CHAPTER 17.60
R-M-R RURAL MOUNTAINOUS RESIDENTIAL DISTRICT

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§ 17.60.010. Purpose.

The R-M-R district is intended to provide for the development of extremely low density single-family residences in accordance with the General Plan designation of Mountainous (M). Residential development in the R-M-R district is reserved primarily for those areas of the City that are marked by steep slopes, rugged terrain, limited or no access, and limited public services and utilities. A standard R-M-R district lot is a large rural estate lot that incorporates a significant amount of permanent open space.
(Code 1987 § 17.18.010; Ord. 1220 § 4, 2007)

§ 17.60.020. Permitted uses.

Uses permitted in the R-M-R district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of LEMC § 17.415.050 and § 17.415.060.

A. Accessory uses and structures pursuant to LEMC § 17.60.040.

B. Agriculture/open space uses.

C. Alcoholism or drug abuse recovery or treatment facilities for six or fewer people, subject to approval by the State Department of Social Services, Community Care Licensing Division.

D. Facilities for six or fewer mentally disordered, handicapped, or dependent or neglected children, subject to approval by the State Department of Social Services, Community Care Licensing Division.

E. Government buildings and service facilities.

F. Granny flats.

G. Guest houses.

H. Manufactured houses in compliance with the provisions of Chapter 17.44 LEMC.

I. Public libraries.

J. Public parks and/or playgrounds.

K. Public utility distribution and transmission facilities.

L. Residential care facilities for six or fewer elderly people, subject to approval by the State Department of Social Services, Community Care Licensing Division.

M. Secondary dwelling units.

N. Single-family detached dwelling units; one dwelling unit per lot.

O. Small family day care homes, subject to approval by the State Department of Social Services, Community Care Licensing Division.

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P. Structures and installations necessary to the conservation and development of water resources and/or the control of flooding.

Q. Temporary real estate tract offices.

(Code 1987 § 17.18.020; Ord. 1220 § 4, 2007; Ord. 1415 § 3 (Exh. F § 5), 2019)

§ 17.60.030. Uses subject to a conditional use permit.

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC § 17.60.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-M-R district shall require a use permit pursuant to LEMC § 17.415.070 and shall include the following:

A. Alcoholism or drug abuse recovery or treatment facilities for seven or more people, subject to approval by the State Department of Social Services, Community Care Licensing Division.

B. Archery ranges.

C. Bed and breakfast establishments.

D. Cemeteries.

E. Community centers and recreational buildings located on a site at least one acre in size.

F. Country clubs.

G. Day care centers.

H. Educational institutions.

I. Emergency shelters.

J. Facilities for seven to 12 mentally disordered, handicapped, or dependent or neglected children or people, subject to approval by the State Department of Social Services, Community Care Licensing Division.

K. Fishing lakes.

L. Fruit and vegetable stands.

M. Golf courses and driving ranges.

N. Guest ranches.

O. Hunting clubs.

P. Keeping of exotic animals, as defined in LEMC § 6.04.010, as pets only and not for commercial purposes, so long as the exotic animal is kept on the same lot as a permitted dwelling. Potentially dangerous or vicious exotic animals, meaning any exotic animal that has bitten a person or animal without provocation or that has a

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disposition or propensity to attack or bite any person or animal, shall be prohibited. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.

Q. Kennels.

R. Large family day care homes, subject to approval by the State Department of Social Services, Community Care Licensing Division.

S. Nurseries and garden supply stores.

T. Preschools, elementary, middle, junior, and high schools located on a site at least one acre in size.

U. Public museums and art galleries (not for profit).

V. Recreational vehicle parks.

W. Religious institutions.

X. Residential care facilities for seven or more elderly people, subject to approval by the State Department of Social Services, Community Care Licensing Division.

Y. Riding academies and commercial stables.

Z. Rifle, pistol, skeet or trapshooting ranges.

AA. Swimming, tennis, and polo clubs.

BB. Trailer and boat storage lots.

CC. Transitional housing.

(Code 1987 § 17.18.030; Ord. 1220 § 4, 2007; Ord. 1415 § 3 (Exh. F § 6), 2019)

§ 17.60.040. Accessory uses.

The following accessory buildings and uses may be located on the same lot with a permitted dwelling; provided, that they remain clearly incidental and secondary to the primary permitted use, are found to be compatible with the residential character of the neighborhood, and are harmonious with the architectural style of the main building.

A. Uses.

1. Home occupations subject to the approval of a home occupation application by the Planning Department in accordance with Chapter 17.48 LEMC.

2. Noncommercial hobbies.

3. Keeping of household pets, not to exceed six weaned dogs and/or cats, for noncommercial purposes. For the purpose of this chapter, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. A household pet does not include livestock.

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4. Short-term rentals; subject to the completion and approval of an application for a short-term rental issued by the Director of Administrative Services or their designee and compliance with the provisions of Chapter 5.86 LEMC.

B. Types of Accessory Structures.

1. Group I. Sheds, children's playhouses, and similar enclosures of less than 120 square feet provided they do not exceed a maximum external height of six and one-half feet and that they do not encroach upon setbacks required by LEMC § 17.60.080.

2. Group II. Unenclosed structures such as noncommercial stables, corrals, and appurtenant facilities for the keeping of animals, carports, gazebos, and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I but containing less than 600 square feet of floor area such as sheds, cabanas, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and do not encroach upon the setbacks required by LEMC § 17.60.080. Attached, enclosed structures in this category, such as garages and enclosed patios, shall be located no closer to a property line than the setback prescribed for the main dwelling unit.

