

Chapter 19.08**SINGLE FAMILY RESIDENTIAL DISTRICT(RS)****Sections:**

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19.08.010 Purpose. This district is intended to create, preserve and enhance neighborhoods in a quiet neighborhood setting where permanent, one household, residential uses are predominant. The detached dwellings and yards of RS areas allow for maximum privacy where desired, and opportunities for outdoor living and activities.

19.08.020 Permitted and Conditional Uses. The Single Family Residential District is further subdivided into five sub-classifications: RS-4 (four units per acre), RS-3 (three units per acre), RS-2 (two units per acre), RS-1 (one unit per acre) and RS-E (one unit per 2.5 acres). Permitted and conditional uses for each classification are provided in Table 19.08-A, and have been determined to be compatible with the values and character of the district, subject to appropriate development conditions. Any use identified in the table that is left blank (or identified by a A-@) shall be prohibited.

Any use not included in the table shall be

considered prohibited, unless it is determined by the Community Development Director to be compatible with the values and character of the district. Such determination is dependent upon both the compatibility of the use with the purpose and function of the district, and the anticipated impacts, including, but not limited to, aesthetics, generation of traffic, types of traffic, parking requirements, hazards, and noise generation.

New construction or development of permitted uses may be subject to Site Plan Review approval pursuant to Chapter 19.28 *Site Plan Review*. The establishment of conditional uses, whether through new construction or establishment within an existing facility, are subject to review and approval pursuant to Chapter 19.30, *Conditional Use Permits* or Chapter 19.31, *Minor Use Permits*.

All temporary uses are subject to review and approval pursuant to Chapter 19.32, *Temporary Use Permits*.

Table 19.08-A

PERMITTED AND CONDITIONAL USES

Key: P = Permitted Use
 C = Conditional Use Permit
 M = Minor Use Permit

Use	RS-4	RS -3	RS-2	RS-1	RS-E	Notes
<i>A. Residential Uses and Care Facilities</i>						
Single family dwelling	P	P	P	P	P	Includes mobilehomes and manufactured homes which comply with the requirements of Section 19.08.090 of this Chapter. A maximum of one single-family dwelling unit is allowed per parcel, except as provided in Chapter 19.53, <i>Second Units</i> .
Small family day care	P	P	P	P	P	Day care for eight (8) or fewer children, in compliance with the requirements of Chapter 19.56, <i>Community Care Facilities</i> .
Large family day care	P	P	P	P	P	Day care for nine (9) to fourteen (14) children, in compliance with the requirements of Chapter 19.56, <i>Community Care Facilities</i> .
Day care centers	C	C	C	C	C	Day care facility other than small or large family day care.
Residential, community, or congregate care facilities serving six (6) or fewer persons.	P	P	P	P	P	Includes intermediate health care facilities, community care facilities, residential care facilities for elderly, alcoholism recovery facilities, and facilities for mentally disordered, handicapped persons, or dependent and neglected children, subject to the provisions of Chapter 19.56, <i>Community Care Facilities</i> .

Use	RS-4	RS -3	RS-2	RS-1	RS-E	Notes
Residential, community, or congregate care facilities serving seven (7) or more persons.	C	C	C	C	C	Includes intermediate health care facilities, community care facilities, residential care facilities for elderly, alcoholism recovery facilities, and facilities for mentally disordered, handicapped persons, or dependent and neglected children, subject to the provisions of Chapter 19.56, <i>Community Care Facilities</i> .
Mobile home parks not exceeding the density as prescribed by the district.	C	C	C	C	C	Subject to permits and requirements specified in Chapter 19.72, <i>Mobile Home/RV Parks and Campgrounds</i> .
Resorts, group quarters and group camps.	-	-	-	C	C	Allowed only on parcels five (5) acres or larger.
<u>B. Residential Accessory Uses</u>						
These uses are permitted only as accessory or incidental to a primary use on the same property.						
Non-habitable structures, unlighted private recreational courts, and private swimming pools and accessory equipment.	P	P	P	P	P	Subject to permits and requirements specified in Chapter 19.48, <i>Accessory Uses and Structures</i> .
Agriculture: Row, field, and tree crops which do not require large amounts of water.	P	P	P	P	P	Crops shall be limited to that required to support on-site use, as opposed to commercial production.
Antennas, noncommercial, up to 52 feet in height.	P/M *	P/M *	P/M *	P/M *	P/M *	Antenna shall be set back from all property lines at least 1 1/4 times the height of the antenna. Height does not include the additional height of whip antennas. * One antenna Permitted per parcel. Minor Use Permit required for additional antennae.
Caretaker housing	C	C	C	C	C	For institutional and other non-residential uses permitted in the district.
Home occupations	P	P	P	P	P	Subject to permits and requirements specified in

