

Chapter 17.32

ONE-FAMILY MOBILE HOME (R-M) DISTRICT

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17.32.010 Purpose.

The purpose of the one-family mobile home (R-M) district is to provide fully serviced, urban-sized lots for mobile homes and one-family residences and selected related uses. This district is consistent with the urban residential (UR) and suburban residential (SR) general plan designations. (Ord. 95-3 § 35, 1995; prior code § 5.02.150 (A))

17.32.020 Permitted uses.

The following uses are permitted outright in the R-M district:

- A. Mobile home, or a one-family residence in lieu of a mobile home;
- B. Recreation facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc. (Ord. 95-3 § 36, 1995; prior code § 5.02.150 (B))

17.32.025 Uses requiring zoning permit.

The following uses are permitted in the R-M district if a zoning permit is issued, and subject to the provisions of Sections 17.88.170 through 17.88.190:

- A. Home occupation with no customer vehicle trips;
- B. Senior citizen residence, if in conjunction with a one-family residence.
- C. Second one-family residence subject to the provisions of Section 17.88.135. (Ord. 2003-1 § 17, 2003; Ord. 95-3 § 37, 1995)

17.32.030 Uses requiring administrative permit.

The following uses are permitted in the R-M district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

- A. Home occupation with customer vehicle trips;
- B. Large day care home. (Ord. 95-3 § 38, 1995; prior code § 5.02.150 (C))

17.32.040 Uses requiring use permit.

The following uses are permitted in the R-M district if a use permit is issued:

- A. Golf course;
- B. Church. (Ord. 95-3 § 39, 1995; prior code § 5.02.150 (D))

17.32.050 Other permitted uses.

Other uses permitted in the R-M district are:

- A. The uses allowed by, and subject to the provisions of, Sections 17.88.010 through 17.88.110 and 17.88.130 through 17.88.150;
- B. Other uses found to be similar in character and impact to those listed in Sections 17.32.020 and 17.32.040, as determined in

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accordance with Section 17.94.030. (Prior code § 5.02.150 (E))

17.32.060 Site development standards.

The following site development standards apply in the R-M district:

A. **Minimum Building Site.** Provided that the residential density permitted by the general plan, including any permitted density bonus, is not exceeded, the following shall apply, except as otherwise provided in Section 17.84.010:

1. Interior lot, six thousand square feet;
2. Corner lot, seven thousand square feet.

B. **Yards.** The following yard requirements apply, except as provided in Section 17.84.030:

1. Front, twenty feet;
2. Side, five feet on one side and twelve feet on the opposite side (Note: The minimum side yards required for any lot created prior to June 7, 1978 are five feet on each side);
3. Rear, fifteen feet;
4. Interior yard space: fifteen percent of the lot area, or nine hundred square feet, whichever is less, is required for an interior yard for each lot. This may include all of the open area from the required front yard setback line to the rear property line which has a minimum dimension of ten feet by fifteen feet and shall be completely open from the ground to the sky, except for a patio or pergola, or a roof or balcony overhang not exceeding thirty inches.

C. **Maximum Structural Height.** The following structural height restrictions apply, except as otherwise provided in Section 17.84.030:

1. Main building, thirty feet;
2. Accessory building, one story not to exceed fifteen feet.

D. **Parking.** Parking requirements are as specified in Chapter 17.86.

E. **Slope.** Any area in excess of thirty percent slope shall not be developed, but the residential density up to three dwelling units per each acre exceeding thirty percent may be credited to the remaining developable portions of the property where the general plan designation is UR; and up to two dwelling units per each acre exceeding thirty percent may be credited to the remaining developable portions where the general plan designation is SR. In case the area is located within an adopted city sphere of influence boundary, the city's slope/density standards shall be utilized if they have been adopted. (Ord. 94-4 § 27, 1994; prior code § 5.02.150 (F))