

Chapter 18.20

RESIDENTIAL ZONE DISTRICTS

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18.20.010 General purpose.

The purpose of the residential zone districts is to provide a range of housing intensities for people of different income levels in Calimesa, as well as other limited land uses appropriate for a residential setting, consistent with the General Plan, and to establish appropriate standards to protect the public health, safety, welfare, and aesthetics. The districts described in this chapter are created in order for the following to be achieved:

- A. Ensure adequate light, air, privacy, and open space for each dwelling.
- B. Protect residential uses from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
- C. Facilitate the provision of utility services and other public facilities commensurate with the anticipated increase in population, dwelling unit densities, and service requirements.
- D. Facilitate the establishment and operation of other small uses appropriate for placement in a residential setting. [Ord. 285 § 4, 2009; Ord. 95-7 § 2; Code 1990 § 12.3.01.]

18.20.020 Residential zone districts.

- A. Open Space Residential (O-S-R) Zone. The zone is intended to preserve open space while allowing for limited detached single-family development. The terrain in this zone is unsuitable for a higher density due to steep slopes limiting sound pad areas on which to build. The minimum lot size in this zone is 10 acres.
- B. Residential Estate (R-E) Zone. The zone is intended to provide for the development of single-family detached homes, and buildings and structures related to agriculture, farm use, animal keeping, and equestrian uses. The minimum lot size in this zone is 5 acres.
- C. Rural Residential (R-R) Zone. The zone is intended to provide for the development of single-family detached dwellings and related agricultural uses on rural-sized lots and for such accessory uses as are related, incidental, and not detrimental to the rural residential environment. No more than 2

single-family dwellings per gross acre are permitted. The minimum lot size for this zone is 20,000 square feet.

- D. Residential Low (R-L) Zone. The zone is intended to provide for and protect the atmosphere and lifestyle associated with detached, single-family residential neighborhoods. No more than 4 dwellings per gross acre are permitted. The minimum lot size for this zone is 7,200 square feet.
- E. Residential Low/Medium (R-L-M) Zone. The zone is intended to provide for the development of small-lot single-family detached dwellings. No more than 7 dwellings per gross acre are permitted. The minimum lot size for this zone is 6,000 square feet.
- F. Residential Medium (R-M) Zone. The zone is intended to provide for the development of higher-density housing types. Included housing types are single-family detached, single-family attached, and multifamily homes such as duplexes, condominiums, townhouses, apartments, and senior citizen housing developments. This zone is situated in areas served adequately by infrastructure, allowing a maximum of 14 dwellings per gross acre. The minimum lot size is 6,000 square feet.
- G. Residential High (R-H) Zone. The zone is intended to provide housing opportunities for people of low and moderate incomes in the form of attached or apartment-like living accommodations. The minimum lot area is 6,000 square feet, with a maximum of 20 dwelling units per gross acre. [Ord. 95-7 § 2; Code 1990 § 12.3.02.]

18.20.030 Use regulations for residential districts.

Table 18.20.030 provides a list of those uses in the residential zone districts which are permitted (P), subject to a conditional use permit (C), or prohibited (X). A minor development plan or major development plan may be required in accordance with Chapter 18.90, Development Plan Review..

**TABLE 18.20.030
USES PERMITTED WITHIN RESIDENTIAL DISTRICTS**

Use	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H
A. Residential Uses							
Bed and breakfast inn ^a	C	C	C	C	C	C	C
Boarding house	X	X	X	X	X	X	C
Community care facility							
• Six or fewer persons	P	P	P	P	P	P	P
• Seven or more persons	X	X	X	X	X	C	C
Convalescent care facility	X	X	X	X	X	C	C
Day care facility							
• Six or fewer children	P	P	P	P	P	P	P
• Seven or more children ^b	P	P	P	P	P	P	P
Guest house ^c	P	P	P	P	P	P	P
Manufactured housing	P	P	P	P	P	P	P

