

18.21.030 - Residential District Allowable Land Uses and Permit Requirements

A. General permit requirements. Table 2-1 identifies the uses of land allowed by this Development Code in each residential zoning district, and the planning permit required to establish each use, in compliance with § 18.20.030 (Allowable Land Uses and Planning Permit Requirements).

B. Requirements for certain specific land uses. Where the last column in Table 2-1 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted use, Zoning Clearance required						
	MUP Minor Use Permit required (see § 18.71.060)						
	UP Use Permit required (see § 18.71.060)						
	S Permit requirement set by Specific Use Regulations						
	— Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Agricultural accessory structure	P	P	–	–	–	–	18.42.030
Animal keeping	S	S	S	S	S	S	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Equestrian facility	UP	–	–	–	–	–	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	
Private residential recreation facility	UP	UP	MUP	MUP	MUP	MUP	
School - Private	UP	UP	UP	UP	UP	UP	
School - Public	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Notes:

- (1) See Article 10 for land use definitions.

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RESIDENTIAL USES

Condominium conversion - 3 units maximum per parcel	-	-	-	P	UP	UP	
Home occupation	P	P	P	P	P	P	18.42.080
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110
Manufactured home	P	P	P	P	P	P	18.42.110
Multifamily housing, 3 units	-	-	-	P	P	P	18.42.120
Multifamily housing, 4 or more units	-	-	-	UP	UP	P	18.42.120
Co-housing, 4 or more units	-	-	-	UP	UP	P	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.) of more than 3,000 SF or 3 units	-	-	-	UP	UP	UP	
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE)	-	-	-	UP	UP	UP	
Second unit – ADU/JADU	P	P	P	P	P	P	18.42.170
<u>Tiny Homes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.42.175</u>
Single residential unit	P	P	P	P	P	P	

RETAIL TRADE AND GENERAL SERVICES

Accessory retail and services	-	-	-	P	P	P	18.42.020
Artisan shop	-	-	-	UP	UP	UP	
Neighborhood market	-	-	UP	UP	UP	UP	18.21.060
Restaurant, cafe, coffee shop	-	-	UP	UP	UP	UP	18.21.060

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SERVICES - BUSINESS AND PROFESSIONAL (2)

Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP	
Medical services - Doctor office	—	—	—	UP	UP	P	18.21.060
Medical services - Extended care	—	—	—	UP	UP	UP	
Medical services - Hospital	—	—	—	UP	UP	UP	
Office - Accessory	P	P	P	P	P	P	
Office - Professional or administrative	—	—	—	—	—	UP	18.21.060

SERVICES

Day care, adult - 6 or fewer clients	MUP	MUP	MUP	MUP	MUP	MUP	
Day care, adult - 7 or more clients	—	—	—	UP	UP	UP	
Day care, child - Small family day care home	P	P	P	P	P	P	
Day care, child - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060
Day care, child - Day care center	—	—	—	MUP	MUP	MUP	18.42.060
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	
Personal services	—	—	UP	UP	UP	UP	18.21.060
Public safety facilities	UP	UP	UP	UP	UP	UP	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Pipelines, transmission lines	S	S	S	S	S	S	18.42.145
Utility facility	UP	UP	UP	UP	UP	UP	
Roof mounted solar and wind for on-site use	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	

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Notes:

- (1) See Article 10 for land use definitions.

(2) A doctor's office or professional or administrative office may be approved in a residential zoning district only on a site that is adjacent to or separated only by a street or alley from a commercial or industrial zoning district.

(Ord. 930, § 2, passed 06-12-2017; Am. Ord. 959, § 2, passed 02-10-2020)

18.42.110 - Mobile/Manufactured Homes and Mobile Home Parks

This Section provides requirements and development standards for the use of mobile homes and manufactured homes as single-family dwellings outside of mobile home parks, and for mobile home parks, where allowed by Article 2 (Zoning Districts and Allowable Land Uses).

A. Mobile home outside of a mobile home park.

- 1. Site requirements.** The site, and the placement of the mobile home on the site, shall comply with all zoning, subdivision, and development standards applicable to a conventional single-family dwelling on the same parcel.
- 2. Mobile home design and construction standards.** A mobile home outside of a mobile home park shall comply with the following design and construction standards:
 - a.** The exterior siding, trim, and roof shall be of the same materials and treatment found in conventionally built residential structures in the surrounding area, and shall appear the same as the exterior materials on any garage or other accessory structure on the same site.
 - b.** The roof shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the mobile home, and the roof pitch shall be no less than 3:12.
 - c.** Tiny homes shall have a minimum roof pitch of 1:12.
 - d.** The mobile home shall be placed on a foundation system or concrete pad, subject to the approval of the Building Official.
 - e.** The mobile home is certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Section 4401 et seq.), American National Standards Institute 119.5, or National Fire Protection Agency 1192 and has been constructed after January 1, 1989.

