

Chapter 17.12 R-E RESIDENTIAL ESTATE ZONE¹

17.12.010 Intent and purpose.

This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Estate Rancho land use designation in the General Plan.

(Prior code § 025.01)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.12.020 Permitted uses.

The following uses are permitted in the R-E (Residential Estate) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. Public and private parks.
3. Public Utility Facilities (City-initiated).
4. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
3. Keeping of horses with the following specifications:
 - a. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
 - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.

¹Editor's note(s)—Ord. No. 1204, § 3(Exh. A.1), adopted July 26, 2023, repealed Ch. 17.12, §§ 17.12.010—17.12.030 and renumbered Ch. 17.14, §§ 17.14.010—17.14.030 as Ch. 17.12, §§ 17.12.010—17.12.030 as set out herein. The historical notation has been retained with the amended provisions for reference purposes. Former Ch. 17.12, pertained to the A-T Agricultural Transition Zone and derived from Prior code §§ 020.01—020.03; Ord. No. 1171, § 6, adopted Aug. 25, 2021.

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- d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
 4. Parking facilities, such as cars, trucks, and vehicles owned by persons residing on the premises.
 5. Home occupations, subject to the provisions of Section 17.58.010.
 6. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
 7. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign not to exceed eight square feet in area.
 - b. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twelve (12) square feet in area. Such sign shall be located not less than ten (10) feet from any property line.
 8. The growing of field crops, trees, vegetables, fruits, berries and nursery stock, including wholesaling of crops produced upon the premises.
 9. Restaurant as an accessory use associated with growing of field crops, trees, vegetables, fruits, berries and farm stands.
- C. Conditional Uses. The following uses may be permitted in the RE zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
1. Clubs and lodges, private, nonprofit when site fronting on an arterial street.
 2. Public and private golf courses.
 3. School, private, nonprofit.
 4. Farm stands.
 5. Bed and Breakfast
 6. Hotel and Resort in accordance with a master plan where forty percent (40%) of the property utilized for agricultural crops with twenty percent (20%) planted with date palms.
 7. Pens and other shelter for domestic, noncommercial animals and pets, including specialty animal care and animal services. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
- D. Tourist-Related Uses. The following uses are permitted only where integrated with and clearly incidental to a resort use approved through a conditional use permit.
1. Those uses which can be shown to make up a resort experience, which may include, but are not necessarily limited to conference and convention facilities, recreational facilities, restaurants, bar and cocktail lounge, wellness spa, gift shops, country clubs and golf courses and community event facilities including, but not limited to primarily outdoor events including anniversary, celebrations, ceremony, wedding ceremony and/or receptions, birthday, quincenera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization or farm-to-table event.

(Prior code § 025.02; Ord. No. 1171, § 7, 8-25-21)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.12.030 Property development standards.

The following standards of development shall apply in the R-E (Residential Estate) Zone:

- A. Residential Density.
 - 1. Minimum Density. One dwelling unit/acre.
 - 2. Maximum Density. 2.2 dwelling unit/acre.
- B. Lot Requirements.
 - 1. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - 2. Minimum Lot Width. One hundred (100) feet.
 - 3. Minimum Lot Depth. One hundred (100) feet.
- C. Yard Requirements.
 - 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
 - 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
 - 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.
- D. Height Limits.
 - 1. The maximum height of the primary structure shall be two-and-one-half stories or thirty-five (35) feet, whichever is less.
 - 2. The maximum height of accessory buildings or structures shall be seventeen (17) feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.
 - 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- E. Off-Street Parking. Off-street parking shall be provided for, subject to the requirement of Section 17.54.010 of this title.
- F. Landscape setback. The minimum perimeter landscape setback for projects without building frontages along perimeter streets shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Shade tree plantings shall be installed to provide shade of 30 percent of landscape area within 10 years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings.
- G. Architectural Review. All development in the R-E (Residential Estate) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
 - 1. Mobilehomes are subject to the architectural review process as set forth in Section 17.72.010 of this title.
 - 2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.

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3. All mobilehomes shall be compatible with surrounding development.
 4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.

(Prior code § 025.03)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)