Use	RS-4	RS -3	RS-2	RS-1	RS-E	Notes
						Chapter 19.36 <i>Home Occupations</i> .
Second units	P	P	P	P	P	Pursuant to the requirements specified in Chapter 19.53, <i>Second Units</i> .
Windmills and solar energy collectors, non commercial, up to thirty-five (35) feet in height.	P/M*	P/M*	P/M*	P/M*	P/M*	Structures shall be set back from all property lines at least 1 1/4 times the height of the structure, measured to the highest element of the structure. * One windmill Permitted per parcel. Minor Use Permit required for additional windmills.
Up to a fifty percent (50%) increase, to 52 2 feet, may be approved subject to Minor Use Permit.	M	M	M	M	P	
<u>C. Institutional Uses</u>						
All institutional uses shall be accessible from an Expressway, Arterial or Collector Street, or have an adequate, improved private drive.						
Cemeteries	C	C	C	C	C	
Churches, synagogues, temples, and other religious facilities	C	C	C	C	C	
Conference centers and organizational camps	C	C	C	C	C	
Governmental facilities	C	C	C	C	C	Including public service facilities, such as libraries, museums, parks, recreation facilities, and civic uses.
Hospitals	C	C	C	C	C	
Schools	C	C	C	C	C	
<u>E. Cultural Activities</u>						
Art Galleries and studios	M	M	M	M	M	
<u>F. Transient Lodging Facilities</u>						
Bed and Breakfast Uses	C	C	C	C	C	Subject to the limitations, regulations and standards in Chapter 19.54, <i>Bed and Breakfast Inns</i> .
<u>G. Transportation and Communication Facilities, and Utilities</u>						
Communication facilities	C	C	C	C	C	Including, but not limited to, radio and television stations or towers, satellite receiving

Use	RS-4	RS -3	RS-2	RS-1	RS-E	Notes
						stations, microwave relay towers, and similar facilities. Subject to standards established in Chapter 19.58 <i>Telecommunications Facilities</i> .
Transportation facilities	-	-	-	C	C	Including, but not limited to carpool facilities and parking lots.
Utility and service uses and structures	C	C	C	C	C	Including, but not limited to reservoirs, pumping plants, electrical substations, central communications offices, sewer plants, sewer treatment facilities, and solid waste disposal sites.
<i>H. Temporary and Interim Uses (See Chapter 19.32, Temporary Use Permits)</i>						

19.08.030 Development Standards. The development standards for each RS district shall be as delineated in Table 19.080-B:

**Table 19.08-B
SINGLE FAMILY RESIDENTIAL DISTRICT
DEVELOPMENT STANDARDS**

Standard	RS	RS-3	RS-2	RS-1	RS-E	Notes
Minimum lot size	7,200 sq. ft.	12,000 sq. ft.	18,000 sq. ft.	1 acre	2.5 acres	
Interior lot, minimum dimensions : width depth	60 ft. 100 ft.	70 ft. 100 ft.	80 ft. 100 ft.	100 ft. 150 ft.	150 ft. 200 ft.	
Corner lot, minimum dimensions: width depth	70 ft. 100 ft.	80 ft. 100 ft.	90 ft. 100 ft.	150 ft. 150 ft.	150 ft. 200 ft.	
Maximum lot coverage(impervious surface)	40%	40%	30%	20%	20%	
Maximum building height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	Structures such as chimneys, cupolas, flagpoles, steeples, and the like may exceed height limits up to fifty (50) percent.
Front yard setback	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	
Side yard setback, interior	10 ft.*	10 ft.*	10 ft.*	15 ft.*	15 ft.*	*Two story structures, or the second story, shall be set back a minimum of twenty (20) feet from any property line.
Street side yard setback	15 ft.*	15 ft.*	15 ft.*	25 ft.	25 ft.	* Two story structures, or the second story, shall be set back a minimum of twenty (20) feet from any property line.
Rear yard setback	15 ft.*	20 ft.	20 ft.	20 ft.	20 ft.	* Two story structures, or the second story, shall be set back a minimum of twenty (20) feet from any property line.

