

SECTION 24.03 RESIDENTIAL ZONES

In addition to the objectives outlined in Section 24.01 (Purposes and Scope) the Residential Zones are included in the Zoning Regulations to achieve the following purposes:

- A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare.
- B. To ensure adequate light, air, privacy, and open space for each dwelling.
- C. To minimize traffic congestion and to avoid the overloading of public services and utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them.
- D. To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

RR Residential Rural Zone

This zone is intended as an area for very low density residential uses with minimum lot sizes of one (1) acre and maximum densities of 1.0 unit per net acre. It is intended to permit the continuation of agricultural and farm uses while allowing the development of single family residential. Additional uses are permitted that are complementary to, and can exist in harmony with, a rural residential neighborhood.

RL Residential Low Density Zone

This zone is intended as an area for low density residential use with a minimum lot size of 20,000 square feet and maximum density of 2.0 units per net acre. This zone is a transitional area outside of the critical area of the Imperial County Airport but still within the rural portions of the city.

R-1 Residential Single Family Zone

This zone is intended as an area for single family residential development on minimum lot sizes of 6,500 square feet and maximum densities of 6.0 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a single family residential neighborhood.

24.03 RESIDENTIAL ZONES (continued)

RC Residential Condominium Zone

This zone is intended as an area for the development of Residential Condominiums with provisions for adequate light, air, open space and landscaped areas at a maximum density of 20 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential condominium development.

RA Residential Apartment Zone

This zone is intended as an area for the development of Residential Apartments with provisions for adequate light, air, open space and landscaped areas at a maximum density of 30 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential apartment development.

24.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation; the symbol "X" indicates prohibition:

A. Residential Uses	RR	RL	R-1	RC	RA
1. Single Family Dwellings	P	P	P	P	P
2. Duplex (2 separate family dwellings)	X	X (Ord. 736, 2/07)	X	P	P
3. Guest dwellings or accessory living quarters with no kitchen.	P	P	P	P	P
4. Second single family dwelling with kitchen on the same lot as an existing single family dwelling (See Section 24.03.130 A3)	C	C	C	C	C
5. Mobilehomes on individual lots, and permanent foundations which are certified under the National Mobilehome Const. and Safety Standards Act of 1974 and which are constructed after Oct. 1976.	P	P	P	X	X
6. Group residential, including but not limited to boarding or rooming homes, dormitories, retirement homes.	X	X	X	C	C
7. Multiple dwellings					
a. Rental	X	X	X	P	P
b. Condo Conversions	X	X	X	C	X
B. Agricultural Uses	RR	RL	R-1	RC	RA
1. All types of horticulture	P	P	P	P	P
2. Animal grazing and raising, commercial or noncommercial, only when said property is vacant and 1 acre or greater in size	P	P	C	C	C
3. 4-H or FFA animal raising and/or keeping in accordance with Section 24.11.120	P	P	P	P	P

24.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

B. Agricultural Uses (cont.)	RR	RL	R-1	RC	RA
4. The wholesaling of products raised on the premises, only when said property is two (2) acres or greater in size.	P	P	P	P	P
5. Keeping of large animals in accordance with Section 24.11.300.	P	C	X	X	X
6. Keeping of small animals in accordance with Section 24.11.400. (land must be vacant in Zones R-1 through RA)	P	P	P	C	C
7. Keeping of poultry and adult rabbits for noncommercial purposes in accordance with Sec. 24.11.400.					
a. poultry	P	P	C	X	X
b. rabbits	P	P	P	X	X
8. Riding academies and commercial stables, subject to Sec. 24.11.300	C	C	C	X	X
9. Kennels, commercial in accordance with Sec. 24.11.500.	C	C	C	X	X
10. Kennels, noncommercial in accordance with Sec. 24.11.500.	C	C	C	X	X
11. The keeping of wild, exotic or non-domestic animals.	C	X	X	X	X
12. Large Animal Hospital	C	X	X	X	X
13. Keeping of beehives:					
a. 1 to 3 beehives	P	C	X	X	X
b. 4 or more beehives	C	C	X	X	X
14. The raising of earthworms providing: a) the area devoted to the raising of earthworms shall not exceed 10 % of the minimum lot size permitted in the zone; b) the area devoted to the Raising of earthworms shall be no closer than 50 feet from any adjoining residential dwelling; and c) the operation shall be fully enclosed or in an enclosed structure.	P	P	C	X	X