B. Mobile home park standards. The site for the mobile home park shall comply with the following requirements:

- 1. Planning and design objectives.** The City intends that each mobile home park be designed and landscaped to be compatible with adjacent residential and other uses. These standards are intended to provide a means of achieving an environment of stable, desirable character not out of harmony with the surrounding area.
- 2. Permit requirements.** A mobile home park shall require Design Review in compliance with § 18.71.050, in addition to the Use Permit approval required by § 18.21.030 (Residential Zoning District Allowable Land Uses and Permit Requirements).
- 3. Allowable uses.** Use Permit approval for a mobile home park may authorize the following uses in addition to individual mobile homes:
 - a.** Accessory uses, limited to awnings, portable, demountable or permanent carports, fences or windbreakers, garages, porches, and storage cabinets.
 - b.** A golf course, lake, park, playground, riding and hiking trails, equestrian facilities, other similar recreational structures and facilities, clubhouses, community centers, laundries, and similar uses; provided, that all of these are not allowed on the individual mobile home lots within the mobile home park.
 - c.** Public utility and public service uses and structures.

4. Standards. This Section identifies standards for mobile home park development, recognizing the dual need for moderately priced housing, and standards that will adequately protect residents of the parks and the City as a whole.

a. Phased development. Development may be in phases, so long as each phase complies with the minimum standards of this Section, and no mobile home is occupied in any phase until at least 10 mobile home lots are developed and improved on a minimum of 2 acres, and authorized by a permit for occupancy in compliance with Health and Safety Code Section 18505.

b. Density. The Commission shall determine the allowable density for each mobile home park, based on the following criteria:

- i) The provision of the space necessary for compliance with this Section;
- ii) Individual mobile home lots shall be a minimum of 2,400 square feet; and
- iii) In no case shall the density of a mobile home park exceed the maximum density of the General Plan and zoning district designation for the subject site.

c. Building lines. Each structure and mobile home shall have a minimum setback of 15 feet from all exterior property lines; and a minimum setback of 20 feet from the right-of-way of any street adjoining the mobile home park. The resulting setback area shall be landscaped and continually maintained, in compliance with Chapter 18.34 (Landscaping Standards).

d. Parking. Parking shall be provided in compliance with Chapter 18.36 (Parking and Loading).

e. Utilities. All utility distribution facilities (including cable television, communication and electric lines and boxes) within a mobile home park shall be placed underground. The developer is responsible for complying with the requirements of this Subsection, and shall make the necessary arrangements with the utility companies for the installation of the required facilities.

f. Tenant storage. A minimum of 1 75-cubic-foot storage cabinet shall be provided on each mobile home site. Adequate solid waste and recyclable materials storage enclosures shall be provided in compliance with § 18.30.110.

g. Accessory uses. Accessory uses are those that are incidental to the planned residential use, exist for the sole purpose of service to the residents, are customarily found in multifamily developments, and do not alter the character of the residential use.

- i) Any structure used for an accessory use shall meet all requirements for a primary structure.
- ii) Allowable accessory uses include a management facility, laundry facility, swimming facilities, recreation room, recreational vehicle storage areas, vending machines, and other uses that, in the opinion of the Commission, are of a similar nature.
- iii) A mobile home park may contain accessory retail and service uses for park residents as authorized by Use Permit approval, and in compliance with § 18.42.020 (Accessory Retail and Service Uses).

h. Travel trailers. An occupied travel trailer, camper, motor coach, motor home, trailer coach, or any similar vehicle not certified under the National Mobile Home Construction Safety Standards Act of 1974 (42 USC Section 4401 et seq.) shall not be allowed within a mobile home park. Unoccupied trailers and other recreational vehicles may be stored in an approved on-site storage area where authorized by Use Permit.

i. Fencing. A solid masonry wall, fence, or other decorative landscape screening of the maximum height allowed by this Development Code shall be installed as required by the review authority as part of the Use Permit approval for the mobile home park.

- j. Landscaping.** Landscaping shall be provided in compliance with Chapter 18.34 (Landscaping Standards).
- k. Signs.** A mobile home park may be allowed 1 externally illuminated identification sign not exceeding 6 feet in height or 24 square feet in area. The sign shall be integrated into the mobile home park landscaping, at a location specified in the Use Permit approval.
- l. Skirting.** Skirting shall be provided along all sides of each mobile home.
- m. Internal streets.** Internal street design shall comply with City street standards except where superseded by a standard required by State law.

(Ord. 930, § 2, passed 06-12-2017)