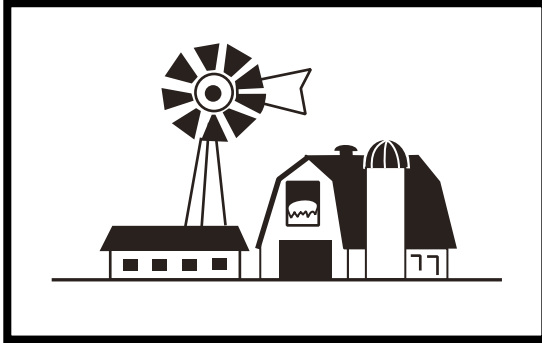


CHAPTER 35



UR Zone (Urban Reserve)

Sections

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25-35.1 Purpose

The purpose of the Urban Reserve (UR) district is to reserve in a substantially undeveloped state, areas planned for future urban use where, because the areas currently lack public facilities or services, or because the need for urban expansion within them is not immediate, it is preferable to prevent the development of uses or structures which might be premature or conflict with the future planned urban use of the areas.

25-35.2 Permitted Uses

The following uses are permitted in the UR district.

- a. Agricultural crops, greenhouses, fruit trees, nut trees, vines, nurseries, for producing trees, vines and other horticultural stock
- b. Bovine animals and horses, only when the lot area is 36,000 square feet or more, and provided that the number of animals shall not exceed a number equal to four

- adult animals in any combination per 36,000 square feet of area, with not more than two adult animals or a bovine or equine kind and their immature offspring per each 36,000 square feet.
- c. Poultry and rabbits for domestic purposes only.
 - d. Storage of petroleum products for use by the occupants of the premises, but not for resale or distribution.
 - e. The sale of agricultural products produced upon the property.
 - f. Home occupations , subject to standards contained in Chapter 25-53 (Special Uses).
 - g. Employee Housing, subject to the issuance of a permit by the State of California Department of Housing and Community Development as provided in California Health and Safety Code Sections 17021.5 and 17030. The permit shall be prominently displayed in the housing unit and shall be provided to any peace officer, City inspector or State inspector, upon demand.
 - h. Accessory buildings and structures including, but not limited to, stables, barns, pens, sheds and other structures for the housing of animals and feed, equipment and tools customarily maintained in connection with permitted uses.

25-35.3 Conditional Uses

The following conditional uses may be permitted in accordance with the provisions of Chapter 25-51 Conditional Use Permits.

- a. Apiaries
- b. Communications equipment buildings and structures
- c. Electrical transmission and distribution substations.
- d. Water pump stations
- e. One single family dwelling, not more than one dwelling per lot, subject to standards of the R-1 zone (see Chapter 25-15).

25-35.4 Site Plan Review

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 25-53 Site Plan Review, (or a Conditional Use Permit for uses listed as such).

25-35.5 Development Standards (see also Exhibit 35-1 for a summary of development standards)

a. Site Area, Lot Frontage and Depth

Each lot shall have a minimum area of 5 acres, measured from the center of any abutting roadway, stream, railroad, or public right-of-way forming a boundary line.

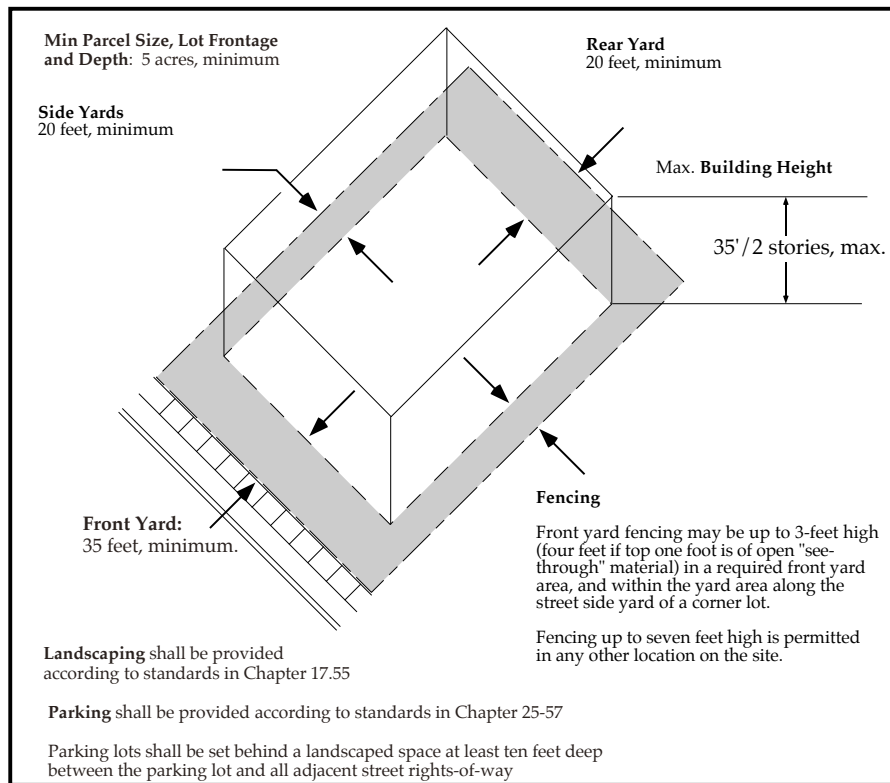
b. Building Height

The maximum height of buildings shall be 35 feet/two stories, unless a Conditional Use Permit is secured to allow a taller structure.

c. Yards

1. Front: 35 feet, minimum.
2. Side: 20 feet, minimum.
3. Rear: 20 feet, minimum.

Exhibit 35-1: Zoning Standards



25-35.6 Fences, Walls and Hedges

- a. **Front Yards:** Fences, walls and hedges shall not exceed three feet in height within a required front yard area, and within a required side yard area in the street side yard of a corner lot. A fence or wall may be four feet in height if more than 50 percent of the structure is see-through.
- b. **Rear and Side Yards:** Fences, walls, and hedges shall not exceed seven feet in height along any side or rear property line.

25-35.7 Off-Street Parking and Loading Facilities

Uses in the UR District shall provide off-street parking consistent with Chapter 17.45 Parking and Loading.

25-35.8 Signs

Signs shall be consistent with the requirements detailed in Chapter 25-47 Signs.

25-35.9 Design Standards

The following standards shall apply to all single family dwellings, including manufactured and mobile homes, that are established in the U-R zone.

- a. The minimum width of a single family dwelling or a manufactured or mobile home shall be 20 feet.
- b. Mobile homes must be certified under the National Manufactured Home Construction and Safety Act of 1974.
- c. All residential dwellings shall be attached to a permanent foundation.
- d. The roofs of all residential dwellings shall be composed of composition shingles, ceramic tiles, metal or wood shakes or shingles. The pitch of the roof shall not be less than three inches of vertical rise over 12 inches of horizontal run. The roof overhang shall not be less than 12 inches around the building perimeter.
- e. The exterior siding of all residential dwellings shall be composed of wood, masonry, plaster, or metal sheathing.
- f. Siding shall extend to the ground, except when a solid concrete or masonry perimeter foundation or retaining wall is used, in which case the siding material need only extend to the top of the foundation or wall.