

[Title 19 ZONING](#)

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**Chapter 19.40 R-4-8.5 RESIDENTIAL ZONE**[19.40.010 Purpose of provisions.](#)[19.40.020 Permitted uses.](#)[19.40.030 Conditional uses.](#)[19.40.040 Lot area.](#)[19.40.050 Lot width.](#)[19.40.060 Front yard.](#)[19.40.070 Side yard.](#)[19.40.080 Rear yard.](#)[19.40.090 Building height.](#)[19.40.100 Density.](#)**19.40.010 Purpose of provisions.**

The purpose of the R-4-8.5 zone is to provide neighborhoods in the county for medium-density residential development. (Prior code § 22-21-1)

**19.40.020 Permitted uses.**

Permitted uses in the R-4-8.5 zone include:

- Agriculture;
- Home business, subject to Chapter 19.85;
- Home day care/preschool, subject to Section 19.04.293;
- Household pets;
- Residential development with a maximum number of two dwelling units per structure per lot;
- Residential facility for 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. (Ord. 1535 § 4 (part), 2004; Ord. 1452 § 9, 1999; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; § 1 (part) of Ord. passed 2/1/84; prior code § 22-21-2)

**19.40.030 Conditional uses.**

Conditional uses in the R-4-8.5 zone include:

- Airport;
- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
- Bed and breakfast inn;
- Boardinghouse;
- Cemetery, mortuary, etc.;
- Day care/preschool center, subject to Section 19.76.260;
- Dental clinic;
- Dwelling group.

A. The development shall comply with the maximum allowable density for the R-4-8.5 zone.

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 be not 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.

- Four-family dwellings;
- Fraternity house;
- Golf course;
- Home day care/preschool, subject to Section 19.04.293;
- Medical clinic, excluding animal hospital and clinic;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;
- 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;
- Short-term rental provided:

A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and

B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.

- Sorority house;
- 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;

-- Three-family dwellings.

(Ord. 1539 § 10, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1361 § 7, 1996; Ord. 1198 §§ 9 (part), 10, 1992; Ord. 1179 § 6 (part), 1992; Ord. 1118 § 6 (part), 1990; Ord. 1115 § 5 (part), 1990; Ord. 1088 § 6 (part), 1989; (part) of Ord. passed 12/15/82: prior code § 22-21-3)

#### **19.40.040 Lot area.**

The minimum lot area in the R-4-8.5 zone shall be not less than six thousand square feet for each one-family dwelling or six thousand five hundred square feet for each two-family dwelling, with one thousand square feet, additional, required for each additional building unit, and not less than eight thousand square feet for any main building other than dwellings. (Prior code § 22-21-4)

#### **19.40.050 Lot width.**

The minimum width of any lot in the R-4-8.5 zone shall be sixty feet, at a distance twenty-five feet back from the front lot line. (Prior code § 22-21-5)

#### **19.40.060 Front yard.**

In the R-4-8.5 zone, the minimum depth of the front yard for main buildings, and for private garages which have a minimum side yard of eight feet, shall be twenty-five feet or the average of the existing buildings where fifty percent or more of the frontage is developed; but in no case less than fifteen feet, or be required to be more than twenty feet. (Prior code § 22-21-7)

#### **19.40.070 Side yard.**

In the R-4-8.5 zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall not be less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be eight 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 not less than 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 twenty feet or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet. (Prior code § 22-21-6)

#### **19.40.080 Rear yard.**

In R-4-8.5 zones, the minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot; provided that, on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard. (Prior code § 22-21-8)

#### **19.40.090 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, two-family, or three-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 § 6, 2003; Ord. 1237 § 3, 1993)

### 19.40.100 Density.

The allowable density for planned unit developments and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre

(Ord. 1539 § 9, 2004)

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