24.03.110. PERMITTED AND CONDITIONAL USES: R ZONES

C. Public and Semi-Public Uses	RR	RL	R-1	RC	RA
1. Day nurseries, day care.	C	C	C	C	C
2. Convalescent Homes (sites must be two net acres or greater in size).	C	C	C	C	C
3. Churches, convents, monasteries and other religious institutions.	C	C	C	P	P
4. Educational institutions, public or private schools not including art, business or trade schools and colleges.	C	C	C	C	C
5. Public facilities including but not limited to city headquarters, libraries, parks, public offices, sub-stations, reservoirs, pumping plants, and similar installations.	C	C	C	C	C
6. Private recreational facilities including but not limited to country clubs, tennis and swim clubs, golf courses, racquetball and handball. Limited commercial uses which are commonly associated and directly related to the primary use are permitted.	C	C	C	C	C

D. Home Occupations	RR	RL	R-1	RC	RA
1. Home occupations subject to the provisions of Sec. 24.11.200	P	P	P	P	P

24.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

E. Accessory Uses	RR	RL	R-1	RC	RA
1. Accessory structures and uses located on the same site as a permitted use.	P	P	P	P	P
2. Accessory structures and uses located on the same site as a Conditional Use.	C	C	C	C	C

F. Temporary Uses	RR	RL	R-1	RC	RA
1. Temporary uses as prescribed in Section 24.11.120.	P	P	P	P	P

SECTION 24.03.120 PROPERTY DEVELOPMENT STANDARDS: R ZONES

Prior to the construction of any building or structure on any lot within the R zones, a Site Plan Review is required pursuant to Section 24.19.500. The following property development standards shall apply to all land and buildings other than accessory buildings, permitted in their respective residential zones. Any legal lot/parcel may be used as a building site. Existing substandard residential lots/parcels legally created prior to the adoption of Ordinance 737 and located within the boundaries of Fifteenth Street, "M" Street, First Street, and La Brucherie Road may also be used as a building site. Each building site shall have a minimum 20-foot wide vehicular access to a street. (Ord. 737, 2/07)

A. General Requirements

The following requirements are minimums unless otherwise stated.

	RR	RL	R-1	RC	RA
1. Density-maximum units per net acre.	0.5-1.0	2.0	6.0	12-20*	20-30*
2. Net lot area (in sq. ft.)	1 acre	20,000	6,000	7,500	7,500
3. a. Lot width (in feet)	110	100	65	150 int. 70 corner	150 int. 165 corner
b. Cul-de-sac or odd shaped lot width (in feet)	30	30	30	-----	-----
c. Flag lots	20	20	20	-----	-----
4. Lot Depth (in feet)	150	150	100	100 int. 150 corner	165 int. 135 corner
5. Front yard setback	40	30	20	20	20
6. Side yard setback – each side (in feet)	20	15	5	15	10
7. Side yard setback – street side (in feet)	20	15	10	20	20
8. Rear yard setback (in feet)	50	40	10	20	10
9. Lot coverage, maximum	35%	35%	50%	50%	60%
10. Building and structure height (in feet)	35 feet or 2 stories, whichever is less				

* In the RC and RA zones, approval of projects at the maximum density shall only be given on the basis that the project exceeds the standards of the zone and the General Plan. Any density beyond the minimum permitted beyond the zone will require Planning Commission and City Council approval.

	RR	RL	R-1	RC	RA
11. Covered parking spaces per unit except as noted in Section 24.03.120 B.9: in the RC & RA Zone carports may be approved by the Planning Commission to meet covered requirement.	2	2	2	1.0 spaces (1 garage)/ studios or 1 bedroom unit	1.0 spaces (1 covered) studios or 1 bedroom unit
				1.5 spaces (2 garages)/ 2 bedroom unit	1.5 spaces (1 covered)/ 2 bedroom unit
				2.0 spaces (2 garages) 3 bedroom> unit	2.0 spaces (1 covered)/ 3 bedroom> unit
12. Distances between buildings, not exceeding 15 feet in height.	-	-	-	10	10
13. Distance between buildings, where one or more exceed 15 feet in height.	-	-	-	10	10

B. Special Requirements

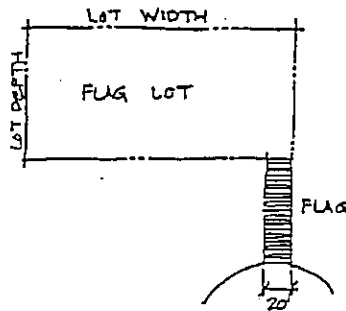
In all Residential Zones the following special requirements are applicable:

1. Street setbacks shall be measured from the ultimate street right-of-way or the maximum required street width if said street or proposed street is to be private.
2. Each lot or parcel on a cul-de-sac, curved street or dead-end street shall meet the minimum lot width requirement at the required front setback of the zone except for RC and RA zones.

