

CHAPTER 810.2 – RESIDENTIAL ZONES

810.2.010 – Purpose of Individual Residential Zones

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. R-A (Single Family Residential Agricultural) Zone.** The R-A zone identifies areas appropriate for lower density development and small-scale agricultural uses, with not more than one primary dwelling unit per parcel. The R-A zone is consistent with the Low-Density Residential land use designation of the General Plan; see Section 806.2.030.C for Obsolete and Deleted Zones.
- B. R-R (Rural Residential) Zone.** The R-R zone identifies areas appropriate for large lot single-family uses, including limited agricultural activities (e.g., greenhouses, fruit and nut trees, and vines), within a semi-rural environment, with not more than one primary dwelling unit per parcel. The R-R zone is consistent with the Rural Residential, Foothill Rural Residential, and Mountain Urban land use designations of the General Plan.
- C. R-1-A, R-1-AH (Single Family, Low Density Residential) Zones.** The R-1-A and R-1-AH zones identify areas appropriate for large lot single-family uses with urban standards, with not more than one primary dwelling unit per parcel. The R-1-A and R-1-AH zones are consistent with the Low-Density Residential land use designation of the General Plan;
- D. R-1-B (Single Family, Low Density Residential) Zone.** The R-1-B zone identifies areas appropriate for large lot single-family uses with urban standards, with not more than one primary dwelling unit per parcel. The R-1-B zone is consistent with the Low-Density Residential land use designation of the General Plan.
- E. R-1-C (Single-Family Residential Medium Density) Zone.** The R-1-C zone identifies areas appropriate for conventional single-family uses, with not more than one primary dwelling unit per parcel, unless within a planned development. The R-1-C zone is consistent with the Medium Density Residential land use designation of the General Plan.
- F. R-1-E, R-1-EH (Single-Family Residential Low Density) Zones.** The R-1-E and R-1-EH zones identify areas appropriate for single-family residential estate uses, with not more than one primary dwelling unit per parcel. The standards for both zones are identical except that horses are an allowed use in the R-1-EH zone. The R-1-E and R-1-EH zones are consistent with the Low-Density Residential land use designation of the General Plan.
- G. R-1 (Single-Family Residential Medium Density) Zone.** The R-1 zone identifies areas appropriate for conventional single-family uses, with not more than one primary dwelling unit per parcel, unless within a planned development. The R-1 zone is consistent with the Medium Density Residential land use designation of the General Plan.

- H. R-2, R-2-A (Multi-Family Low Density) Zones.** The R-2 and R-2-A zones identify areas appropriate for low density multi-family residential uses, in order to provide for light, privacy, air, safety, and insulation against transmission of sound. The R-2 and R-2-A zones are consistent with the Medium-High Density Residential land use designation of the General Plan.
- I. R-3, R-3-A (Multi-Family Medium Density) Zones.** The R-3 and R-3-A zones identify areas appropriate for medium density multi-family residential uses. The standards for both zones are identical except that structure heights are limited to a single story in the R-3-A zone. The R-3 and R-3-A zones are consistent with the Medium-High Density Residential land use designation of the General Plan.
- J. R-4 (Multi-Family High Density) Zone.** The R-4 zone identifies areas appropriate for high density multi-family residential uses. The R-4 zone is consistent with the Medium-High Density Residential land use designation of the General Plan see Section 806.2.030.C for Obsolete and Deleted Zones.
- K. T-P (Trailer Park Residential) Zone.** The T-P zone identifies areas appropriate for the accommodation of residential mobile homes and manufactured housing. A T-P zone shall not be less than five acres in size. The T-P zone is consistent with variable land use designations of the General Plan.

810.2.020 – Residential Zone Land Uses and Permit Requirements

- A. Allowed land uses.**
1. Table 2-4 indicates the uses allowed within each residential zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
 2. Residential uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.
- B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone. Excludes unclassified uses.
- C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).
- D. Land uses not listed.** For land uses not listed in Table 2-4, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.

