

1 SECTION 3.016 HIGH DENSITY URBAN RESIDENTIAL ZONE (R-3)

2 (1) PURPOSE: the purpose of this zone is to permit one-
3 family, two-family and multi-family dwellings and
4 other uses that are compatible with this type of
5 development. Qualifications for inclusion in this
6 zone are similar to, but more rigid than, those of
7 the R-1 and R-2 Zones because of the greater impacts
8 that multi-family development has on the landscape
9 and surrounding uses.

10 (2) USES PERMITTED OUTRIGHT: in an R-3 Zone the follow-
11 ing uses and their accessory uses are permitted
12 outright:

- 13 (a) one-family dwelling.
- 14 (b) two-family dwelling.
- 15 (c) multi-family dwelling, including townhouses,
16 row houses or condominiums.
- 17 (d) mobile home subject to Section 4.040 and subject
18 to the exception contained in Section 5.160.
- 19 (e) group residential quarters.
- 20 (f) farm uses.
- 21 (g) forest uses.
- 22 (h) home occupation.
- 23 (i) public open space and park and recreation areas.
- 24 (j) utility lines necessary for public service.
- 25 (k) mobile home or recreation vehicle used during
26 the construction or placement of a permitted
27 use for which a building or placement permit
28 has been issued subject to Section 4.040(9).
- 29 (l) signs subject to Section 4.020.

30 (3) USES PERMITTED CONDITIONALLY: in an R-3 Zone the
31 following uses and their accessory uses are permitted
32 subject to the provisions of Article 6:

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- (a) mobile home park or mobile home subdivision subject to Section 4.050.
 - (b) planned development subject to Section 3.080.
 - (c) motels, hotels, including eating and drinking establishments in conjunction therewith.
 - (d) churches.
 - (e) public or private schools.
 - (f) public or nonprofit community meeting buildings and associated facilities.
 - (g) golf course and associated facilities.
 - (h) public or commercial swimming, tennis, racquetball and similar facilities.
 - (i) utility substation and power transmission lines.
 - (j) cemetery.
 - (k) hospital, sanitarium, rest home, nursing home.
 - (l) fire station or ambulance station.
 - (m) public or commercial tower for radio and television transmission and wind generation and uses having similar impacts.
 - (n) water supply and treatment facilities.
 - (o) temporary mobile kitchen unit.
 - (p) cottage industry.
 - (q) sewage treatment plant.
 - (r) temporary real estate sales office in a legally recorded subdivision.
 - (s) temporary placement of a recreation vehicle to be used because of a health hardship subject to Section 4.040.

(4) STANDARDS:

- (a) the minimum lot size for permitted uses shall be 6,000 square feet, plus 2,500 square feet for each additional dwelling unit greater

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than one. Where public sewers are not available, the County Sanitarian may require a lot size greater than the minimum for the zone if necessary to establish on-site sewage disposal feasibility. Where public sewers are available the minimum lot size shall be 5,000 square feet for a one-family dwelling, plus 2,500 square feet for each additional dwelling unit greater than one.

- (b) for lots 6,000 square feet and larger the minimum width shall be 60 feet, except on a corner lot it shall be 65 feet. For lots 5,000 to 5,999 square feet in size, the minimum lot width shall be 50 feet.
- (c) the minimum lot depth shall be 85 feet.
- (d) the minimum front yard shall be 20 feet.
(See also Section 5.110)
- (e) the minimum side yard shall be 5 feet, except on the street side of a corner lot it shall be 15 feet.
- (f) the minimum rear yard shall be 20 feet, except on a corner lot it shall be 5 feet.
- (g) the maximum building height shall be 35 feet, except that for ocean or bay frontage lots the maximum building height shall be 24 feet. Higher structures may be permitted by the Planning Commission only after holding a public hearing.
- (h) livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.
- (i) minimum lot size and yard requirements for

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2 multi-family dwellings shall apply to a motel
3 or hotel in the R-3 Zone.

4 (j) for townhouses, row houses and condominiums
5 having separately-owned dwelling units with
6 common walls, yard setbacks shall apply to
7 the entire structure and not to the
8 separately-owned units within the structure.

9 (k) if applicable, the standards and requirements
10 of Sections 4.070, 4.080 and 4.090 shall be met.

11 SECTION 3.018 RESIDENTIAL MOBILE HOME ZONE (RMH)

12 (1) PURPOSE: the purpose of this zone is to allow a
13 liberal mixture of permanent and recreational mobile
14 homes, one- and two-family dwellings. Qualifications
15 for inclusion in this zone are similar to those of
16 the R-2 Zone.

17 (2) USES PERMITTED OUTRIGHT: in an RMH Zone the follow-
18 ing uses and their accessory uses are permitted out-
19 right:

20 (a) one-family dwelling.

21 (b) two-family dwelling.

22 (c) mobile home subject to Section 4.040.

23 (d) farm uses.

24 (e) forest uses.

25 (f) home occupation.

26 (g) public open space and park and recreation areas.

27 (h) utility lines necessary for public service.

28 (i) signs subject to Section 4.020.

29 (j) recreation vehicle used during the construction
30 or placement of a permitted use for which a
31 building or placement permit has been issued
32 subject to Section 4.040(9).

(3) USES PERMITTED CONDITIONALLY: in an RMH Zone the