

## Title 19 - ZONING

### 19.100.030 - Permitted land uses.

Table 19.150.020.A (Permitted Uses Table), Table 19.150.020.B (Incidental Use Table) and Table 19.150.020.C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020.A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community and Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

A. *RA-5 Zone Permitted Uses.* A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this section and the Tables exists, the provisions of this section shall apply.

1. A one-family dwelling or manufactured dwelling of a permanent character placed in a permanent location and of not less than 750 square feet ground floor area exclusive of open porches and garage;
2. Farms or ranches for orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries, and raising of chinchillas, guinea pigs and parakeets;
3. Non-Domestic Animals per Chapter 19.455 - Animal Keeping. ~~Poultry, rabbits, crowing fowl and crowing roosters.~~
  - a. ~~The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.~~
  - b. ~~Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.~~
4. ~~Pot bellied pigs shall not be allowed in the RA-5 zone unless mandated by State law;~~
5. ~~The grazing, raising or training of equine, riding stables or academies, sheep and cattle, provided that the lot has a minimum area of one acre and animals are not housed or pastured within 100 feet of a residence provided that the property is~~

~~maintained in accordance with Section 6.16.010 (Fly Producing Conditions) of the Municipal Code, and further that:~~

~~a. Not more than a total of two of any of the following or a total of two of any combination of horses, colts, mules, ponies, goats, sheep, cows, calves or animals of general like character shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises,~~

~~b. Dairies, feeding lots and similar uses may be permitted after public hearing under a conditional use permit,~~

~~c. Additional animals may be permitted subject to the granting of a conditional use permit in the RA-5 zone;~~

~~6. The keeping of bees, provided that all other conditions of this Zoning Code and other City ordinances are complied with;~~

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B. *RC Zone permitted uses.* A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this section and the Tables exists, the provisions of this section shall apply.

1. One-family dwellings of a permanent character placed in a permanent location and of not less than 750 square feet ground floor area, exclusive of open porches and garage;

2. Planned residential developments subject to the granting of a planned residential development permit as set forth in Chapter 19.780 (Planned Residential Development Permit);

3. Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries and raising of chinchillas, guinea pigs and parakeets;

4. ~~Non-Domestic Animals per Chapter 19.455 - Animal Keeping.~~ Poultry, rabbits, growing fowl and growing roosters.

~~a. The noncommercial keeping of not more than five poultry, including growing fowl (except growing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.~~

~~b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven growing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.~~

~~5. The grazing, raising or training of horses; provided, that the lot has a minimum area of one acre and animals are not housed or pastured within 100 feet of a residence; and further, that not more than a total of two horses, colts or ponies or a total of two of any combination of horses, colts or ponies shall be kept on any lot with an area~~

~~of one acre and that one additional animal may be kept for each half acre over one acre in any such premises;~~

- ~~6. The keeping of bees; provided, that all other conditions of this Zoning Code or other City ordinances are complied with;~~
7. Parks and playgrounds of a noncommercial nature, subject to the granting of a conditional use permit;
8. Golf courses, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises;
12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject to the granting of a conditional use permit;
14. Small family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code;

Large family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Chapter 19.470 (Day Care Homes - Family).

**19.100.070 - Additional regulations for the R-3 and R-4 Zones.**

- A. *Floor area per dwelling unit.* The minimum floor area per dwelling unit in the R-3 and R-4 zones, unless developed as part of a tiny home community as defined in Article X (Definitions), shall be as follows:
  1. Four hundred square feet for each unit; and
  2. An additional 100 square feet shall be required for each bedroom.
- E. *Trash collection areas.* Common trash collection areas shall be provided and conform to the regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).
- F. *Keeping of animals.* Domestic animals in accordance with Table 19.150.020.B (Incidental Uses Table) pursuant to Chapter 19.455 (Animal Keeping) are permitted. All other animal keeping is prohibited.

No poultry, pigeons, rabbits, horses, mules, ponies, goats, swine, cows or similar animals generally considered to be non-household pets shall be kept in any R-3 or R-4 Zone.

19.150.020 - Permitted land uses.

