

**313-6 Residential Zone Districts**

<p><a href="#">313-6.1</a></p>	<p><b>RS: Residential Single Family</b></p>
<p style="text-align: center;"><b>Use Type</b></p> <p>Residential Use Types</p> <p>Civic Use Types</p> <p>Commercial Use Types</p> <p>Commercial Timber Use Type</p> <p>Industrial Use Types*</p> <p>Extractive Use Type</p> <p>Natural Resource Use Type</p>	<p style="text-align: center;"><b>Principal Permitted Use</b></p> <p>Residential Single Family Principal Permitted Use (See Section <a href="#">313-163.1.9</a> for description)</p> <p style="text-align: center;"><b>Conditionally Permitted Use</b></p> <p>Manufactured Home Park; subject to the Manufactured Home Park Regulations</p> <p>Guest House</p> <p>Essential Services</p> <p>Community Assembly</p> <p>Public Recreation and Open Space</p> <p>Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations</p> <p>Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations</p> <p>Minor Generation and Distribution Facilities</p> <p>Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations</p> <p>Neighborhood Commercial</p> <p>Private Institution</p> <p>Private Recreation</p> <p>Timber Production</p> <p>Cottage Industry; subject to the Cottage Industry Regulations</p> <p>Surface Mining - 2; subject to the Surface Mining Regulations</p> <p>Fish and Wildlife Management</p> <p>Watershed Management</p> <p>Wetland Restoration</p> <p>Coastal Access Facilities</p>

<a href="#">313-6.1</a>	<b>RS: Residential Single Family</b>
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the RS zone.

\* See, Industrial Performance Standards, Section [313-103.1](#).

\*\* See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-16(A-C); amended by Ord. [1853](#), 12/20/88; amended by Ord. [2167](#), Sec. 13, 4/7/98; amended by Ord. [2367A](#), 7/25/06)

<a href="#">313-6.1</a>	<b>RS: Residential Single Family</b>	
<b>Development Standards</b>		
<b>Minimum Lot Size and Minimum Lot Width</b>		
Zone Designation	Minimum Lot Size	Minimum Lot Width
RS-5	5,000 sq. ft.	50 feet
RS-7.5	7,500 sq. ft.	60 feet
RS-10	10,000 sq. ft.	60 feet
RS-20	20,000 sq. ft.	75 feet
RS-40	40,000 sq. ft.	150 feet
<b>Maximum Lot Depth</b>	Three (3) times the lot width.	
<b>Maximum Density</b>	Either one dwelling unit (1du) per lawfully created lot or two dwelling units (2du) per lawfully created lot if a Special Permit is secured for a second residential unit. In a manufactured home park, one dwelling unit per manufactured home lot is permitted up to the maximum density allowed by the General Plan.	
	Note 1: Notwithstanding the otherwise applicable density provisions of the Coastal Zoning Regulations the 4.8-acre area zoned RS on APN 517-121-010 may accommodate the relocation of existing residential development on the adjacent 28-acre lot (APN 517-131-009) away from geologically hazardous areas, if all of the following conditions are met: (1) the relocation of existing structures from APN 517-131-009 to	

<p><a href="#">313-6.1</a></p>	<p><b>RS: Residential Single Family</b></p>
<p style="text-align: center;"><b>Development Standards</b></p>	
	<p>APN 517-121-010 will result in no increase in development potential of the combined property comprising APNs 517-131-009, 517-121-010, and 517-131-011, (2) the commonly owned property comprising these three APNs are either (a) legally merged, or (b) treated as one parcel under a legally binding agreement required to be executed and recorded pursuant to a valid coastal development permit authorizing the relocation of the existing residential development, (3) the property comprising APN 517-121-010 is capable of being developed with relocated existing residential development consistent with all applicable policies and standards of the certified LCP, and (4) the relocation of the existing residential development shall be sited and designed such that it assures stability and structural integrity and at no time engenders the need for the construction of a shoreline protection device that would substantially alter natural landforms along bluffs and cliffs.</p>
<p><b>Minimum Yard Setbacks***</b></p>	
<p>Front</p>	<p>Twenty feet (20').</p>
<p>Rear</p>	<p>Ten feet (10').</p>
<p>Interior Side</p>	<p>Five feet (5').</p>
<p>Exterior Side</p>	<p>Same as front or one-half (½) the front if all parts of the main building are more than twenty-five feet (25') from the rear lot line, and the exterior side yard does not abut a “collector” or “higher order street” (see, this Chapter, Section C: Index of Definitions of Language and Legal Terms). In questionable cases, the Public Works Director shall classify the subject street. A record of all streets so classified shall be maintained as a public record which is available to the public at Community Development Services and/or the Department of Public Works.</p>
<p>Double Frontage Lots</p>	<p>Front and rear yards shall be twenty feet (20'); except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.</p>