Use	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H
Mobile home park	X	X	X	X	X	X	X
Multifamily dwellings ^d	X	X	X	X	X	P	P
Second dwelling unit ^e	P	P	P	P	P	P	P
Senior congregate care housing	X	X	X	X	X	C	C
Single-family attached ^d	X	X	X	X	X	P	P
Single-family detached ^d	P	P	P	P	P	P	P
B. Equestrian Uses							
Riding academy	C	C	C	X	X	X	X
Rodeo arena	X	C	C	X	X	X	X
Stables, private	P	P	P	X	X	X	X
Stables, commercial	C	C	C	X	X	X	X
C. Agricultural Uses							
	C	C	C	X	X	X	X
D. Commercial Uses							
Hair stylist ^f	X	X	P	P	X	X	X
Feed and grain sales	X	X	C	X	X	X	X
Fruit and vegetable processing	X	X	C	X	X	X	X
Nursery and incidental garden supply	X	X	C	X	X	X	X
Produce market	X	X	C	X	X	X	X
Display and sale of agricultural products ^g	X	X	C	X	X	X	X
E. Public/Quasi-Public Uses							
Cemeteries, columbariums, mausoleums (including pet cemeteries)	X	X	C	X	X	X	X
Churches and other religious institutions	C	C	C	C	C	C	C
Educational institutions (private schools, not including vocational schools) ^h							
a. Small (25 or less students) on sites with existing assembly uses and adequate off-street parking	P	P	P	P	P	P	P
b. Large (26 or more students)	C	C	C	C	C	C	C
Fire and police stations	X	X	C	C	C	C	C
Meeting places of nonprofit civic groups, community organizations, clubs and lodge halls	X	X	X	X	X	C	C
Public libraries and museums	X	X	C	C	C	C	C

Use	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H
Public utility and public service substations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C	C	C	C	C
F. Recreational Uses							
Archery ranges	C	X	X	X	X	X	X
Fishing lakes (commercial and noncommercial)	C	X	X	X	X	X	X
Golf courses and customary appurtenant facilities, including clubhouses, restaurants, and retail shops, except driving ranges and miniature golf courses	C	C	C	X	X	X	X
Parks	P	P	P	P	P	P	P
Picnic grounds for day use only	P	X	X	X	X	X	X
G. Accessory Uses							
Antennas, satellite dishes	P	P	P	P	P	P	P
Garages	P	P	P	P	P	P	P
Other accessory uses and structures located on the same site as a permitted use	P	P	P	P	P	P	P
Other accessory uses and structures located on the same site as a use subject to a conditional use permit	C	C	C	C	C	C	C
Permanent outdoor storage within parking lot areas	X	X	X	X	X	X	X
H. Home Occupations	Subject to the provisions of Section 18.15.090, Home Occupation Permits.						
I. Temporary Uses	Subject to the provisions of Section 18.15.130, Temporary Use Permits.						
J. Other							
Apiary ⁱ	P	X	X	X	X	X	X
Camp	C	X	X	X	X	X	X
Community garden ^j	P	P	P	P	P	P	P
Farm projects (Future Farmers, 4-H, or similar projects) ^k	P	P	P	X	X	X	X
Guest ranch	C	X	X	X	X	X	X
Kennels	X	C	C	X	X	X	X
Menageries, animal hospitals and shelters	C	C	C	X	X	X	X

Use	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H
Outdoor storage, front yard areas ¹	X	X	X	X	X	X	X
K. Other uses similar to and no more objectionable than the uses identified above	Subject to the provisions of Section 18.15.180, Determination of Similar Use.						
Legend: P – Permitted use C – Subject to conditional use permit X – Prohibited							

Notes:

- a. Subject to the provisions of Subsection 18.20.050.C, Bed and Breakfast Inns.
- b. Subject to the provisions of Subsection 18.20.050.D, Large Family Day Care Facility Standards.
- c. Subject to the provisions of Subsection 18.20.050.F, Guest House Standards.
- d. In all cases, supportive housing and transitional housing are and shall be treated as residential uses, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone.
- e. Subject to the provisions of Subsection 18.20.050.L, Second Dwelling Units in Residential Zones.
- f. Subject to the provisions of Subsection 18.20.050.G, Hair Stylists.
- g. A permanent stand for the display and sale of the agricultural products of any permitted use that is produced on the premises where such stand is located or upon contiguous land owned or leased by the owner or occupant of the premises.
- h. Small educational facilities permitted by right must be located on property occupied by an approved assembly use and all uses on site must comply with off-street parking requirements. For large facilities, the Planning Commission shall consider the appropriateness of the use as part of the CUP process and with respect to the adequacy of off-street parking, neighborhood traffic, the building occupancy requirements for the proposed use, and other impacts of the use on surrounding properties and neighborhood.
- i. Provided that hives or boxes housing bees are kept no closer than 500 feet from any dwelling other than that occupied by the owner of the apiary and 300 feet from any public road.
- j. Subject to the provisions of Subsection 18.20.050.N, Community Gardens.
- k. Provided the total number of animals shall not exceed the total number of animals allowed under this chapter.
- l. Outdoor storage within front yard areas, including refuse and waste material as defined in Section 8.05.010, is prohibited. Additionally, the use of 200 or more square feet of any lot for outside storage, wrecking, dismantling, or salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe drums, machinery, or furniture is prohibited. A proposed or intended use by the owner of the used or secondhand materials does not constitute an exception to this definition. The outside storage of used or secondhand materials in an area less than 200 square feet is permitted only on the rear half of the lot or parcel.

