

EXHIBIT "A"

~~Chapter 17.16~~

~~R-E RESIDENTIAL ESTATE ZONE~~

~~Sections:~~

- ~~17.16.010 Purpose and applicability~~
- ~~17.16.020 Principal permitted uses~~
- ~~17.16.030 Administratively permitted uses.~~
- ~~17.16.040 Conditional uses requiring use permits.~~
- ~~17.16.050 Lot requirements.~~
- ~~17.16.060 Design requirements.~~
- ~~17.16.070 Setbacks.~~
- ~~17.16.080 Height.~~

~~17.16.010 Purpose and applicability.~~

~~The residential estate or R-E zone is intended to be applied in areas of the city that are particularly suited to large lot development of single family homes and designated residential estate in the land use element of the general plan. The zone district may be applied to any residentially designated land in the land use element of the general plan. The regulations of this chapter and the provisions of chapter 17.76 shall apply in all residential estate or R-E zones. (Ord. 2003-03 § 3 (part))~~

~~17.16.020 Principal permitted uses.~~

~~Principal permitted uses in the R-E zone are as follows:~~

- ~~A. One single family dwelling;~~
- ~~B. Crop and tree farming with provision for sale of these crops from the property;~~
- ~~C. Second dwellings in accordance with the provisions of Section 17.76.130;~~
- ~~D. Domestic pets and other animals and fowl may be kept in conformity with health department standards;~~
- ~~E. Pre-manufactured structures in accordance with the provisions of Section 17.76.120;~~
- ~~F. Small family day care homes;~~
- ~~G. Large family day care homes subject to the provisions of Section 17.76.070;~~
- ~~H. Community care facilities with six or less persons as provided by California Health and Safety Code § 1569.13;~~
- ~~I. Temporary dwelling for the convalescence of immediate family members in accordance with the provisions of Section 17.76.040. (Ord. 2003-03 § 3 (part))~~

~~17.16.030 Administratively permitted uses.~~

~~Administratively permitted uses in the R-E zone are as follows:~~

- ~~A. Home occupations in accordance with the provisions of Section 17.76.060;~~
- ~~B. Yard sales as permitted in Section 17.76.160;~~
- ~~C. One detached storage or shop building in accordance with provisions of Section 17.76.160.~~
- ~~D. Patio covers and shade structures that satisfy the provisions of Section 17.16.060 (G);~~

- ~~E. Swimming pools and spas in accordance with Section 17.76.070 (B)(9);~~
- ~~F. Tract offices in conjunction with sale of lots in a subdivision consistent with the provisions of Section 17.76.140. (Ord. 2003-03 § 3 (part))~~

~~**17.16.040 Conditional uses requiring use permits.**~~

- ~~Conditional uses requiring use permits in the R-E zone are as follows:~~
- ~~A. Churches, public and private schools, public parks golf courses;~~
- ~~B. Communication towers and support facilities in accordance with chapter 17.85;~~
- ~~C. Guest houses and servants' quarters;~~
- ~~D. Public utility buildings and uses;~~
- ~~E. Private institutions, day care centers, rest homes, sanitariums, convalescent homes, homes for the elderly and similar operations with more than six residents;~~
- ~~F. Home occupations not consistent with the provisions of Section 17.76.060. (Ord. 2003-03 § 3 (part))~~

~~**17.16.050 Lot requirements.**~~

- ~~Lot requirements in the R-E zone are as follows:~~
- ~~A. Minimum lot area: twenty thousand (20,000) square feet;~~
- ~~B. Minimum lot width: one hundred (100) feet;~~
- ~~C. Maximum lot depth: three times lot width;~~
- ~~D. Minimum lot depth: two hundred (200) feet;~~
- ~~E. Maximum building coverage: thirty (30) percent. (Ord. 2003-03 § 3 (part))~~