<a href="#">313-6.1</a>	<b>RS: Residential Single Family</b>
<b>Development Standards</b>	
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
<b>Maximum Ground Coverage</b>	Thirty-five percent (35%).
<b>Maximum Structure Height</b>	Thirty-five feet (35').
<b>Permitted Main Building Types</b>	Residential Single Detached; Manufactured Homes in Manufactured Home Parks. Limited Mixed Residential-Nonresidential. Nonresidential Detached or Multiple/Group.

\*\*\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe Regulations” at Title III, Division 11.

(Former Section CZ#A313-16(A-C); amended by Ord. [1853](#), 12/20/88; amended by Ordinance [2543](#), Sec. 1, 01/19/2016)

<a href="#">313-6.2</a>	<b>RM: Residential Multi-Family</b>
	<b>Principal Permitted Use</b>
	Residential Multi Family Principal Permitted Use (See Section <a href="#">313-163.1.9</a> for description)
<b>Use Type</b>	<b>Conditionally Permitted Use</b>
Residential Use Types	Single Family Residential where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements.  Manufactured Home Parks; subject to the Manufactured Home Park Regulations
Civic Use Types	Essential Services Community Assembly

<a href="#">313-6.2</a>	<b>RM: Residential Multi-Family</b>
	Non-Assembly Cultural Public Recreation and Open Space Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations Transient Habitation Private Recreation Neighborhood Commercial Office and Professional Service Private Institution
Commercial Timber Use Type	Timber Production
Natural Resource Use Type	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the RM zone.
<b>Development Standards</b>	
<b>Minimum Lot Size</b>	5,000 square feet.
<b>Minimum Lot Width</b>	Fifty feet (50').
<b>Maximum Lot Depth</b>	Three (3) times the lot width.
<b>Maximum Density</b>	The maximum density as specified on the adopted zoning maps. A minimum of one dwelling unit (1du) per lawfully created lot is permitted, even if the specified maximum dwelling unit density is exceeded, if it meets all other development standards. The maximum density shall be calculated as the total number of dwelling units

<a href="#">313-6.2</a>	<b>RM: Residential Multi-Family</b>
	divided by the total area within the lot and within one-half of any adjacent street.

\*\* See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-14(A-C); amended by Ord. [2167](#), Sec. 13, 4/7/98 ; amended by Ord. [2367A](#), 7/25/06)

<a href="#">313-6.2</a>	<b>RM: Residential Multi-Family</b>
<b>Development Standards</b>	
<b>Minimum Yard Setbacks***</b>	
Front	Twenty feet (20').
Rear	Ten feet (10').
Interior Side	Five feet (5').
Exterior Side	Same as front or one-half (½) the front if all parts of the main building are more than twenty-five feet (25') from the rear lot line, and the exterior side yard does not abut a "collector" or "higher order street" (see, this Chapter, Section C: Index of Definitions of Language and Legal Terms).  In questionable cases, the Public Works Director shall classify the subject street. A record of all streets so classified shall be maintained as a public record which is available to the public at Community Development Services and/or the Department of Public Works.
Double Frontage Lots	Front and rear yards shall be twenty feet (20'), except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
<b>Minimum Setbacks Between Detached Multiple Unit Dwellings</b>	On building sites containing more than one (1) main detached multiple unit residential building, the

