

Chapter 18.10

RE RESIDENTIAL ESTATE DISTRICT

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18.10.010 Purpose of district.

The RE residential estates districts are intended to promote and encourage a suitable environment for family life on large parcels of land. The RE district is to be used only for suburban single-family homes and appropriate agricultural uses, and the community services and facilities appurtenant thereto. (Ord. 559 N.S. § A (part), 1981)

18.10.020 Permitted uses.

The following uses shall be permitted in the RE district:

- A. Single-family detached dwellings;
- B. Agricultural, except the raising of animals or fowl for commercial purposes, or sale of any products at retail on the premises;
- C. Special residential care facilities;
- D. Manufactured homes;
- E. Small and large family day care homes;
- F. Secondary dwelling units, as defined in Section 18.04.164 and Chapter 18.55 of this title;

G. Duplex or two single-family attached dwellings on corner lots; (Ord. 1473 N.S. § 7, 2000: Ord. 1215 N.S. § 15 (part), 1995; Ord. 1135 N.S. § 11, 1993; Ord. 899 N.S. §§ 2 (part), 4 (part), 1989; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

18.10.030 Accessory uses.

The following uses shall be permitted as accessory uses in the RE zoning districts:

- A. Private garages and parking areas;
- B. Private swimming pools and tennis courts, exclusively for the use of the residents and guests;
- C. Signs, complying with the regulations set out in Chapter 18.76 of this title;
- D. Use of a dwelling unit for the part-time care of six or less children other than those resident on the site, whether or not for compensation, by a resident of such dwelling unit;
- E. Guest houses, not rented or otherwise used as a business, provided that the lot is a minimum of one hundred thousand square feet in area;
- F. Home occupations;
- G. Other accessory uses and buildings customarily appurtenant to a permitted use. (Ord. 1055 N.S. § C (part), 1991; Ord. 559 N.S. § A (part), 1981)

18.10.040 Conditional uses.

The following uses may be conditionally allowed in the RE districts, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Public and quasi-public buildings and uses of an educational, religious, cultural or public-service type, not including corporation yards and warehouses;
- B. Community clubs, and other public and private noncommercial recreation areas and facilities;
- E. Hospitals and medical facilities, provided that such uses are located adjacent to an arterial road, as designated on the General Plan land use map;
- F. Nursery schools;
- G. Recreational vehicle (RV) parks, provided that such uses are located adjacent to an arterial road as designated on the General Plan land use map. (Ord. 1473 N.S. § 8, 2000: Ord. 1135 N.S. § 12, 1993; Ord. 1059 N.S. § 2, 1991; Ord. 1055 N.S. § C (part), 1991; Ord. 908 N.S. § 4, 1989; Ord. 884 N.S. § 4 (part), 1988; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

18.10.050 Site development standards--Generally.

The site development standards set out in Sections 18.10.080 through 18.10.100 of the chapter shall apply to the RE-40,000, RE-100,000 and RE-10 districts, respectively. (Ord. 1323 N.S. § 6, 1997; Ord. 1135 N.S. § 13, 1993; Ord. 559 N.S. § A (part), 1981)

18.10.080 Site development standards--RE-40,000 district.

RE-40,000 standards are as follows:

- A. Minimum lot area;
 - 1. Forty thousand square feet;
- B. Minimum lot width, one hundred feet;
- C. Minimum lot depth, one hundred feet;
- D. Maximum building coverage, thirty percent;
- E. Minimum setbacks:
 - 1. Front, twenty-five feet,
 - 2. Rear, twenty-five feet,
 - 3. Side, twenty feet;
- F. Maximum height, two and one-half stories, or thirty feet;
- G. Parking requirements, as specified in Chapter 18.50 of this title;
- H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
 - I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
 - J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb. (Ord. 1473 N.S. § 9, 2000; Ord. N.S. § 15 (part), 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.10.090 Site development standards--RE-100,000 district.

RE-100,000 standards are as follows:

- A. Minimum lot area, one hundred thousand square feet;

- B. Minimum lot width, one hundred fifty feet;
- C. Minimum lot depth, one hundred fifty feet;
- D. Maximum building coverage, twenty-five percent;
- E. Minimum setbacks:
 - 1. Front, fifty feet,
 - 2. Rear, twenty-five feet,
 - 3. Side, twenty-five feet;
- F. Maximum height, two and one-half stories, or thirty feet;
- G. Parking requirements, as specified in Chapter 18.50 of this title;
- H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
 - I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
 - J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb. (Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.10.100 Site development standards--RE-10 district.

RE-10 standards are as follows:

- A. Minimum lot area, ten acres;
- B. Minimum lot width, two hundred feet;
- C. Minimum lot depth, two hundred feet;
- D. Maximum building coverage, fifteen percent;
- E. Minimum setbacks:
 - 1. Front, fifty feet,
 - 2. Rear, fifty feet,
 - 3. Side, fifty feet;
- F. Maximum height, two and one-half stories, or thirty feet;
- G. Parking requirements, as specified in Chapter 18.50 of this title;
- H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;

- I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
- J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb. (Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.10.110 Additional required conditions.

- A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.
- B. Residential development control system approval is required for all residential development in accordance with Chapter 18.78 of this title.
- C. No building shall be constructed within eighty feet of a ridgeline, nor within fifty feet of a perennial or intermittent stream. All proposed structures shall be constructed outside of the one-hundred-year floodplain unless such development is consistent with the limitations contained in Chapter 18.42 of this title.
- D. All manufactured homes are subject to architectural review and approval by the community development director.
- E. Residential dwellings adjacent to Highway 101 shall provide a minimum setback of sixty feet. Accessory uses and buildings, excluding guest houses or other habitable living space, may be located within the sixty foot setback area. (Ord. 1415 N.S. §§ 6 & 7, 1998; Ord. 1111 N.S. § 6 (part), 1992; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 2 (part), 3 (part), 26 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.10.120 Trash containers.

Trash receptacles and enclosures as described in Section 18.74.505 shall be required from and after the effective date of the ordinance codified in this section. (Ord. 941 N.S. § 1, 1989)