

Chapter 18.30: Rural Lands District

Sections:

- 18.30.010 Purpose
- 18.30.020 Land Use Regulations
- 18.30.030 Site Development Regulations and Performance Standards

18.30.010 Purpose

The specific purposes of the "Rural Lands" District are to:

1. Maintain and enhance the areas which have significant agricultural value.
2. Protect areas from development that are constrained by relatively extreme topography or are in outlying rural areas as identified in the General Plan.
3. Implement and provide appropriate regulations for the "Residential, 1-dwelling-unit-per-5-acre" and larger (5 a/u) General Plan classifications.

18.30.020 Land Use Regulations

Schedule 18.30.020-A below prescribes the land use regulations for the "RL" Residential Districts. The regulations for the district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations contained in this chapter.

"S" designates use classifications that are permitted after review and approval of a site development permit by the Board of Administrative Review.

"Sd" designates use classifications that are permitted after review and approval of a site development permit by the Director.

"U" designates use classifications that are permitted after review and approval of a use permit by the Planning Commission.

Use classifications are defined in Chapter 18.60, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed or not substantially similar to the uses in the schedule below are prohibited. The schedule also notes additional use regulations that apply to various uses.

Schedule 18.30.020-A: Use Regulations—"Rural Lands" District

Use Classifications	"RL"	Additional Regulations
<i>Residential Uses</i>		
Single Family	P	
Family Day Care, 6 or fewer	P	
Residential Care, Limited	P	
Supportive Housing Facilities	P	
Transitional Housing Facilities	P	
Residential Cannabis Cultivation	L19 P	See Chapter 6.12
<i>Public and Semipublic Uses</i>		
Cemetery	U	
Park & Recreation Facilities	S	
Public Safety Facilities	S	
Religious Facilities	S	Use permit required if over 10,000 sq ft
Residential Care, Senior	S	Must demonstrate provision of high level of care and services
Residential Care, General	S	Must demonstrate provision of high level of care and services
Schools, Public or Private	U	
<i>Commercial Uses</i>		
Bed and Breakfast Establishments	Sd	See Section 18.43.060
Commercial Recreation	U	
Utilities, Major	U	
Utilities, Minor	P	
Retail Cannabis Sales	--	Not permitted
Commercial Cannabis Cultivation	--	Not permitted
<i>Industrial Uses</i>		
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	Not Permitted
<i>Agriculture and Extractive Uses</i>		
Crop and Animal Raising	Sd	
Goat Grazing for fire fuel management	Sd	
Mining and Quarrying	U	See Chapter 18.44
Nurseries	Sd	
<i>Accessory Uses and Structures</i>		See Section 18.43.020
<i>Temporary Uses</i>		See Chapter 18.17
<i>Nonconforming Uses</i>		See Chapter 18.46
L19 Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity.		

18.30.030 Site Development Regulations and Performance Standards

Schedule 18.30.030-A below prescribes the development regulations for Rural Lands.

Schedule 18.30.030-A: Development Regulations for Rural Lands

Lot Dimensions – Density/Intensity of Use	"RL"	Additional Regulations (Letters refer to standards immediately below the table.)
Minimum Lot Area	1 acre	<i>See Section 18.46.080 (Nonconforming Parcels)</i>
Minimum Lot Width (feet)	150	<i>See Section 18.46.080 (Nonconforming Parcels)</i>
Base Density: Units per gross developable acre or lot area per unit		(1)
Minimum Yards: (feet)		
Front	25	
Side	20	
Corner Side	20	
Rear	20	
Maximum Building Height (feet)	40	<i>See Section 18.40.080</i>
Other Standards		
Accessory Uses and Structures	<i>See Section 18.43.020</i>	
Setbacks from Creeks and Riparian Areas	<i>See Chapter 18.48</i>	
Tree Preservation	<i>See Chapter 18.45</i>	
Walls And Fences	<i>See Section 18.40.180</i>	

- (1) **Calculation of Allowable Units.** The maximum number of dwelling units permitted on any single parcel shall be computed by deducting areas of slopes over 20 percent and any areas subject to flooding from a 100-year-storm event and multiplying the remainder (gross developable acreage) by the density multiplier in Schedule 18.30.030-B. Increases over the base density in the "RL" District are allowed for cluster development that leaves a minimum percentage of the otherwise developable portion of the site as open space per Schedule 18.30.030-C. The percent increase in base density is determined on the basis of the percentage of the total developable site area retained as open space.

Schedule 18.30.030-B establishes the density regulations and Schedule 18.30.030-C addresses density increase.

Schedule 18.30.030-B: Density Regulations—Residential Uses

Districts	Gross Developable Acres per Unit	Density Multiplier
RL-5	5	0.2
RL-2	2	0.5

Schedule 18.30.030-C: Density Increase

% of Base Density	Percent of Total Site Retained as Open Space
125%	50-59
150%	60-69
200%	70 and greater

- A. **Cluster Development Standards.** Cluster development standards are established by Chapter 17.54 of the City's Subdivision Ordinance. Cluster development is also appropriate in the "PD" Planned Development Overlay District.