[Ord. 285 § 5, 2009; Ord. 95-7 § 2; Code 1990 § 12.3.03.]

18.20.040 Residential development standards.

The following property development standards shall apply to all development projects and permitted or conditionally permitted uses located within their respective residential districts. In addition, if the project is within an area adjacent to existing development within the scope of Section 18.20.060, Design and Neighborhood Compatibility Standards, the project shall be subject to the neighborhood compatibility standards contained in Section 18.20.070.

A. General Requirements. Table 18.20.040 sets forth minimum site development standards for residential districts, unless stated as maximum by this Zoning Code.

**TABLE 18.20.040
RESIDENTIAL DEVELOPMENT STANDARDS**

Standard	O-S-R	R-E	R-R	R-L	R-L-M	R-M	R-H
Maximum density (DUs per gross acre)	.1	.2	2	4	7	14	20
Minimum lot size (net area)	10 ac.	5 ac.	20,000 s.f.	7,200 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.
Minimum lot width ^a	200'	100'	100'	70'	60'	60'	60'
Minimum lot depth	150'	120'	120'	100'	100'	100'	100'
Minimum front yard setback ^e	35'	35'	30'	20'	20'	20'	20'
Minimum side yard setbacks ^e	b	b	b	b	b	c	c
Minimum rear yard setback ^e	25'	25'	25'	10'	10'	d	d
Maximum lot						60%	60%
Maximum height for buildings and structures	32' or two stories, whichever is less				40' or three stories, whichever is less coverage		

Notes:

- a. Flag lots (lots with less than the required lot width minimum) are prohibited. Cul-de-sac lots shall have a minimum width of 35 feet.
- b. Side yard setbacks (O-S-R, R-E, R-R, R-L, and R-L-M districts).
 - 1. The minimum combined side yard setback shall be 17 feet with a minimum side yard setback of 5 feet except on the side of the lot closest to the driveway it shall be 12 feet. The 12-foot side yard shall be maintained exclusive of any structural or other physical encroachments (HVAC units, utility meters, etc.) other than eave overhangs or other improvements which do not project more than 24 inches into the side yard. The 12-foot side yard may be reduced behind the rear of the main building line to not less than 5 feet for open patios and other similar open structures, swimming pools, and pool equipment.
 - 2. Corner lots shall maintain a minimum combined setback of 20 feet with a minimum setback of 5 feet except on the street side where a minimum of 15 feet shall be maintained from the property line (edge of right-of-way) for all structures.
 - 3. Side yard exceptions. Each lot with an existing nonconforming dwelling unit which otherwise meets current building code and current zoning requirements may have additions placed at existing building setbacks with not less than 5-foot side yards, except where the 12-foot side yard can be maintained for any additions, or where the lot has legal access onto a dedicated alley.
- c. Side yard setbacks (R-M and R-H districts).

1. *One-story buildings: 5 feet.*
 2. *Two-story buildings: 5 feet for the first story; 10 feet for the second story.*
 3. *For buildings having more than two stories: 5 feet for the first story; 10 feet for the second story; and an additional 5 feet for each story thereafter.*
- d. *Rear yard setbacks (RM and RH Districts).*
1. *One- and two-story buildings: 10 feet.*
 2. *For buildings having more than two stories: 10 feet for the first and second stories; and an additional 5 feet for each story thereafter.*
- Ord. 277 § 2, 2008; Ord. 95-7 § 2; Code 1990 § 12.3.04.]*

- B. **Yard Encroachments.** Where yards are required by this code, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:
1. Fences, walls, retaining walls, and screening materials in accordance with Chapter 18.65, Fence, Wall, and Screening Standards.
 2. Uncovered steps leading to the primary residence, provided the steps are not more than 4 feet in height from final grade, not including any required handrail, and do not cause a hazard to traffic by obstructing the view of a street or intersection.
 3. Decks, porches, patio covers, and bay windows, not more than 10 feet wide, projecting not more than 5 feet into any required front yard or rear yard setback, and not more than 2 feet into any required side yard setback.
 4. Roof overhangs, eaves, and cornices projecting not more than 3 feet into any required front yard or rear yard setback, and not more than 2 feet into any required side yard setback.
 5. Sidewalks, patios, and pathways.
 6. Driveways leading to a garage or required parking area. No portion of a front yard, except for approved driveways, patios, allowed parking areas, and pathways, may be hard-surfaced or gravel.