~~**17.16.060 Design requirements.**~~

- ~~Design requirements for structures in the R-E zone are as follows:~~
- ~~A. Minimum building width: twenty (20) feet;~~
- ~~B. Minimum roof slope: 3:12;~~
- ~~C. Minimum eave overhang: twelve (12) inches;~~
- ~~D. An enclosed garage for at least two cars shall be provided for all new construction. The garage shall be at least twenty (20) feet by twenty (20) feet with a minimum of one sixteen (16) foot wide garage doors (or multiple doors). The access driveway to the garage shall be paved.~~
- ~~E. Barns, corrals, pens and other structures for the keeping or housing of livestock shall be located not less than fifty (50) feet from any residence or property line.~~
- ~~F. A single detached storage or shop building shall meet the following criteria:~~
  - ~~1. The parcel upon which the storage or shop building is to be located exceeds nine thousand (9,000) square feet;~~
  - ~~2. The height of the storage building shall not exceed fifteen (15) feet;~~
  - ~~3. The roof pitch and construction materials of the building shall be similar to that of the dwelling unit;~~
  - ~~4. Shall not be located in any required front yard (closest to the front property line) or in front of the primary structure, whichever distance is greater;~~
  - ~~5. Consistent with setbacks for this zone district;~~
  - ~~6. The storage building shall not be equipped with electrical service or plumbing of any kind. (Ord. 96-04 § 1)~~

~~G. Patio covers and shade structures shall meet the following criteria. Those not meeting these criteria shall meet the yard, height and design criteria for main buildings:~~

- ~~1. Setback a minimum of ten (10) feet from the rear yard property line and a minimum of five feet from the side property line;~~
  - ~~2. Open on at least two sides;~~
  - ~~3. Maximum height: twelve (12) feet; Minimum six foot spacing on support posts.~~
- ~~(Ord. 2003-03 § 3 (part))~~

~~**17.16.070 Setbacks.**~~

~~A. Minimum yards in the R-E zone shall be as follows:~~

~~Main building:~~

- ~~1. Front: twenty five (25) feet;~~
- ~~2. Rear: twenty (20) feet;~~
- ~~3. Side: ten (10) percent of lot width on each side except that no yard need be more than sixteen (16) feet. Side setback on a corner lot facing the street shall not be less than twenty five (25) feet.~~

~~B. Exceptions to the minimum yards established above follow:~~

- ~~1. Cornices, eaves, canopies, bay windows, chimneys and similar architectural features may extend a maximum of two and one half feet into such yards.~~
- ~~2. Uncovered porches or stairways, fire escapes or landings may extend a maximum of six feet into front or rear yards and three feet into side yards.~~
- ~~3. Detached accessory buildings shall not be located within five feet of any main building, nor within five feet of a side lot line, nor encroach on any easement. Accessory buildings attached to main buildings shall be structurally a part thereof and shall comply with main building yard requirements.~~
- ~~4. If the property abuts a public alley, the rear setback shall be a minimum of five feet for detached accessory buildings:
  - ~~a. The rear setback for a detached garage that meets the following requirements shall be a minimum of ten (10) feet;~~
  - ~~b. The height shall not exceed fifteen (15) feet;~~
  - ~~c. The roof pitch and construction materials of the garage shall be similar to that of the dwelling unit; and~~
  - ~~d. The garage walls shall be parallel and/or perpendicular to the property lines. Any garage wall which is both parallel to and within twenty (20) feet from the property line(s) shall be constructed on one-hour fire wall construction as approved by the city building official. If the garage abuts a public alley, the building official or fire chief may wave the one-hour fire wall construction requirement(s).~~~~
- ~~5. Where more than one half of the block is occupied with building, the required front yard may be reduced to the average of those of the improved sites, but in no case shall be less than twelve (12) feet.~~
- ~~6. If any building is so located on a lot that the front faces any side lot line, it shall be at least twenty-five (25) feet from such side lot line.~~

- ~~7. Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.~~
- ~~8. All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.~~
- ~~9. Outdoor swimming pools and spas located within ten (10) feet of any side yard, rear yard or structure, shall be set back from said side yard, rear yard or structure a distance equal to the depth of the pool within said ten (10) foot area, but in no instance shall the setback be less than five feet. Pools and spas shall not be located in a required front yard. (Ord. 2003-03 § 3 (part))~~

~~**17.16.080 Height**~~

~~Maximum building height for main and accessory buildings in the R-E zone is thirty five (35) feet except where otherwise restricted herein for specified accessory buildings. (Ord. 2003-03 § 3 (part))~~