- A. Table 19.150.020.A (Permitted Uses Table), Table 19.150.020.B (Incidental Uses Table) and Table 19.150.020.C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020.A also identifies those uses that are specifically prohibited. Uses not listed in tables are prohibited unless the Community and Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

| 19.150.020.A Permitted Uses Table   |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            |   |
|---|--|--------|----|----|-----|-----|-----|--|----|----|------|---|-------|-------|--|----|----|-----|---|-----|------------|---|
| This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table. |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            |   |
| Use   | Zones  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            | Location of Required Standards in the Municipal Code                  |
|   | Residential Zones<br>(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4)) |        |    |    |     |     |     | Office & Commercial Zones<br>(Office, Commercial Retail, Commercial General, Commercial Regional Center) |    |    |      | Mixed Use Zones<br>(Neighborhood, Village, Urban) |       |       | Industrial Zones<br>(Business Manufacturing Park, General Industrial, Airport Industrial, Airport) |    |    |     | Other Zones<br>(Public Facilities, Railroad, Neighborhood Commercial Overlay) |     |            |   |
|   | RC**   | RA-5** | RR | RE | R-1 | R-3 | R-4 | O  | CR | CG | CRC* | MU-N  | MU-V* | MU-U* | BMP  | I  | AI | AIR | PF  | RWY | NC Overlay |   |
|   |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            |   |
| Animal Keeping  |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            | See Incidental Uses Table   |
|   |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            |   |
| Boarding of Cats and Dogs/<br>Commercial Kennels & Catteries:   |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            | 19.270 - Boarding of Cats and Dogs/<br>Commercial Kennels & Catteries |
| Outdoor Kennels & Catteries   | X  | X      | X  | X  | X   | X   | X   | X  | X  | X  | X    | X   | X     | X     | X  | C  | C  | X   | X   | X   | X          |   |
| Indoor Kennels & Catteries  | X  | X      | X  | X  | X   | X   | X   | X  | X  | X  | X    | X   | X     | X     | MC   | MC | MC | X   | X   | X   | X          |   |
| Sales   | X  | X      | X  | X  | X   | X   | X   | X  | P  | P  | P    | P   | P     | P     | X  | X  | X  | X   | X   | X   | P          |   |
| Grooming (No overnight/long term boarding)  | X  | X      | X  | X  | X   | X   | X   | X  | P  | P  | P    | P   | P     | P     | MC   | MC | X  | X   | X   | X   | P          |   |
|   |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            |   |
| * = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.   |  |        |    |    |     |     |     |  |    |    |      |   |       |       |  |    |    |     |   |     |            |   |

|  |  |   |                       |
|--|--|---|-----------------------|
| ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply. |  |   |                       |
| *** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.   |  |   |                       |
| C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760  | DCP = Day Care Permit—Large Family, Chapter 19.860 | MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 | P = Permitted         |
| PRD = Planned Residential Development Permit, Chapter 19.780   | RCP = Recycling Center Permit, Chapter 19.870      | SP = Site Plan Review Permit, Chapter 19.770  | sq. ft. = Square Feet |
| X = Prohibited   |  |   |                       |

<sup>1</sup> Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).  
<sup>2</sup> Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.  
<sup>3</sup> Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.  
<sup>4</sup> One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.  
<sup>5</sup> Permitted or conditionally permitted on sites that do not include a residential use.