18.20.050 Specific development standards for residential districts.

- A. **Accessory Structures.** Accessory structures are subject to the following requirements:
1. An accessory structure shall be compatible in terms of mass, scale, height, design, colors, and materials with the existing structures on the parcel, or the existing structures shall be modified to be compatible with the new construction. In addition, new construction of accessory structures on vacant parcels (where permitted) shall be compatible with the surrounding development pattern in terms of the mass, scale, and height of surrounding structures as specified in this section.
 2. Accessory structures may only be constructed on a lot containing a main dwelling unit, except for agricultural buildings where permitted and in compliance of this section.
 3. Permitted accessory structures shall maintain the yard requirements of the underlying zone and shall not be habitable and shall not cover more than 30 percent of the required rear yard. No accessory building or structure shall be located within a required front or side yard.
 4. Nonhabitable accessory structures of 1,500 square feet or less in size, located on a residentially zoned lot of 15,000 square feet or greater in size, shall be exempt from public improvements requirements or fees in lieu of such.

5. Accessory structures on lots or parcels with 7,200 square feet or less shall be limited to one story and not more than 18 feet in height to the ridge and 9 feet in height to the top plate. Height shall be measured in accordance with the building height definition of the Calimesa Zoning Code.
6. Accessory structures on lots or parcels with 7,200 square feet or less shall be limited in size to not more than 8 percent of the total lot area and 50 percent of the area (in square feet) of the primary structure. However, the minimum size requirements for a garage shall supersede this restriction should the resulting floor area be less than the minimum required.

B. Agricultural and Animal Uses.

1. **Applicability.** All agricultural and animal keeping uses conducted shall comply with the provisions of this section in addition to the applicable provisions of the zone district in which the use is located.
2. **Domestic Pets and Large Animals.**
 - a) The noncommercial keeping of dogs, cats, domestic equines, bovines, swine, llamas, alpacas, rabbits, chicken (poultry), and similar pets or agricultural animals as listed in this subsection shall be permitted so long as the minimum requirements in Table 18.20.050 are met.

**TABLE 18.20.050
GENERAL REQUIREMENTS FOR DOMESTIC PETS, LARGE AND SMALL ANIMALS**

Land Use District (Zone)	Maximum Number of Animals Allowed
All lots within single-family residential zones with less than 20,000 square feet	<ol style="list-style-type: none"> 1. Four adult dogs or four adult cats ^a 2. Any number of household pets, excluding cats and dogs 3. Two potbelly pigs ^c 4. A maximum combination of no more than ten rabbits or chickens (poultry, excluding roosters, and other household pets) ^{b,i}
All lots within single-family residential zones with 20,000 square feet or more	<ol style="list-style-type: none"> 1. Eight adult pets (dogs or cats) ^d 2. Any number of pets, excluding cats and dogs ^b 3. Four potbelly pigs ^e 4. Two large animals per 20,000 square feet ^{f,h,i} 5. A maximum combination of no more than 50 rabbits or chickens (poultry, including roosters, and other household pets) per 20,000 square feet ^{b,g,i,j}

Notes:

- a. Allows for a combination of both cats and dogs but not exceeding four animals total.
- b. Household pets include tropical fish, pet rats and mice, birds, or similar small pets (excluding dogs, cats, and potbelly pigs).
- c. Allows a combination of cats, dogs, and potbelly pigs not to exceed a total of four pets, such as two cats, one dog, and one potbelly pig, or any combination thereof.
- d. Requires lot size of at least 20,000 square feet, otherwise the total shall not exceed those allowed in footnote a.
- e. Allows a combination of cats, dogs, and potbelly pigs not to exceed a total of eight pets, such as two cats, two dogs, and two pigs, or any combination thereof.

- f. Minimum lot area of 20,000 square feet; provided, however, that two animal units may be kept on the first 20,000 square feet of lot area and one additional animal unit may be kept on each additional half-acre of lot area, subject to this chapter.*
- g. In no case shall the number of animals exceed 500 per parcel.*
- h. A "large animal" is defined as one equine, one bovine, one swine, one llama, or one alpaca, as well as two miniature horses, two sheep, or two goats.*
- i. The offspring of permitted adult animal units shall not be counted in determining the permitted number of animal units allowed on a lot, if such offspring do not exceed one year of age for equines, bovines, swine, llamas, and alpacas.*
- j. No more than one rooster for every 10 hens.*

b) All pets and animals must be provided with adequate food, water, and proper shelter adequate in size to house the animal during periods of inclement weather (for large animal requirements see subsection B.3.a.vii of this section).