24.03.120 PROPERTY DEVELOPMENT STANDARDS: R ZONES

B. Special Requirements (continued)

3. Flag lots shall meet the minimum lot width requirement at the termination of the flag except for the RC and RA zones. (See example below).



4. The flag portion of a flag lot shall not be counted toward the minimum lot area requirement.
5. Lot coverage shall include all buildings, structures and accessory buildings and structures. Patio covers, open on three sides, pools, spas and freestanding open air gazebos and patios shall not count toward the lot coverage requirement.
6. For public and semi-public buildings and uses a minimum of fifty (50) feet landscaped setback shall be maintained from any single family zone.
7. In RC and RA Zones, any building exceeding fifteen (15) feet in height shall maintain a minimum setback of fifty (50) feet from any single family zone; and buildings less than fifteen (15) feet in height shall maintain a minimum setback of twenty-five (25) feet from any single family zone.
8. Conversions of existing garages into habitable space is permitted only when replaced with the equivalent covered parking that was provided at the time the dwelling was constructed.
9. A 2 car carport shall be permitted to be constructed within the front yard setback for those homes which have no covered parking existing. Planning Commission and/or Council approval is not required.

24.03.130 PERFORMANCE STANDARDS: R ZONES

A. In all R Zones, the following performance standards shall be met:

1. Air conditioners, antennas, heating, cooling ventilating equipment and all other mechanical, lighting or electrical devices shall be so operated they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable Ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located.

24.03.130 PERFORMANCE STANDARDS: R ZONES (continued)

2. Required front and street side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences.
3. For second single family located on the same lot as an existing single family dwelling the following standards must be met:
 - a. The unit is not intended for sale and may be rented.
 - b. The lot is zoned residential (any "R" zone).
 - c. The lot contains an existing single-family dwelling.
 - d. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling...or... detached from the existing dwelling and located on the same lot as the existing dwelling.
 - e. Any increase in the floor area of an attached second unit shall not exceed 15% of the existing living area.
 - f. The total area of floor area of a detached second unit shall not exceed 640 square feet. (Variance may be granted).
 - g. Any construction shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.
 - h. City building code requirements which apply to detached dwellings, as appropriate.
 - i. Approval by the health officer where a private sewage disposal system is being used, if required.
 - j. The applicant for a permit issued for a second dwelling must be an owner-occupant for the duration.
4. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and overhead cables shall be installed underground where possible.
5. The noise level emanating from any residential use or operation shall not exceed 60 dBA CNEL for the RR, RL and R-1 zones and 65 dBA CNEL for the RC and RA zones, as the acceptable outdoor noise exposure level when measured at the property line. The interior noise levels shall not exceed 45 dBA CNEL for all residential uses.
6. For schools, libraries, churches, hospitals, nursing homes, parks and recreation areas, the outdoor acceptable exposure level shall not exceed 70 dBA CNEL when measured at the property line.
7. Energy Conservation buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access. Buildings shall be designed to minimize energy consumption requirements, and may include, but not necessarily be limited to, the following conservation measures:

24.03.130 PERFORMANCE STANDARDS: R ZONES (continued)

1. Cogeneration;
2. Eave coverage for windows;
3. Double glazed windows;
4. Earth berming against exterior walls;
5. Green houses; and
6. Deciduous shade trees.
7. All new construction and remodeling shall be preplumbed for solar hot water heating.

