

[Title 19 ZONING](#)

Chapter 19.38 R-2-10C RESIDENTIAL ZONE

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19.38.010 Purpose of provisions.

The purpose of the R-2-10C zone is to provide neighborhoods in the canyon areas of the county for low-density residential development. (Prior code § 22-20-1)

19.38.020 Permitted uses.

Permitted uses in the R-2-10C zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Home day care/preschool, subject to Section 19.04.293;
- Household pets; the keeping of not more than four horses for private use only and not for rental;
- Residential facility for the elderly persons;
- Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly-licensed residential facility for persons with a disability;
- Single-family dwelling;
- Two-family dwelling.

(Ord. 1452 § 8, 1999; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; § 1 (part) of Ord. passed 2/1/84; prior code § 22-20-2)

19.38.030 Conditional uses.

Conditional uses in the R-2-10C zone include:

- Airport;
- Bed and breakfast homestay;
- Cemetery, etc.;
- Chickens, ducks, geese or other fowl totaling not more than fifty fowl on any one lot; four horses on one lot, provided that no horses may be kept on any lot less than one acre, and no corral or stable for keeping of horses may be closer to a public street or to any dwelling than one hundred feet;
- Day care/preschool center, subject to Section 19.76.260;
- Dwelling group.
 - A. The parcel of ground on which the dwelling group, as defined in Section 19.04.190, is to be erected shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of individual dwelling structures in the group.
 - B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.
 - C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.
 - D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.
 - E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.
 - F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.
 - G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.
- Golf course;
- Guest house;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Nursery and greenhouse, provided that there is no retail shop operated in connection therewith;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Residential health care facility for up to five residents excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time, which use shall not change the residential appearance and character of the property;
- Short-term rental provided:
 - A. The dwelling unit is located in a single-family or two-family dwelling, but not located in a planned unit development or dwelling group; and
 - B. The site has frontage on a street with an existing or proposed right-of-way of at least sixty-six feet, as identified on the map entitled "Road Widening and Improvement Map" on file with the development services division and such map is made by this reference, as such, a part of this title as if fully described and detailed herein;
- Sportsman's kennel (minimum lot area one acre);
- Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the buildings

will be removed by the county at the expense of the owner. (Ord. 1473 (part), 2001; Ord. 1361 § 6, 1996; Ord. 1198 § 8 (part), 1992; Ord. 1179 § 6 (part), 1992; Ord. 1118 § 5 (part), 1990; Ord. 1115 § 4 (part), 1990; Ord. 1088 § 5 (part), 1989; (part) of Ord. passed 12/15/82: prior code § 22-20-3)

19.38.040 Lot area.

The minimum lot area in the R-2-10C zone shall be not less than ten thousand square feet, except that the minimum area for any lot which is being used for horses shall be one-half acre. (Prior code § 22-20-4)

19.38.050 Lot width.

The minimum width of any lot in the R-2-10C zone shall be seventy-five feet, at a distance fifteen feet back from the front lot line. (Prior code § 22-20-5)

19.38.060 Front yard.

In the R-2-10C zone, the minimum depth of the front yard for main buildings, and for private garages which have a minimum side yard of five feet, shall be fifteen feet for lots facing on a state highway, and five feet for lots facing on a county road. All accessory buildings, other than private garages which have a minimum side yard, shall be located at least six feet in the rear of the main building. (Prior code § 22-20-7)

19.38.070 Side yard.

In the R-2-10C zone, the minimum side yard for any dwelling shall be five feet, and the total width of the two required side yards shall be not less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two side yards shall be not less than forty feet. The minimum side yard for a private garage shall be five feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building may have a minimum side yard of one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than fifteen feet on state highways or five feet on other streets. (Prior code § 22-20-6)

19.38.080 Rear yard.

In R-2-10C zones, the minimum rear yard for a main building shall be twenty-five feet, and for accessory buildings one foot; provided that, on corner lots which rear upon the side of another lot, accessory buildings shall be located not closer than five feet to such side yard. (Prior code § 22-20-8)

19.38.090 Building height.

A. Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. The box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet;

2. Thirty-five feet on other properties;

3. No dwelling structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a one-family or two-family dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet,

accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet. (Ord. 1509 § 5, 2003; Ord. 1237 § 3, 1993)

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