rural Residential (RR) zone district is to provide suitable areas and appropriate environments for low density, single family rural residential and estate type uses where certain agricultural activities can be successfully maintained in conjunction with residential uses on relatively large parcels. The RR zone district is intended to be applied to the areas outside the urban communities of the County which are generally without fully developed services and where individual residences are expected to be largely self-sustaining, particularly for water and sewage disposal.

3. Single Family Residential (R-1) Zone District

The primary purpose of the Single Family Residential (R-1) zone district is to provide for and protect the atmosphere and lifestyle associated with detached, single family residential neighborhoods and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.

4. Duplex (R-2) Zone District

The primary purpose of the Duplex (R-2) zone district is to protect established neighborhoods of such dwellings and to provide space suitable in appropriate locations for additional housing development of single family dwelling units as well as duplexes.

5. Multiple Family Residential (R-3) Zone District

The primary purpose of the Multiple Family Residential (R-3) zone district is to provide a zone classification for those areas designated for multiple residential developments beyond that permitted by the R-2 zone district. This zone district is intended to provide locations for multiple-housing developments such as apartments, townhouses, condominiums and mobilehome parks with enhanced amenities, such as common open space.

5. Residential Densities

The actual density that may be attained in a residential district shall be determined by the residential land development review process and public hearings as set forth on the Official Zone Map of the affected district and the General Plan Land Use Diagram. The Planning Director, Planning Commission, and/or Board of Supervisors shall have the authority to reasonably condition, or recommend, as the case may be, proposed residential development to ensure that appropriate transitions are provided and that the proposed development is compatible with adjacent residential land uses, both existing and proposed.

18.04.030 USE REGULATIONS

Table 4.A identifies those land uses or activities that may be permitted or conditionally permitted in each R zone district.

**Table 4.A
Uses Permitted Within Residential Zone Districts**

Legend

P Permitted Subject to Consistency Assessment

C Permitted Subject to Approval of a Conditional Use Permit

Table

18.04.040 ACCESSORY USES

Accessory structures and uses customarily incidental to any permitted or conditionally permitted use are permitted when located on the same parcel subject to other relevant regulations in this Title. These accessory structures and uses include, but are not limited to, outbuildings, guest units and cottages that do not contain a kitchen, garages, signs, swimming pools, fences, hedges, walls, mechanical equipment, solar or geothermal energy systems for onsite use, storage, home occupations, gardens, and animal maintenance.

In the RR zone district, rooming and boarding is permitted as an accessory uses to not more than three (3) persons.

In the R-1 and R-2 zone districts, not more than one (1) room in a dwelling unit shall be rented to a lodger, and no room shall be rented more than two (2) persons.

18.04.050 SPECIFIC DEVELOPMENT REGULATIONS

Table 4.C lists development standards specific to the R Zoning Districts.

**Table 4.C
Development Standards in Residential Zone Districts**

	RR-0.5	RR	R-1	R-2	R-3
Minimum Parcel Area <i>(Refer to Note Nos. 1 and 2)</i>	0.5 acres	1 acre	5,800 square feet	6,500 square feet	10,000 square feet
Minimum Parcel Width	100 feet	125 feet	50 feet	50 feet	75 feet
Front Yard Setback <i>(Refer to Note Nos. 2, 3, and 4)</i>	25 feet	50 feet	25 feet	25 feet	15 feet
Side Yard Setback <i>(Refer to Note Nos. 2, 3, and 4)</i>	5 feet	20 feet	5 feet	5 feet	5 feet for each story
Rear Yard Setback <i>(Refer to Note Nos. 2, 3, and 4)</i>	25 feet	30 feet	20 feet	20 feet	15 feet
Maximum Height (Primary Structures)	2½ stories or 30 feet	2½ stories or 30 feet	2½ stories or 35 feet	3 stories or 40 feet	3 stories or 40 feet
Maximum Height (Accessory Structures)	2 stories or 25 feet	2 stories or 25 feet	20 feet	2 stories or 25 feet	2 stories or 25 feet
Minimum Distance Between Buildings	10 feet	10 feet	10 feet	10 feet	10 feet
Residential Density	As specified by General Plan				

1. Minimum parcel area may be modified on the official Zoning Map.
2. R-3 Zone: Minimum parcel size may be modified by conditional use permit. Front yard – 15 feet except when abutting an R-1 and R-2 zone, then 25 feet, unless adjacent property has a nonconforming structure – then the front yard shall be the same as the adjacent developed property. Side Yard: 5 feet for each story, 0 feet for accessory buildings but 5 feet on one side. Rear Yard: 15 feet, 0 feet for accessory buildings.
3. In an R-1 Zone District an existing dwelling may be enlarged by an extension so as to occupy not more than 30 percent of the area of a required rear yard, provided that no building after extension shall exceed 35 feet in height or be less than five feet from any lot line. An existing garage located in a side or rear yard

- may be connected to a main building by an addition if it is located not less than five feet from any lot line and is used exclusively to provide automobile parking space.
4. Darwin Townsite Special Yard Standards: For nonconforming parcels created prior to the adoption of Ordinance No. 943 Sect. 4 (Part) adopted in 1994, which have less area than required under applicable parcel size requirements of the RR zone district, R-1 yard standards may be substituted for the RR zone yard standards. Creation of new parcels shall not be construed to be the date of merger if any, but the date of original creation of these parcels.