| 19.150.020.B Incidental Uses Table  |  |        |      |     |     |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
|---|--|--------|------|-----|-----|-----|-----|--|-----|-----|------|---|-------|-------|--|-----|-----|-----|---|-----|------------|--|
| This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property. |  |        |      |     |     |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| Use   | Zones  |        |      |     |     |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            | Location of Required Standards in the Municipal Code |
|   | Residential Zones<br>(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4)) |        |      |     |     |     |     | Office & Commercial Zones<br>(Office, Commercial Retail, Commercial General, Commercial Regional Center) |     |     |      | Mixed Use Zones<br>(Neighborhood, Village, Urban) |       |       | Industrial Zones<br>(Business Manufacturing Park, General Industrial, Airport Industrial, Airport) |     |     |     | Other Zones<br>(Public Facilities, Railroad, Neighborhood Commercial Overlay) |     |            |  |
|   | RC**   | RA-5** | RR   | RE  | R-1 | R-3 | R-4 | O  | CR  | CG  | CRC* | MU-N  | MU-V* | MU-U* | BMP  | I   | AI  | AIR | PF  | RWY | NC Overlay |  |
| :   |  |        |      |     |     |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| Animal Keeping:   |  |        |      |     |     |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            | 19.455 - Animal Keeping                              |
| Domestic Animals  | P  | P      | P    | P   | P   | P   | P   | X-P  | X-P | X-P | X-P  | P   | P     | P     | X-P  | X-P | X-P | X-P | X-P   | X-P | X-P        |  |
| Non-Domestic Animals  | P  | P/C    | P/MC | X-P | X-P | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| Dairies   | X  | C      | X    | X   | X   | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| Riding Stables & Academies  | X  | P      | X    | X   | X   | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| Bees  | P  | P      | P    | X   | X   | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| Earthworms  | X  | P/C    | X    | X   | X   | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| Aviaries  | P  | P      | P    | X   | X   | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| Pigeon - Homing   | P  | P      | P    | MC  | MC  | X   | X   | X  | X   | X   | X    | X   | X     | X     | X  | X   | X   | X   | X   | X   | X          |  |
| :   |  |        |      |     |     |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |

|  |   |   |
|--|---|---|
| * = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.   |   |   |
| ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply. |   |   |
| *** = Accessory to an Assemblies of People — Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255.   |   |   |
| P = Permitted  | C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760 | MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 |
| RCP = Recycling Center Permit, Chapter 19.870.   | TUP = Temporary Use Permit, Chapter 19.740                                    | X = Prohibited  |
| DCP = Day Care Permit - Large Family, Chapter 19.860   | sq. ft. = Square Feet   | SP = Site Plan Review Permit, Chapter 19.770  |
| PRD = Planned Residential Development Permit, Chapter 19.780   | RRP = Room Rental Permit  |   |

<sup>1</sup> See exemptions noted in 19.450 - Alcohol Sales  
<sup>2</sup> Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740  
<sup>3</sup> Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

| 19.150.020.C Temporary Uses Table  |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
|--|--|--------|-----|-----|---|-----|-----|--|-----|-----|------|---|-------|-------|--|-----|-----|-----|---|-----|------------|--|
| This table identifies uses that are temporary in nature.   |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| Use  | Zones  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            | Location of Required Standards in the Municipal Code |
|  | Residential Zones<br>(Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4)) |        |     |     |   |     |     | Office & Commercial Zones<br>(Office, Commercial Retail, Commercial General, Commercial Regional Center) |     |     |      | Mixed Use Zones<br>(Neighborhood, Village, Urban) |       |       | Industrial Zones<br>(Business Manufacturing Park, General Industrial, Airport Industrial, Airport) |     |     |     | Other Zones<br>(Public Facilities, Railroad, Neighborhood Commercial Overlay) |     |            |  |
|  | RC**   | RA-5** | RR  | RE  | R-1   | R-3 | R-4 | O  | CR  | CG  | CRC* | MU-N  | MU-V* | MU-U* | BMP  | I   | AI  | AIR | PF  | RWY | NC Overlay |  |
|  |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
|  |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| Goats for Weed Abatement   | TUP  | TUP    | TUP | TUP | TUP   | TUP | TUP | TUP  | TUP | TUP | TUP  | TUP   | TUP   | TUP   | TUP  | TUP | TUP | TUP | TUP   | TUP |            |  |
|  |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
|  |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| * = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.   |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply. |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| *** = Accessory to an Assemblies of People — Non-Entertainment and shall meet all applicable standards identified in Chapter 19.255.   |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |
| P = Permitted  |  |        |     |     | C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760 |     |     |  |     |     |      |   |       |       | MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730                |     |     |     |   |     |            |  |
| RCP = Recycling Center Permit, Chapter 19.870.   |  |        |     |     | TUP = Temporary Use Permit, Chapter 19.740                                    |     |     |  |     |     |      |   |       |       | X = Prohibited   |     |     |     |   |     |            |  |
| DCP = Day Care Permit - Large Family, Chapter 19.860   |  |        |     |     | sq. ft. = Square Feet   |     |     |  |     |     |      |   |       |       | SP = Site Plan Review Permit, Chapter 19.770   |     |     |     |   |     |            |  |
| PRD = Planned Residential Development Permit, Chapter 19.780   |  |        |     |     |   |     |     |  |     |     |      |   |       |       |  |     |     |     |   |     |            |  |