3. Additional Standards for the Keeping of Large Animals, Which Include Domestic Equines, Bovines, Swine, Llamas, and Alpacas.

a) The noncommercial keeping of equines, bovines, swine, llamas, and alpacas is permitted in all single-family residential zone districts and land use districts, subject to the following provisions:

- i. The minimum lot area requirement of 20,000 square feet shall not include the "arm" or narrow access drive of a flag lot or other unusable areas (e.g., steeply sloped) of the lot where animal-keeping is not feasible, and shall not be included in the calculation of the required 20,000-square-foot lot area.
- ii. Open corrals and enclosures shall be located and maintained no less than 10 feet to any side or rear property line.
- iii. Open corrals and enclosures may be located in the front yard if located at least 50 feet from the front property line.
- iv. Barns and related structures shall be consistent with the regulations for accessory structures in the residential zone districts.
- v. Front, side, and rear yard areas may be used for pasture area and shall be maintained in a sanitary and orderly condition.
- vi. Adequate and durable fencing necessary to keep the animals from escaping the property shall be required.
- vii. All animals identified in this section must be provided with food, water, and proper shelter adequate in size to house the animal during periods of inclement weather. Adequate size shall mean room enough for all of the ability for the animal(s) being kept, including the ability for the animal to turn around inside of the shelter. The shelter must be roofed with a solid material that can withstand the elements known to Calimesa, such as wind, rain, and occasional periods of snow, as well as hot weather.

b) Nonprofit educational animal-keeping organizations may be located in the O-S-R, R-E, and R-R districts, subject to the approval of a conditional use permit. The scope and scale of the use, including but not limited to the number of animals, the number of participants, the location of the use on the property, availability of parking for participants, and hours of operation, shall be subject to review and approval by the Planning Commission through the conditional use permit process.

4. Additional Standards for Keeping Rabbits, Chickens (Poultry), and Other Small Animals.

- a) Animals in this category numbering from 1 to 10 shall be kept, fed, and maintained not less than 20 feet from any property line unless a minor development plan review (MDPR) approval is obtained from the City with consent from the adjacent property owners. However, the distance criteria shall be re-established upon new construction of residential dwellings on the adjacent lots.
- b) Animals in this category numbering 11 or more shall be kept, fed, and maintained not less than 50 feet from any property line unless a minor development plan review (MDPR) approval is obtained from the City with consent from the adjacent property owners. However, the distance criteria shall be re-established upon new construction of residential dwellings on the adjacent lots.

C. Bed and Breakfast Inns.

1. Bed and breakfast inns shall be subject to the following requirements:

- a) The inn structure shall serve as the owner's primary residence. If a corporation is the owner, a majority shareholder shall reside primarily in the inn structure.
- b) The bed and breakfast use shall be operated as an accessory use to the owner's residential use.
- c) Guests may check in only from 9:00 a.m. to 8:00 p.m.
- d) Breakfast shall be the only meal served to guests of the bed and breakfast rooms.
- e) No long-term rental of rooms shall be permitted. The maximum stay for guests shall be 14 days.
- f) No cooking facilities shall be allowed in the guest rooms.
- g) Applications shall be subject to a one-year review period by the Planning Commission.
- h) If the use at any time becomes unduly intrusive to the neighborhood, the permit may be revoked at the discretion of the Planning Commission, pursuant to Subsection 18.15.050.K, Revocation.
- i) The permit to operate is granted solely to the property owner. If a change of ownership occurs, a new application shall be required.
- j) Satisfactory evidence of compliance with state and local laws in other land use endeavors, if any, shall be provided by the owner as a prerequisite to any approvals under this chapter.

2. Property Development Standards.

- a) The lot upon which the bed and breakfast inn is to be established shall conform to all standards of the zone district in which it is located, and shall not be further subdivided.
- b) One parking space in a permitted location shall be provided on the same lot for each guest room and each employee, in addition to the required parking spaces serving the resident owner.
- c) Outdoor living space shall be provided in accordance with the minimum standards of the underlying zone.