19.08.040 Encroachments Into Yards or Setbacks. Provided that the projection does not obstruct the view in a required Clear Sight Triangle (See Section 19.06.030 *Definitions*), the following encroachments or projections are permitted in required yard areas:

1. Attached architectural features such as awnings, canopies, eaves, chimneys, cornices, planter boxes, bay windows, and cantilevered portions of the structure (not exceeding fifty percent of the length of the wall to which they are attached) are permitted to encroach up to four (4) feet into front or rear yards and two (2) feet into side yards.
2. Attached, unenclosed patio roofs, decks, porches and similar structures (having open, unenclosed sides around at least fifty [50] percent of their perimeters) are permitted to encroach up to fifteen (15) feet into a rear yard, with a minimum five (5) foot setback to the rear property line.
3. Fences, walls, screening, and dense hedges are permitted to encroach up to a maximum of four (4) feet in height in front yards and street side yards and a maximum of eight (8) feet in height in side and rear yards.

19.08.050 Parking and Driveways. Parking and driveways shall be provided consistent with the regulations of Chapter 19.82, *Off Street Parking and Loading Regulations*, which include:

1. Single family dwellings shall provide two (2) parking spaces behind the front setback area and a driveway from the street.
2. Any other use within a residential district shall provide parking as required for the specific land use outlined in Chapter 19.82.

19.08.060 Street Dedications and Improvements.

1. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular traffic, the dedication of additional right-of-way and construction of required street improvements in accordance with the General Plan Circulation Element shall be required. AStreet improvements@ include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements, unless otherwise approved pursuant to Chapter 19.85 *Public Improvements - Delaying or Deferring*.
2. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:
 1. That all of the required dedications have been provided.
 2. That all of the required street improvements have either been installed or that a cash deposit, surety bond or other form of surety acceptable to the City Council in an amount equal to the estimated cost of the street improvements has been posted with the City to assure the installation of said street improvements.
3. In all districts, the following street improvements shall apply to Expressways, Arterials, and Collector Streets:
 1. Concrete curbs and gutters shall be

- installed.
2. Sidewalks, per City standards, shall be installed.
4. In the RS-4 Districts, the following street improvement standards shall apply to
 5. In RS-2 and RS-3 Districts, the following street improvement standards shall apply to Local Streets:
 1. Curbs and gutters shall be installed.
 2. Sidewalks shall not be required.
 6. In RS-1 and RS-E Districts, the following street improvements standards shall apply to Local Streets:
 1. Asphalt berms may be installed in lieu of curb and gutter.
 2. Sidewalks shall not be required.
- 19.08.070 Utilities.** All utilities serving new projects of more than four (4) dwelling units shall install underground utilities both onsite and in the public right-of-way. New projects of four (4) or less dwelling units shall install underground utilities onsite; utilities in the public right-of-way shall be installed in a manner consistent with the existing surrounding improvements.
- 19.08.080 Signage.** All signs shall comply with the regulations provided in Chapter 19.84 *Signs*.
- 19.08.090 Manufactured and Mobile Home Standards.** Any manufactured or mobile home shall comply with the following minimum standards:
1. The home and accessory structures shall be subject to all provisions of the Development Code applicable to
 - Local Streets:
 1. Curbs and gutters shall be installed.
 2. Sidewalks, per City standards, shall be installed.
 - residential structures.
 2. The home shall be constructed to meet the standards of the National Mobilehome Construction and Safety Standards Act pursuant to Section 18551 of the California Health and Safety Code.
 3. The roof live loads, wind and seismic loads, and other environmental standards shall be the same as established for conventionally built structures.
 4. The home shall be attached to an engineered, permanent perimeter foundation approved by the Building Division.
 5. The home shall have a minimum width of twenty (20) feet excluding garages, porches, patios, eaves, cabanas, and popouts.
 6. The siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic siding material and textures may be used when determined by the Planning Division to be compatible with the neighborhood.
 7. The exterior coving material shall extend to surrounding grade.
 8. The roofing material shall be tile, rock, shingles, or materials customarily used on conventional residential structures in the neighborhood.
 9. The roof shall have a pitch not less than

two (2) inches of vertical rise for each twelve (12) inches of horizontal run.

10. The roof shall have sloping lines with a minimum eighteen (18) inch eaves overhang, measured from the vertical side of the home. The Planning Commission may approve an alternate design with application for Site Plan Review, if the Planning Commission finds that the alternate design is architecturally compatible with conventionally built homes in the vicinity or that the alternate design is compatible with the Desert Southwest Design Guidelines adopted by the City.