\*=Refer to Chapter 19.149 - Airport Land Use Compatibility, and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.  
<sup>1</sup> All sites having active minor conditional use permits or conditional use permits, private schools, assemblies of people, etc.  
<sup>2</sup> For Exceptions, see Chapters 19.100.030 (A) - RA-5 Permitted Uses and 19.150.020.B Incidental Uses Table



**ARTICLE VII. - SPECIFIC LAND USE PROVISIONS**  
**Division I. - SPECIFIC PERMITTED LAND USE**  
**Chapter 19.270**

**BOARDING OF CATS AND DOGS/COMMERCIAL KENNELS AND CATTERIES**

**19.270.010 - Purpose.**

The purpose of regulating ~~the boarding of cats and dogs/Kennels and Catteries~~ similar establishments is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

**19.270.020 - Applicability and permit requirements.**

~~Boarding of cats and dogs/Kennels and Catteries~~ and similar uses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this chapter.

**19.270.030 - Site location, operation and development standards.**

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to ~~boarding of cats and dogs/~~ Commercial Kennels and Catteries unless otherwise specified here. Moreover, the ~~boarding of cats and dogs/Commercial k~~ ennels and Catteries shall comply with all applicable laws, ordinances, policies and regulations.

- A. The site shall be adequate in size and shape to accommodate the type of boarding cats or dogs/kennels proposed and all yards, walls, parking, landscaping and other required improvements.
- B. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.
- C. Noise produced by the proposed use shall be in compliance with Chapter 8.10 of the Municipal Code. When the animals are proposed for indoor accommodations, soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or buildings as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer.
- D. All Commercial k ennels and Catteries shall be designed and maintained in compliance with Chapter 8.18 of the Municipal Code.
- E. The property shall be maintained in such a way so as not to cause fly producing conditions as set forth in Chapter 6.16 of the Municipal Code.
- F. The number of dogs or cats permitted for boarding or kenneling shall be as determined through the discretionary permit process, based upon site size, design and compatibility with surrounding uses.
- G. The area where the dogs or cats are penned shall be screened with a block wall and a secure gate.

## **Chapter 19.455 ANIMAL KEEPING**

### **19.455.010 - Purpose.**

This purpose of regulating animals is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

### **19.455.020 - Applicability and permit requirements.**

Animal keeping, of both domestic and non-domestic animals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this chapter.

- A. Animal keeping, as defined in this chapter, includes the keeping of domestic and non-domestic animals and other species as may be determined by the Zoning Administrator Community & Economic Development Department Director to be similar in nature.
- B. Animal keeping is permitted in the various zones as set forth in Article V Table 19.150.020.B (Incidental Uses Table). In addition to the regulations of the applicable zone, animal keeping in the forms of boarding of cats and dogs/kennels, in conjunction with veterinary services and pet shops, or in conjunction with associated biological and/or medical research facilities are also permitted per Article V (Base Zones and Related Use and Development Provisions).

### **19.455.030 - Site location, operation and development standards.**

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all domestic and non-domestic animal keeping unless otherwise specified here.

- A. *Domestic animal keeping.*
  - 1. Domestic animal keeping is permitted in all residential and mixed use zones subject to the requirements of Title 8 of the Riverside Municipal Code.
- B. Non-domestic animal keeping in all single-family residential zones (RR, RA-5, RC, RE and R-1 zones).
  - 1. Poultry, rabbits, and crowing fowl excluding the RA-5 and RC zones.
    - a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry, crowing fowl or rabbits.
    - b. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters) and four rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.
  - 2. Pigeons – Homing.
    - a. A minimum net lot size of 20,000 square feet is required for keeping of Homing Pigeons.
    - b. Property between 20,000 square feet and one acre shall be limited to a maximum of 25 birds.
    - c. For property one acre or larger, a maximum of 50 birds are allowed.