<a href="#">313-6.2</a>	<b>RM: Residential Multi-Family</b>
<b>Development Standards</b>	
	following required distances between such buildings apply:
Minimum distance between buildings:	Ten feet (10').
Minimum distance between the front of any dwelling unit in a building and any other building on-site:	Twenty feet (20').
Minimum distance between the front of any dwelling unit and any side lot line:	Twelve feet (12').
Minimum distance between buildings exceeding two (2) stories:	Two foot (2') increase, over setbacks specified in this section, for each additional story.
<b>Maximum Ground Coverage</b>	Sixty Percent (60%).
<b>Maximum Structure Height</b>	Forty-five feet (45').
<b>Permitted Main Building Types</b>	Single Detached (only one dwelling per lot), Manufactured homes in manufactured home parks. Duplex, Multiple dwellings, and Multiple/Group. Limited Mixed Residential-Nonresidential. Nonresidential Detached, or Multiple/Group.

\*\*\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe Regulations” at Title III, Division 11.

(Former Section CZ#A313-14(A-C))

<a href="#">313-6.3</a>	<b>R2: Mixed Residential</b>
<b>Use Type</b>  Residential Use Types	<b>Principal Permitted Use</b>  Mixed Residential Principal Permitted Use (See Section <a href="#">313-163.1.9</a> for description)
	<b>Conditionally Permitted Use</b>  Manufactured Home Park; subject to the Manufactured Home Park Regulations Guest House

<a href="#">313-6.3</a>	<b>R2: Mixed Residential</b>
Civic Use Types	Essential Services Community Assembly Public Recreation and Open Space Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations Neighborhood Commercial Private Institution Private Recreation
Commercial Timber Use Type	Timber Production
Industrial Use Types*	Cottage Industry; subject to the Cottage Industry Regulations
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
Natural Resource Use Type	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the R2 zone.

\* See, Industrial Performance Standards, Section [313-103.1](#).

\*\* See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-15(A)(1-2); amended by Ord. [1853](#), 12/20/88; amended by Ord. [1875](#), Sec. 2, 9/26/89 amended by Ord. [2167](#), Sec. 16, 4/7/98, amended by Ord. [2367A](#), 7/25/06)

<a href="#"><u>313-6.3</u></a>	<b>R2: MIXED RESIDENTIAL</b>
<b>Development Standards</b>	
<b>Minimum Lot Size</b>	5,000 square feet.
<b>Minimum Lot Width</b>	Fifty feet (50').
<b>Maximum Lot Depth</b>	Three (3) times the lot width.
<b>Maximum Density</b>	(None specified.)
<b>Minimum Yard Setbacks***</b>	
Front	Twenty feet (20').
Rear	Ten feet (10').
Interior Side	Five feet (5').
Exterior Side	<p>Same as front or one-half (½) the front if all parts of the main building are more than twenty-five feet (25') from the rear lot line, and the exterior side yard does not abut a “collector” or “higher order street” (see, this Chapter, Section C: Index of Definitions of Language and Legal Terms).</p> <p>In questionable cases, the Public Works Director shall classify the subject street. A record of all streets so classified shall be maintained as a public record which is available to the public at Community Development Services and/or the Department of Public Works.</p>
Double Frontage Lots	Front and rear yards shall be twenty feet (20'), except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
<b>Maximum Ground Coverage</b>	Thirty-five percent (35%).
<b>Maximum Structure Height</b>	Thirty-five feet (35').

<a href="#">313-6.3</a>	<b>R2: MIXED RESIDENTIAL</b>
<b>Development Standards</b>	
<b>Permitted Main Building Types</b>	Residential Single Detached; Manufactured Homes in Manufactured Home Parks. Only one dwelling per lot or manufactured home lot except where a permit is approved to allow for a second residential unit (see, Second Residential Dwelling Unit in Section <a href="#">313-87.1</a> ). Duplex. Limited Mixed Residential-Nonresidential. Nonresidential Detached or Multiple/Group.

