

Sec. 130.24.020 - Matrix of Allowed Uses.

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.24.020 (Residential Zone Use Matrix) below in this Section:

Table 130.24.020—Residential Zone Use Matrix

RM: Multi-unit Residential R1, R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estate	P PD A CUP MUP TMA TUP ---	Allowed use Planned Development Permit required (130.52.040) Administrative Permit required (130.52.010) Conditional Use Permit (130.52.021) Minor use Permit required (130.52.020) Temporary Mobile Home Permit required (130.52.050) Temporary use permit required (130.52.060) Use not allowed in zone					
USE TYPE	RM	R1, R20K	R1A	R2A	R3A	RE	Specific Use Reg.
Residential							
Child Day Care Home: Small Family Day Care Home	P	P	P	P	P	P	<u>130.40.110</u>
Large Family Day Care Home	P	P	P	P	P	P	<u>130.40.110</u>

Community Care Facility: Small (serving 6 or fewer)	P	P	P	P	P	P	
Large (serving 7 or more)	CUP	CUP	CUP	CUP	CUP	CUP	
Dwelling: Multi-unit	P	—	—	—	—	—	
Single-unit, Attached	P	P	—	—	—	—	
Single-unit, Detached	P ¹	P	P	P	P	P	
Temporary During Construction	—	P	P	P	P	P	<u>130.40.190</u>
Employee Housing: Agricultural—Six or Fewer	—	P	P	P	P	P	<u>130.40.120</u>
Seasonal Worker in Compliance with Standards	—	—	A	A	A	A	
Seasonal Worker not in Compliance with Standards	—	—	CUP	CUP	CUP	CUP	
Construction	TUP	TUP	TUP	TUP	TUP	TUP	<u>130.40.190</u>
Guest House	—	P	P	P	P	P	<u>130.40.150</u>

Hardship Mobile Home	—	TMA	TMA	TMA	TMA	TMA	130.40.190
Kennel, Private	—	—	—	—	—	CUP	130.40.080
Mobile/Manufactured Home Park	CUP	CUP	CUP	CUP	CUP	CUP	130.40.190 Also refer to adopted Mobile Home Park Design Standards (Resolution 198-2015)
Room Rental: One Bedroom, Only	P	P	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	P	P	130.40.300
Transitional Housing: Small (Serving 6 or Fewer)	P	P	P	P	P	P	130.40.360
Large (Serving 7 or More)	CUP	CUP	CUP	CUP	CUP	CUP	
Agricultural							
Animal Raising and Keeping	See Table in 130.40.080.1 (Animal Raising & Keeping Matrix)						130.40.080
Accessory Structures	—	P	P	P	P	P	130.40.030
Crop Production	—	—	P	P	P	P	
Grazing	—	—	P	P	P	P	

Hemp Cultivation		—	—	—	—	P ⁴	
Nursery, Plants: Wholesale	—	—	—	—	—	P	
Orchards and Vineyards: Commercial	P	P	P	P	P	P	
Packing, On-site Products	P	P	P	P	P	P	
Processing of Agricultural Products; Commercial			CUP	CUP	CUP	CUP	<u>130.40.160</u>
Produce Sales Sale of Produce Grown en;On-site	—	A	P	P	P	P	<u>130.40.240</u>
Commercial							
Child Day Care Center	—	—	—	—	—	—	<u>130.40.110</u>
Contractor's Office	TUP	TUP	TUP	TUP	TUP	TUP	<u>130.40.190</u>
Stables; Commercial	—	—	—	—	—	CUP	<u>130.40.210</u>
Home Occupation	See Table in 130.40.160.1 (Home Occupation Use Matrix)						<u>130.40.160</u>
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	<u>130.40.170</u>
Mixed Use Development	P ²	—	—	—	—	—	<u>130.40.180</u>

Outdoor Retail Sales: Garage Sales	P	P	P	P	P	P	<u>130.40.220</u>
Seasonal Sales	—	—	—	—	—	A	
Temporary Real Estate Sales Office	A	A	A	A	A	A	<u>130.40.330</u>
Wineries	—	—	—	—	—	CUP ³	<u>130.40.400</u>
Industrial							
Mineral Exploration	A	A	A	A	A	A/ CUP	<u>Chapter 130.29</u>
Mining	CUP	CUP	CUP	CUP	CUP	CUP	
Storage Yard: Equipment and Material Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
Recreation and Open Space							