- d) Any sign shall be reviewed as part of the conditional use permit application, and shall not exceed 4 square feet in area. If not attached to the residence, a sign shall not exceed 3 feet in height. One sign shall be permitted. Wording such as "motel," "hotel," "motor hotel," or "lodge" shall not be permitted. The establishment may be referred to as an "inn." The sign may be lighted externally. Lighting shall be turned off between 10:00 p.m. and 6:00 a.m.
 - e) Number of Rooms.
 - i. In the single-family residential zones, the number of guest rooms shall not exceed one room for each multiple of minimum lot area required for each dwelling unit in the underlying zone, with a maximum number of 10.
 - ii. In the multiple-family residential zones, the maximum number of rooms shall be determined by the adequacy of the parcel to provide on-site parking and outdoor living space.
 - f) The Planning Commission may, at the time of application, determine a reasonable maximum limit to the total number of guests staying at the inn.
 - g) In addition to standards required of all conditional uses, the Planning Commission may require the preservation and maintenance of significant permanent landscaping features and significant historical, architectural, or cultural features of the structure or property.
- D. Large Family Day Care Facility Standards. Large family day care facilities shall be constructed in the following manner:
1. The facility shall conform to all property development standards of the land use district in which it is located.
 2. An outdoor play area shall be provided which complies with the provisions of the California Health and Safety Code governing child day care facilities. Stationary play equipment shall not be located in required front or side yard setbacks. Passive play areas shall not be located within 10 feet of the public right-of-way line and shall be separately fenced.
 3. A 6-foot-high solid decorative fence or masonry wall shall be constructed on all property lines, except in the front yard, where a fence shall not exceed 48 inches in height. A masonry wall may be constructed, provided that it is no higher than 36 inches in height. Material, textures, colors, and design of the fence or wall shall be compatible with the on-site development and adjacent properties. A fence or wall system shall provide for child safety with controlled points of entry.
 4. On-site landscaping shall be installed and maintained pursuant to Chapter 18.70, Landscape Requirements. Landscaping shall be provided to reduce noise impacts on surrounding properties.
 5. All on-site parking shall comply with the provisions of Chapter 18.45, Off-Street Parking.
 6. All on-site lighting shall comply with Chapter 18.120, Outdoor Lighting.
 7. The facility shall contain a fire extinguisher and smoke detector devices, and meet all standards and codes adopted by the City of Calimesa.
 8. Day care facilities in residential districts may operate between the hours of 6:00 a.m. and 7:00 p.m. seven days a week.
 9. Outdoor activities may only be conducted between the hours of 8:30 a.m. and 6:00 p.m.

10. All day care facilities shall be state licensed and shall be operated according to all applicable state and local regulations.
 11. One unlighted sign not to exceed 2 square feet in area shall be permitted on site.
- E. Front/Rear Yard Average Standards.
1. Front/rear yard setbacks required by the base district may be averaged on the interior lots within a single-family detached or duplex subdivision.
 2. The front/rear yard setback of a group of five adjacent dwelling units may vary up to 5 feet from that required. The average setback of all five units shall be equal to the minimum required for the base district.
 3. A reduction of the front yard setback may be granted by the Planning Commission as an incentive to place garages behind houses, with access obtained from the side yards. In no case shall the front yard setback be reduced to less than 10 feet from the public right-of-way line. All front yard setbacks shall be measured from the public right-of-way line.
- F. Guest House Standards. Guest houses shall be constructed in the following manner:
1. All guest houses shall conform to the property development standards of the underlying land use district.
 2. There shall be no more than one guest house on any lot.
 3. The floor area shall not exceed 500 square feet.
 4. The guest house shall not exceed the height of the main dwelling.
 5. There shall be no kitchen or cooking facilities in a guest house.
 6. The guest house shall conform to all of the setback regulations outlined in the applicable land use district.
 7. The guest house shall be attached to the main dwelling with a roof-to-roof connection (i.e., roof trellis or other open structure).
 8. The guest house shall be used only by the occupants of the main dwelling, their nonpaying guests, or domestic employees. The guest house shall not be rented.
- G. Hair Stylists. Hair stylist operations shall be subject to the following requirements.
1. Operation shall be by residents of the dwelling.
 2. No assistants shall be employed.
 3. One unlighted sign not to exceed 2 square feet shall be allowed on-site.
- H. Minimum Dwelling Size Standards. The following minimum dwelling areas are computed by calculating the living areas as measured from the outside of walls and exclude garages, carports, exterior courtyards, patios, or balconies.
1. The minimum area requirements for single-family residential units are as follows:
 - a) Single-family tracts: minimum livable area, 1,200 square feet.
 - b) Infill single-family tracts: minimum livable area, 1,000 square feet.
 - c) Notes:

- i. Infill single-family tracts are defined as tracts less than 20 dwellings in size.
 - ii. The minimum setbacks of the applicable land use district shall be applied.
2. The minimum area requirements for apartments/multifamily are as follows:

Minimum Livable Area	Number of Bedrooms	Number of Baths
750 sq. ft.	1	1
900 sq. ft.	2	1-1/2
1,000 sq. ft.	3	2
1,200 sq. ft.	3+	2