- E. Site Plan Review required.** Construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) may require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²					
	R-A	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Residential						
Accessory Structures	P	P	P	P	P	834.4.020
Accessory Vending Machines, expanded			D	D	D	834.4.400
Accessory Vending Machines, regular			P	P	P	834.4.400
Additional On-Site Dwellings						
Accessory Dwelling Units	P	P	P	P		834.4.030. B
Second Dwelling Units	D	D				834.4.030. C
Child Day Care Center	C	C	C	C	C	834.4.100
Child Day Care, (up to 14 children)	P	P	P	P	P	834.4.100
Density Bonus			P	P		824.3.010
Employee Housing (six or fewer residents)	P	P	P	P		
Farmworker Housing Complexes	P	P				834.4.160
Fraternities/Sororities				D		
Home Occupations, Class I	P	P	P	P	P	834.4.190
Home Occupations, Class II	D	D	D	D	D	834.4.190
Household Pets	P	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- See Article 7 for definitions of the land uses listed.
- For any land use listed as permitted (P), a Director approved Site Plan Review Permit may be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review). For the R-2, R-2-A, R-3, R-3-A, R-4 and T-P a Site Plan Review shall be required. A single-family residence in the R-2 and R-2-A is excepted from this requirement.

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)

Land Use ¹	Permit Requirement by Zone ²					
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	T-P	See Section
Residential (Continued)						
Manufactured/Factory Built Housing	P	P	P	P	P	834.4.330
Mobile Home Parks					P	
Mobile Home Park Services					D	834.4.240
Mobile Home Planned Residential Developments					C	
Mobile Home, Temporary	D	D				834.4.330
Multi-Family Dwellings			P	P		834.4.430
Planned Residential Developments		C	C	C		834.4.280
Low Barrier Navigation Center			P	P		
Residential Care Homes				D		
Single-Family Dwelling	P	P	P	P		
Single Room Occupancy, Small			P	P		834.4.340
Single Room Occupancy, Large			C	C		834.4.340
Supportive Housing (GC 65650)	P	P	P	P		
Temporary Uses						
Transitional Housing	P	P	P	P		
16B Nonresidential						
Broadcasting Studios	C	C				
Contractors Storage Yard, Agricultural Services	D	D				
Hospitals/Sanitariums			C	C		
Kennel, Commercial	C	C				
Kennel, Private	D	D				
Observatories, up to 3,000 sq. ft.		D				
Observatories, 3,001 sq. ft. or greater		C				
Observatories, any size	C		C	C	C	

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- 3 See Section 806.2.030.C for Obsolete and Deleted Zones.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²						
	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	R-4	T-P	See Section
Nonresidential (continued)							
Public Utility Facilities, Large	D	D	D	D	D	D	See Article 7
Public Utility Facilities, Small	P	P	P	P	P	P	See Article 7
Rural Commercial Center		C					834.4.040
Swimming Schools, Large	C	C					834.4.360
Swimming Schools, Small	D	D					834.4.360
Agricultural and Open Space Resources							
Agricultural accessory storage, structures, and uses.	P	P					
Agricultural product sales, produced on-site	P	P					
Animal uses, 20,000 sq. ft. or greater		P					834.4.050
Animal Uses, 36,000 sq. ft. or greater	P	P					834.4.050
Beekeeping	P	D					834.4.070
Commercial Crop Production	P	P					
Horticulture/ Greenhouses	C	C					834.4.180
Horticulture/ Greenhouses, Private	P	P					834.4.180

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	R-A ³	R-R	R-2 R-2-A	R-3 R-3-A	R-4	T-P	See Section
Agricultural and Open Space Resources (Continued)							
Hog/Swine Ranches	C	C					
Plant Nurseries	C	C					
Plant Nurseries, Private	P	P					
Poultry Raising, Large	C	C					834.4.290
Poultry Raising, Small	D	D					834.4.290
Stables, Commercial		C					
Stables, Private	P	P					
Wholesale Limited Winery Distillery and Brewery		P					834.4.415
Micro Winery, Distillery and Brewery		D					834.4.415
Minor Winery, Distillery and Brewery		C					834.4.415
Landscaping/limited agriculture - Millerton Specific Plan Area (tertiary treated irrigation water)			C				834.4.440
Education, Public Assembly, and Recreation							
Clubs and Lodges			C	C	C		
Country Clubs and Golf Courses	C	C	C	C	C		
Libraries, Public			D	D	D		
Places of Worship	C	C	C	C	C		
Schools, Private	D	D	D	D	D		
Schools, Public	D	D	D	D	D		
Schools, Motorcycle Safety and Training		D					834.4.320
Recreational Vehicle Park						C	
Communication Facilities							
Microwave Relay Structures	D	D	D	D	D	D	834.4.420
Satellite Dish Antenna	P	P	P	P	P	P	834.4.420

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