Golf Course	CUP	CUP	CUP	CUP	CUP	CUP	<u>130.40.210</u>
Hiking and Equestrian Trail	P	P	P	P	P	P	
Marina, Non-motorized Craft	—	—	—	—	—	CUP	
Off-highway or Off-road Vehicle Area	—	—	—	—	—	A	
Parks (Public): Day Use	P	P	P	P	P	P	
Nighttime Use	CUP	CUP	CUP	CUP	CUP	CUP	
Picnic Area	P	P	P	P	P	P	
Private Recreation Area	PD/ CUP	PD/ CUP	PD/ CUP	PD/ CUP	PD/ CUP	PD/ CUP	
Resource Protection and Restoration	P	P	P	P	P	P	
Swimming Pool, Public	CUP	CUP	CUP	CUP	CUP	CUP	<u>130.40.210</u>
Tennis Court, Public	CUP	CUP	CUP	CUP	CUP	CUP	
Trail Head Parking or Staging Area	—	CUP	CUP	CUP	CUP	CUP	
Civic							
Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	

Churches and Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	
Community Services: Minor	CUP	CUP	CUP	CUP	CUP	CUP	
Schools: Elementary and Secondary, Private	CUP	CUP	CUP	CUP	CUP	CUP	<u>130.40.230</u>
Utility							
Telecommunication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	<u>130.40.130</u>
Public Utility Service Facilities: Intensive	CUP	CUP	CUP	CUP	CUP	CUP	<u>130.40.250</u>
Minor	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)						<u>130.40.390</u>

NOTES:

- ¹ Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual.
- ² Allowed as part of a Mixed Use Development, residential component meets minimum General Plan density requirement and is subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.
- ³ Or as otherwise permitted under Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.
- ⁴ Cultivation of industrial hemp allowed pursuant to a license issued under Chapter 130.43 of this Title.

(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5152, § 3, 11-16-2021; Ord. No. 5168, § 3, 11-1-2022; Ord. No. 5241, §§ 3, 16, 8-19-2025)

Sec. 130.24.030 - Residential Zone Development Standards.

Allowed uses and associated structures shall comply with the following development standards in Table 130.24.030 below in this Section, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.24.030—Residential Zones Development Standards

Development Attribute ²	RM ³	R1	R20K	R1A	R2A	R3A	RE
Minimum Lot Size for Interior Lot	6,000 or 2,000 sq ft	6,000 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or 10 acres as designated

Minimum Lot Size for Corner Lot	7,500 or 3,500 sq ft	7,500 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or 10 acres as designated
Minimum Lot Width for Interior Lot (in feet)	60 or 20	60	100	100	150	150	100
Minimum Lot Width for Corner Lot (in feet)	75 or 35	75	100	100	150	150	100
Residential Density Range	See G.P. Policy 2.2.1.2 (MFR)	1 primary plus 2nd dwelling unit per lot					
Setbacks ¹ : (in feet) Front	20	20	30	30	30	30	30
Secondary Front	10	15	20	25	30	30	30
Side ^{4,5}	5	5	10	15	20	30	30
Rear	10	15	30	30	30	30	30
Agricultural Structure	—	50	50	50	50	50	50

Maximum Height (in feet)	50	40	40	45	45	45	45
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NOTES:

- 1 May be subject to agricultural setbacks under Section 130.30.030 (Setback Requirements and Exceptions) in Article 3 (Site Planning and Project Design Standards) of this Title if adjacent to agricultural zones or fire safe setbacks if over one acre in lot size.
- 2 Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.
- 3 Smaller minimum lot area or lot width is allowed when proposed with attached or small lot design detached units.
- 4 Fire Safe setbacks may apply.
- 5 May be subject to special side yard setbacks due to building height under Section 130.30.060 (Height Limits and Exceptions) in Article 3 (Site Planning and Project Design Standards) of this Title.