B. In the RC and RA Zones, including the conversion of apartments to condominiums where permitted by Section 24.03.110A 7c, the following performance standards shall be met:

1. Masonry walls six (6) feet in height, from the highest finished grade, shall be required on the rear and side property lines. No walls are required on street side yards unless needed for noise attenuation and/or privacy.
2. Where a lot fronts on more than one street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.
3. When a RC and/or RA lot is adjacent to any single family zone, a minimum of fifteen (15) feet of landscaping shall be maintained on the RC and/or RA lot between such uses.
4. A minimum of two hundred (200) square feet of private open area per ground floor unit shall be provided and a minimum of one hundred fifty (150) square feet of private open space for units contained wholly on the second story shall be provided.
5. A minimum of two hundred fifty (250) cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; substitutions may be approved by the Planning Director.
6. The following recreation facilities shall be provided at a minimum unless waived by the Planning Director:
 - a. Landscaped park like quiet area;
 - b. Childrens play area;
 - c. Family picnic area; and
 - d. Swimming pool with cabana or patio cover.

24.03.130 PERFORMANCE STANDARDS: R ZONES (continued)

7. A minimum of two (2) clothes washers and one (1) clothes dryer per eight (8) dwelling units located conveniently throughout the development.
8. Individual trash areas, screened from view of a roadway, shall be provided for each dwelling unit in the RC Zone; conveniently located trash enclosures, per City standards, shall be provided for dwelling units in the RA Zone.
9. A minimum of fifty (50) trees per gross acre shall be required as part of the landscaping requirements; twenty (20) percent shall be twenty-four (24) inch box size or larger, seventy (70) percent shall be fifteen (15) gallon size and ten (10) percent shall be five (5) gallon size. Drought tolerant species with low maintenance requirements shall be utilized, where possible.
10. Recreation vehicle parking areas shall be provided, fully screened from view or the development shall prohibit all parking of recreation vehicles.

24.03.140 ACCESSORY STRUCTURES: R ZONES

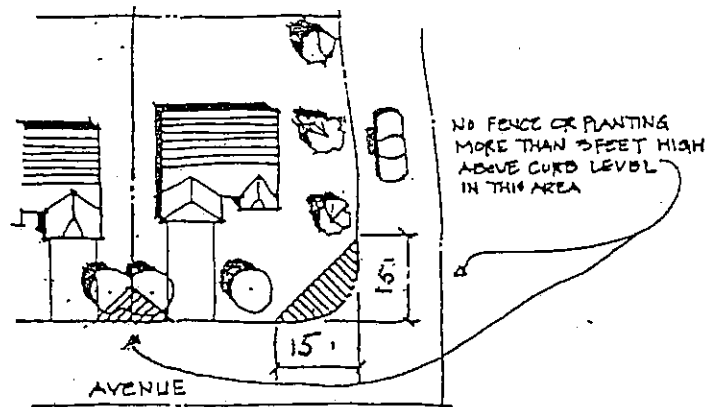
- A. Accessory Buildings and Structures. Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure, except as herein provided.
 1. Accessory buildings or structures that are attached to the main building shall be allowed to encroach into the required rear yard setback up to one-half (1/2) of the distance.
 2. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.
 3. A detached accessory structure may be located within an interior side yard or rear yard; provided, that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least ten (10) feet from the main structure.
- B. Canopies, patios and breezeways, canopies, patios and breezeways attached to the main building or connecting the main building with a detached accessory building, may extend into a required rear or interior side yard provided that portions of such structures extending into the yard:
 1. Shall not exceed fifteen (15) feet in height or project closer than five (5) feet to an interior side yard or rear lot line.
 2. Shall be entirely open on at least three sides for patios and canopies except for necessary supporting columns. A roof connecting main building and an accessory building shall be open on two sides.

24.03.140 ACCESSORY STRUCTURES: R ZONES (continued)

- C. Other Structures, porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, nor into any required side yard area more than one-half of said required side yard.

24.03.150 WALLS AND FENCES: R ZONES

- A. In any required front yard or side yard adjacent to a street, a solid wall/fence may be constructed along the property line and shall not exceed thirty six (36) inches in height, and an open fence (minimum 50% open) shall not exceed forty-eight (48) inches in height, except as herein provided.
- B. A wall or fence not more than six (6) feet in height may be maintained along the interior side or rear lot lines; provided that such wall or fence does not extend into a required front yard or side yard adjacent to a street except as herein provided.
- C. A wall or fence adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed thirty-six (36) inches in height within fifteen (15) feet of the intersection of said driveway and the street right-of-way. Corner cut-offs may be required in special circumstances for safety and visibility (see examples below).



- D. A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access, or way.
- E. Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street yard frontages.

24.03.160 SIGNS: R ZONES

No sign or outdoor advertising structure shall be permitted in any R Zone except as provided in Section 24.11.200 A 7 (Home occupation).