**\*\*\* Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe Regulations” at Title III, Division 11.

(Former Section CZ#A313-15(A)(1-2); amended by Ord. [1853](#), 12/20/88; amended by Ord. [1875](#), Sec. 2, 9/26/89)

<a href="#">313-6.4</a>	<b>RA: Rural Residential Agriculture</b>
<b>Use Type</b>	<p style="text-align: center;"><b>Principal Permitted Use</b></p> Rural Residential Agriculture Principal Permitted Use (See Section <a href="#">313-163.1.9</a> for description)  <p style="text-align: center;"><b>Conditionally Permitted Use</b></p> Guest House Essential Services Community Assembly Public Recreation and Open Space Solid Waste Disposal; subject to the Solid Waste Disposal Regulations Oil and Gas Pipelines; subject to the Oil and Gas Pipeline Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities  Neighborhood Commercial
Residential Use Types	
Civic Use Types	
Commercial Use Types	

<a href="#"><b>313-6.4</b></a>	<b>RA: Rural Residential Agriculture</b>
Industrial Use Types*	Bed and Breakfast Establishment; subject to the Bed and Breakfast Establishment Regulations Private Recreation Cottage Industry; subject to the Cottage Industry Regulations
Agricultural Use Types	Stables and Kennels Intensive Agriculture
Commercial Timber Use Type	Timber Production
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the RA zone.

\* See, Industrial Performance Standards, Section [313-103.1](#).

\*\* See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-17(A-C); amended by Ord. [1853](#), 12/20/88, amended by Ord. [2167](#), Sec. 16, 4/7/98, amended by Ord. [2367A](#), 7/25/06)

<a href="#"><b>313-6.4</b></a>	<b>RA: RURAL RESIDENTIAL AGRICULTURE</b>	
<b>Development Standards</b>		
<b>Minimum Lot Size and Minimum Lot Width</b>		
Zone Designation	Minimum Lot Size	Minimum Lot Width
RA -1	1.0 acres	150 feet
RA -2	2.0 acres	175 feet
RA -2.5	2.5 acres	175 feet

<a href="#"><b>313-6.4</b></a>	<b>RA: RURAL RESIDENTIAL AGRICULTURE</b>	
<b>Development Standards</b>		
RA -5	5.0 acres	250 feet
RA -10	10.0 acres	350 feet
RA -20	20.0 acres	475 feet
RA -40	40.0 acres	750 feet
<b>Maximum Lot Depth</b>	Four (4) times the lot width.	
<b>Maximum Density</b>	Either one dwelling unit (1du) per lawfully created lot or two dwelling units (2du) per lawfully created lot if a Special Permit is secured for a second residential unit.	
<b>Minimum Yard Setbacks***</b>	<b>Minimum Lot Size Less Than 2.5 Acres</b>	<b>Minimum Lot Size 2.5 Acres or Greater</b>
Front	Twenty feet (20')	Twenty feet (20'); Thirty feet (30') for flag lots
Rear	Ten feet (10')	Thirty feet (30')
Interior Side	Five feet (5')	Thirty feet (30')
Exterior Side	Twenty feet (20')	Twenty feet (20')
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Double Frontage Lots	Front and rear yards shall be twenty feet (20'), except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.	Front and rear yards shall be twenty feet (20'), except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.
<b>Maximum Ground Coverage</b>	Thirty-five percent (35%)	
<b>Maximum Structure Height</b>	Thirty-five feet (35').	

<a href="#">313-6.4</a>	<b>RA: RURAL RESIDENTIAL AGRICULTURE</b>
<b>Development Standards</b>	
<b>Permitted Main Building Types</b>	Residential Single Detached Limited Mixed Residential - Nonresidential Nonresidential Detached or Multiple/Group

**\*\*\* Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe Regulations” at Title III, Division 11.

(Former Section CZ#A313-17(A-C); amended by Ord. [1853](#), 12/20/88)

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