- d. Homing Pigeons must be housed in a coop or loft at least 50 feet from any residence on an adjoining lot or parcel, excluding the residence on the lot where the pigeons are kept.
- e. Homing Pigeons shall be banded and registered with a national pigeon association or registry such as the American Racing Pigeon Union, Inc., International Federation of Racing Pigeon Fanciers, the National Pigeon Association, the American Tippler Society or similar organization that promotes and has rules to preserve the peace and tranquility of neighborhoods.
- f. All pigeon feed shall be stored in sealed containers to protect against intrusion by rodents and other vermin.
- g. Pigeons shall not be released for flying if they have been fed in previous four hours.
- h. Pigeons shall be kept in lofts at all times, except for released for exercising/training or when being transported for a flight.

3. Annexation. Annexed properties where non-domestic animals exist on a property at the time of its annexation to the City and where such animal keeping is not in conformance with the provisions of this Chapter, the annexed property shall be brought into conformance with the animal keeping provisions of this Chapter within two years from the date of annexation.

**B.C. Additional provisions for Non-domestic animal keeping in the RR Zone.**

1. *Poultry, rabbits, crowing fowl and crowing roosters.*

- a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry or rabbits.
- b. The noncommercial keeping of not more than five poultry and four rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.
- c.a. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, excluding the residence on the lot where the animals are kept, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted.
- d.b. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.
- e. The keeping of crowing fowl that exists on a property at the time the site is annexed to the City shall be abated within the amortization period of two years. If keeping of crowing fowl is not abated within such two-year period, it will be a violation of this section.
- f.c. The keeping of not more than seven crowing roosters are permitted on any lot of 20,000 square feet or greater in area, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

2. *Equine, bovine and ovine species.*

- a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any equine, bovine or ovine species.
  - b. Not more than a total of two of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.
  - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.
3. *Porcine species, exclusive of pot-bellied pigs.*
- a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the condition that such animals are kept and maintained as a duly-authorized Future Farmers of America, 4-H or similar project.
  - b. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any porcine species.
  - c. Not more than a total of two porcine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.
  - d. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.
4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and *Title 8.20* are met.
5. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.
6. *Offspring of animals.* Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:
- a. Bovine, 24 months
  - b. Equine, 18 months
  - c. Ovine, 12 months
  - d. Porcine, 60 days
  - e. Birds, four months

**C.D. Additional provisions for Non-domestic animal keeping in the RA-5 Zone.**

- 1. *Poultry, rabbits, crowing fowl and crowing roosters.*
  - a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
  - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45

rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

- c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.
2. *Equine, bovine and ovine species.*
  - a. A minimum lot size of one acre of net area is required for the grazing, raising or training of any equine, riding stables or academies of the raising of bovine or ovine species for noncommercial purposes.
  - b. Not more than a total of two of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each ½ acre of net lot area in excess of one acre.
  - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.
3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.
4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.
5. *Growing and wholesale disposal of earthworms.*
  - a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.
  - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.
  - c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting of a discretionary permit.
6. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

**D.E. Additional provisions for Non-domestic animal keeping in the RC Zone.**

1. *Poultry, rabbits, crowing fowl and crowing roosters.*
  - a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
  - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

- c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.
2. *Equine species.*
  - a. A minimum lot size of one acre of net area is required for the grazing, raising or training of any equine.
  - b. Not more than a total of two of any equine species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each half acre of net lot area in excess of one acre.
  - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.
3. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.
4. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

**19.455.040 - Maintenance of premises.**

The premises where animals are kept shall be maintained in a clean, neat and sanitary condition at all times to ensure the public health, safety, comfort, convenience and general welfare pursuant to Title 6 - Health & Sanitation and all other County and State regulations.