3. Group III. Garages, stables, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 or more square feet of floor area, provided they are located no closer than 20 feet to a public right-of-way or trail, and that they do not encroach upon setbacks required by LEMC § 17.60.080.

4. Group IV.

a. Antennas, satellite dishes, and similar devices utilized for noncommercial purpose, unless preempted by State or Federal law.

b. Swimming pools, jacuzzis, spas, and associated equipment; provided, that they are located only within rear yard areas or the enclosed portion of a side yard and that they do not encroach upon the setbacks required by LEMC § 17.60.080.

c. Trellis-type patio covers may be located in a front yard area but shall not encroach upon the required front yard setback set forth in LEMC § 17.60.080.

C. Accessory Structure Guidelines.

1. Access to Accessory Structures. Accessory structures or architectural features shall be designed or constructed in a way that will not obstruct access to any primary buildings.

2. Location of Accessory Structures. Accessory structures, except for trellis-type patio covers, shall be located only in the rear and interior side yards or within the allowable buildable area of the R-M-R lot.

3. Height of Accessory Structures. Accessory structures shall not exceed the

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maximum building height permitted in LEMC § 17.60.100.

4. Separation. Accessory structures shall maintain a minimum separation of at least three feet from all other structures, unless attached to the main structure. Except that storage and utility structures that are larger than 120 square feet shall not be located within six feet of another structure. Eaves or roof overhangs may not extend more than one foot into this six-foot area from either direction.

5. Setbacks. Accessory structures are prohibited from encroaching upon the required setbacks set forth in LEMC § 17.60.080. See LEMC § 17.60.080 for setback standards.

(Code 1987 § 17.18.040; Ord. 1220 § 4, 2007; Ord. 1364 § 1, 2016; Ord. 1465 § 4 (Exh. B § 2), 2022)

§ 17.60.050. Lot area.

The minimum lot area for any new lot created in the R-M-R district shall be 10 acres.
(Code 1987 § 17.18.050; Ord. 1220 § 4, 2007)

§ 17.60.060. Street frontage width.

The minimum street frontage width for any new lot created in the R-M-R district shall be as follows:

A. Standard lots: 160 feet.

B. Cul-de-sac lots: 70 feet; provided, that the average width is 1,600 feet.
(Code 1987 § 17.18.060; Ord. 1220 § 4, 2007)

§ 17.60.070. Lot dimensions.

For all lots in the R-M-R zoning district, the minimum lot frontage width at the front property line shall be 50 feet and the minimum width at the front yard setback area shall be 100 feet.
(Code 1987 § 17.18.070; Ord. 1220 § 4, 2007)

§ 17.60.080. Setbacks.

The following minimum standards shall apply to all new construction within the R-M-R district:

A. Front yard: 40 feet.

B. Side Yard.

1. Main dwelling unit: Adjacent to an interior lot line there shall be a minimum side yard of 30 feet. Adjacent to a public right-of-way, the minimum side yard shall be 40 feet.

2. Accessory structures: In the rear one-half of the lot the setbacks for an

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accessory structure shall be the same as required for the main dwelling unit with the exception that if a straight-in entry garage gains access via the side yard, the setback shall be 22 feet.

C. Rear Yard.

1. Main dwelling unit: 50 feet.

2. Accessory structures: As specified in LEMC § 17.60.040, with the exception that where straight-in entry garage gains access via the rear yard, the setback shall be 22 feet.

(Code 1987 § 17.18.080; Ord. 1220 § 4, 2007)

§ 17.60.090. Lot coverage.

The maximum permitted lot coverage in the R-M-R district shall be 10 percent, except that the maximum permitted lot coverage may be increased to no more than 20 percent subject to issuance of a conditional use permit.
(Code 1987 § 17.18.090; Ord. 1220 § 4, 2007)

§ 17.60.100. Building height.

Except as otherwise provided for accessory structures, the maximum building height in the R-M-R district shall be 30 feet.
(Code 1987 § 17.18.100; Ord. 1220 § 4, 2007)

§ 17.60.110. Minimum dwelling unit size.

The minimum dwelling unit size within the R-M-R district shall be 1,400 square feet exclusive of garage area.
(Code 1987 § 17.18.110; Ord. 1220 § 4, 2007)

§ 17.60.120. Animals.

The minimum lot area required to maintain animals pursuant to LEMC § 17.60.040 shall be one net acre.
(Code 1987 § 17.18.120; Ord. 1220 § 4, 2007)

§ 17.60.130. Parking.

The provisions of Chapter 17.148 LEMC shall be used to determine the required parking for development in the R-M-R district.
(Code 1987 § 17.18.130; Ord. 1220 § 4, 2007)

§ 17.60.140. Signs.

The provisions of Chapter 17.196 LEMC shall be used to guide the use of signs in the R-M-R district.
(Code 1987 § 17.18.140; Ord. 1220 § 4, 2007)

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§ 17.60.150. Design review.

No building permits shall be issued for the construction of any building or structure in the R-M-R district until the applicant has obtained design review approval pursuant to the provisions of LEMC § 17.415.050 and § 17.415.060.
(Code 1987 § 17.18.150; Ord. 1220 § 4, 2007; Ord. 1415 § 3 (Exh. F § 7), 2019)

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