- I. Mobile Home and Manufactured Housing Standards. Manufactured or mobile homes shall be subject to the following requirements:
- 1. Mobile or manufactured homes may be used as single-family dwellings in the residential land use districts if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974, and was constructed within 10 years of the date of the application for issuance of a permit to install the mobile/manufactured home. Documentation indicating certification and construction date must be submitted to the Building and Safety Division in order to secure valid building permit(s).
 - 2. Mobile or manufactured homes shall be installed on an approved permanent foundation system in compliance with all applicable codes, pursuant to Section 18551 of the California Health and Safety Code.
 - 3. The Planning Director shall determine that the subject lot, together with the proposed mobile or manufactured home, is compatible with the surrounding development. This determination shall include an assessment of on-site design and development standards and materials, architectural aesthetics, setbacks, building height, accessory buildings, access, off-street parking and minimum square footage requirements, and any other criteria determined appropriate by the Planning Director.
 - 4. The following specific design standards shall govern the installation and construction of manufactured and mobile homes:
 - a) All homes shall have a minimum eave dimension of 1 foot.
 - b) All siding shall be nonreflective and shall be installed from the ground up to the roof.
 - c) All roofs shall have a minimum pitch of 1:4.
 - d) All homes shall have a minimum width (across the narrowest portion) of 20 feet.
 - e) Homes constructed on lots of 20,000 square feet or greater shall be required to:
 - i. Construct a minimum of two roof dormers on the front of the house facing a street or public view; and
 - ii. Architecturally treat gables.
- J. Multifamily Housing Standard. Multifamily housing shall be constructed in the following manner:

1. All multifamily developments with 12 or more dwelling units shall provide 30 percent usable open space for passive and active recreational uses. Usable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than 8 percent.
2. Each dwelling unit shall have a private (walled) patio or balcony as follows:
 - a) Ground-level units: 25 percent of dwelling unit size.
 - b) Upper-story units: 15 percent of dwelling unit size.
3. All multifamily developments shall provide recreational amenities within the site, and may include a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or day care facilities. The type of amenities shall be approved by the Planning Director and provided according to the following schedule:

SCHEDULE TABLE

Units	Amenities
0–11	0
12–50	1
51–100	2
101–200	3
201–300	4

Note: Add one amenity for each 100 additional units or fraction thereof.

4. Off-street parking spaces for multifamily residential developments shall be oriented to the front of the dwelling unit for which the parking space is provided.
5. Each dwelling unit shall be provided with a minimum of 150 cubic feet of enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.
6. Driveway approaches within a multifamily development of 12 or more units shall be delineated with interlocking pavers and/or rough-textured concrete and landscaped medians.
7. All parts of all structures shall be within 100 feet of paved access for single-story and 50 feet for multistory units.
8. A bus turnout and shelter on the on-site arterial frontage shall be dedicated if the project is located on a bus route as determined by the Planning Director.
9. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code shall be provided.
10. Each condominium unit shall be plumbed and wired for a washing machine and dryer.
11. Each dwelling unit shall be provided with an automatic dishwasher and a heavy-duty garbage disposal unit.
12. Telephone jacks shall be installed in all living rooms, kitchens, and bedrooms.

13. Interior television antennas (cable television) shall be installed in each apartment unit, or a central interior antenna shall be installed in each apartment building. No exterior antenna or satellite dish antenna shall be permitted.
 14. All utilities, including but not limited to electrical, cable television, and telephone lines, on the site shall be underground.
 15. Each multiple-dwelling building or complex shall provide one hose bib for each three required parking spaces, and these hose bibs shall be located adjacent to the open parking areas. One dedicated carwash space shall be provided for every 100 units.
 16. Lighting. Refer to Chapter 18.120, Outdoor Lighting.
 17. Management and security plans shall be submitted for review and approval for multifamily developments with 12 or more dwelling units. These plans shall be comprehensive in scope.
 18. Electronic Gates. Multifamily buildings or complexes with 40 or more dwellings shall provide electronic gates as follows:
 - a) A minimum 6-foot-high, decorative wrought iron fence shall be provided along the front of the property, to the rear of any required setback. Such fence shall incorporate a self-locking remote-controlled vehicle and pedestrian entry/exit gate. The vehicle entry shall incorporate an electronically activated tenant marquee to permit notification of tenants in the event of visitors. Such marquee shall be 5 feet above finished grade.
- K. Recreational Vehicle Storage Facilities. Developments within the multifamily land use districts and with 12 or more dwelling units shall provide recreational vehicle storage facilities. The storage facilities shall be constructed in the following manner:
1. Centralized storage areas shall be provided for recreational vehicles, boats, etc., at a minimum of one space for each eight dwelling units. Any fractional space requirement shall be constructed as requiring one full storage space, pursuant to Chapter 18.45, Off-Street Parking.
 2. Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet.
 3. Storage areas shall be paved and drained.
 4. Storage areas shall be completely screened from exterior view by a combination of landscaping, masonry walls, fences, or other comparable screening devices 8 feet in height, subject to the approval of the Planning Director.
- L. Second Dwelling Units in Residential Zones.
1. No more than one second dwelling unit shall be permitted on any parcel or lot (hereafter referred to as a "lot").
 2. Second dwelling units shall be permitted pursuant to Government Code Section 65852 and this section.
 3. A second dwelling unit shall only be located and maintained on a lot with an existing owner-occupied single-family residence. At such time as the property owner no longer resides on the property, the second dwelling shall be considered a guest house, and the kitchen and all cooking facilities shall be removed from the unit.