**Chapter 19.740 - TEMPORARY USE PERMIT**

Table 19.740.020

Temporary Use Permit

| Temporary Use   | Maximum Number of Consecutive Days per Event <sup>a</sup>  | Maximum Number of Occurrences per Calendar Year <sup>1</sup> | Maximum Number of Days Per Calendar Year <sup>1</sup> | Type of Temporary Use Permit <sup>b</sup> |
|---|--|--|---|---|
| Car Show  | 3  | 16   | 48  | Minor                                     |
| Caretaker Living Quarters - Temporary During Construction | Initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted. |  |   | Minor                                     |
| Christmas Tree and Pumpkin Sales (Seasonal)               | 30   | 2  | 60  | Major                                     |
| Circus or Carnival (With or without Tent)                 | 7  | 1  | 7   | Major                                     |
| Dwelling Unit (Motor Home, RV, Camper, etc.)              | 30   | 4  | 60  | Minor                                     |

| Temporary Use  | Maximum Number of Consecutive Days per Event <sup>a</sup>  | Maximum Number of Occurrences per Calendar Year <sup>1</sup> | Maximum Number of Days Per Calendar Year <sup>1</sup> | Type of Temporary Use Permit <sup>b</sup> |
|--|--|--|---|---|
| Entertainment (Trial basis)  | <p>A maximum of 20 entertainment days within a 60 day period is permitted. The maximum number of days per week shall be determined by the Planning Division in collaboration with the Riverside Police Department. Refer to Section 19.740.050.E.6 for more information.</p> <p>An extension of up to 90 days may be permitted as noted under Section 19.740.050.E.6.g during the processing of a Conditional or Minor Conditional Use Permit (depending on Zone) only if a MCUP or CUP has already been filed with the Planning Division.</p> |  |   | Major                                     |
| Fair, Concert, Exhibit or Similar Uses                                       | 7  | 2  | 14  | Major                                     |
| Fruit Stands   | 4  | 8  | 32  | Minor                                     |
| Garage Sales   | Garage Sales are Regulated by Chapter 5.49 of the Riverside Municipal Code   |  |   | N/A                                       |
| Goats for Weed Abatement   | 20   | 3  | 60  | Minor                                     |
| Mobile Medical Units for Humans  | 7  | 2  | 14  | Minor                                     |
| Non-Commercial Car Wash  | Contact Public Works Department for requirements for temporary Car Washes  |  |   | N/A                                       |
| Non-Commercial Tent Meetings   | 10   | 1  | 10  | Major                                     |
| Outdoor Preparation of Food (Temporary)                                      | 3  | 6  | 18  | Major                                     |
| Outdoor Sales in Conjunction with a Permanent Land Use (Parking Lot Sale)    | 5  | 8  | 40  | Minor                                     |
| Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet) | 4  | 4  | 16  | Major                                     |

| Temporary Use   | Maximum Number of Consecutive Days per Event <sup>a</sup>  | Maximum Number of Occurrences per Calendar Year <sup>1</sup> | Maximum Number of Days Per Calendar Year <sup>1</sup> | Type of Temporary Use Permit <sup>b</sup> |
|---|--|--|---|---|
| Special Events (Events on Public Properties including streets, schools, or parks) | Special Events are administered by the Arts and Cultural Affairs Division pursuant to Chapter 2.28 of the Riverside Municipal Code |  |   | N/A                                       |
| Subdivision Sales Trailer or Office During Construction                           | Initial period of no more than one year from the date of the initial siting may be granted.  |  |   | Minor                                     |
| Temporary Emergency Shelter   | -  | -  | 180   | Major                                     |
| Temporary Holiday Storage Containers  | 45   | 1  | 45  | Minor                                     |

<sup>a</sup> An applicant or property owner may request an increase in the maximum number of days per event, number of occurrences, or days per calendar year by requesting consideration of a Temporary Use Permit to the City Manager and paying all applicable filing fees.

<sup>2</sup> Events in compliance with all applicable Development Standards Listed in Section 19.740.050.F shall be exempt from the Major TUP process and may file online; however, any event that does not comply with all applicable Development Standards may be considered under the TUP Major process.

F. Temporary uses listed in Table 19.740.020 above shall comply with the following development standards:

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#### **8. Goats for Weed Abatement.**

- a. Goats may only be allowed on a temporary basis for targeted grazing.
- b. The property in which goat grazing will occur must have a minimum undeveloped land area of one acre.
- c. A maximum of 75 goats allowed on any single acre of the premises.
- d. A maximum of 3 grazing treatments may be allowed per calendar year with a maximum of 20 days at a time for a total of 60 days per calendar year.
- e. Goats may not return to a grazed property or penned area for 30 days.
- f. Goats must be maintained within a secure enclosure at all times. Temporary fencing to enclose and contain goats required.
- g. Temporary shelter with access for goats at all times for shade and protection from rain.
- h. A constant supply of fresh water shall be provided.



- i. Goats must be managed and monitored 24 hours a day to prevent escapes, harassment from predators and/or humans, or over-grazing of vegetation.
- j. Goat containment areas and shelters shall be cleaned daily including removal accumulated waste to maintain healthy sanitary conditions, and prevent odors accumulation of flies, and prevent discharge of animal waste into any storm water conveyance system.

~~8.~~9. *Mobile medical units for humans.*

- a. Mobile medical units shall not be located within any required front or street side yard. An interior side or rear yard where off-street parking is allowed may be occupied by a mobile medical unit.
- b. Mobile medical units shall not be placed within, disrupt or displace any required accessible path of travel or fire lane.

## Chapter 19.910 DEFINITIONS

### 19.910.020 - "A" Definitions.

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*Animal, domestic* means a small animal of the type generally accepted as a pet, including dog, cat, rabbit, songbird, rodent, and the like, but specifically excluding rabbits, poultry, pigeons, ducks, geese, turkeys, hoofed animals, swine (except pot-bellied pigs) and any other non-domestic animal.

*Animal, Non-domestic* means any animal other than a domestic animal typically kept in a coop, corral, stable, or pen, including but not limited to equine (e.g., horses, donkeys and llamas), bovine, porcine and ratite (e.g., ostrich, emu and rhea) species and any variety of fowl.

*Aviary* means any place where more than 15 domestic and/or non-domestic birds are kept outside.

### 19.910.030 - "B" Definitions.

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~~*Boarding of animals* means any kennel where pet animals owned by another person are temporarily boarded for pay, trade, barter, commission or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarian duly licensed under the law.~~

### 19.910.040 - "C" Definitions

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*Cattery-Commercial* means any public or private facility where ten or more cats are temporarily kept, boarded or trained, with payment of a fee, for the off-premises owners of such animals. This definition does not include zoos or animal hospitals operated by a veterinarian duly licensed under the law.

*Cattery-Residential* means any building, structure, enclosure or premises located in a residential zone whereupon, or within which, ten or more cats, four months of age or older, are kept or maintained only for the personal use of persons living on the premises, and shall not include commercial kennels or the boarding for off-premise owners of animals.

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*Crowing fowl* means any rooster, peacock, goose, duck, guinea fowl, turkey, or any other fowl which by their sound or cry unreasonably disturb the peace and quiet of the neighborhood.

*Crowing Rooster* means any male chicken two months of age or older.

### 19.910.050 - "D" Definitions

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*Domestic animal.* See "animal, domestic."

**19.910.120 - "K" Definitions.**

*Kennel-Commercial* means any public or private facility where ~~four~~five or more dogs ~~or other domesticated animals~~ are temporarily kept, boarded or trained, with ~~or without~~ payment of a fee, for the off-premises owners of such animals. This definition does not include zoos or animal hospitals operated by a veterinarian duly licensed under the law.

*Kennel-Residential* means any building, structure, enclosure or premises located in a residential zone whereupon, or within which five or more dogs, four months of age or older, are kept or maintained only for the personal use of persons living on the premises, and shall not include commercial kennels or the boarding off-premise owners of animals.

**19.910.230 - "P" Definitions.**

*Pigeon, Homing* means members of the family Columbidae, and includes racing pigeons, fancy pigeons, and sporting pigeons as defined by the American Racing Pigeon Union and which can be identified by a numbered leg band issued by a recognized national or state pigeon organization.