4. A second dwelling unit may only be permitted on a residential lot on which there is already built one single-family detached dwelling unit (main unit). The lot must be 10,000 square feet or greater in area and may not be part of a planned residential development (PRD) or mobile home park regardless of the underlying land use and zone district or lot size.
5. Second dwelling units shall not be considered accessory structures for the purpose of applying development standards.
6. An application review for a second dwelling unit shall only be discretionary with respect to matters within the scope of the MDPR and not with respect to the permitability of the use.
7. A second dwelling unit that conforms to this section shall be deemed to be in compliance with the General Plan.
8. The second dwelling unit may be rented, but shall not be sold separately from the primary residence (main dwelling unit) on the lot.
9. Either the second unit or the main residence shall be occupied by the owner of the property at all times.
10. A second dwelling unit may not be permitted on residential lots already having two or more dwelling units, including guest homes.
11. The parcel upon which the second dwelling unit is to be established shall conform to all standards of the land use district in which it is located.
12. The second dwelling unit shall be subject to the same minimum required front, side, and rear yard setbacks as the main dwelling on the parcel.
13. The floor area of an attached second dwelling unit shall not exceed 30 percent of the existing living area of the main dwelling unit, if attached. If detached, the second dwelling unit shall not exceed 1,200 square feet in area nor have more than two bedrooms and two bathrooms.
14. The second dwelling unit shall be architecturally compatible with the main dwelling. Mobile homes (as defined in California Health and Safety Code Section 18008, as amended from time to time) shall not be permitted as a second unit, regardless of the status of the main dwelling. Manufactured homes (as defined in Health and Safety Code Section 18007, and as amended from time to time) shall not be permitted as a second unit regardless of the status of the main dwelling, if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home.
15. The second dwelling unit shall meet all of the applicable standards of Section 18.20.060, Design and Neighborhood Compatibility Standards. Second dwellings shall be no more than one story in height and may not exceed the height of the existing primary home. If attached to the main dwelling unit, the second unit may be located over an attached garage only when the main dwelling is two stories in height, and provided that the height of the second dwelling unit does not exceed the height of the main dwelling unit.
16. The second dwelling unit shall be provided with one fully enclosed garage per unit or per bedroom within the second dwelling unit, whichever is greater. A carport may be allowed only if located in the rear yard setback and not visible to the public from any adjoining street, except alleys, provided that it is fully screened from all sides.

17. The second dwelling unit may be metered separately from the main dwelling for gas, electricity, and water/sewer services.
18. All second dwelling units shall be required to have a driveway that is paved with asphalt or concrete that leads from the public street to the required enclosed parking area.
19. Prior to the issuance of a building permit, the owner of the lot or parcel upon which the second dwelling unit is proposed to be constructed shall record a covenant with the County Recorder's Office, on a form approved by the City Attorney, which shall place future buyers on notice that the maximum size of the dwelling unit is as set forth in subsections L.10 and L.11 of this section, that either the main dwelling or second dwelling unit must be occupied by the owner(s) as their principal residence, that not less than one off-street parking space shall be provided per unit or per bedroom (whichever is greater) of the second dwelling unit, that the second dwelling unit may not be sold separately from the main dwelling, and that such restrictions shall run with the land and be binding upon all future owners. A copy of the covenant shall also be filed with the City's Planning Division.
20. The applicant for a second dwelling unit shall be the owner of the property upon which the second dwelling unit is proposed to be located.
21. This section shall not validate any existing illegal second dwelling unit. An application to convert an illegal second unit to a conforming legal second unit shall be made pursuant to the provisions of this section, and such application shall be subject to the standards and requirements set forth in this section.

M. Senior Citizen/Congregate Care Housing Standards. Senior group housing developments (housing more than six residents) shall be constructed in the following manner:

1. A bus turnout and shelter on the on-site arterial frontage shall be dedicated if the project is located on a bus route as determined by the Planning Director.
2. Dial-a-ride transportation shuttles shall be provided; number to be determined by transit authority during project review.
3. The parcel upon which the senior group housing facility is to be established shall conform to all standards of the underlying land use district.
4. The senior group housing shall conform with all local, state, and federal requirements.
5. The minimum floor area for each residential unit shall be as follows:

Number of Bedrooms	Minimum Livable Area
Studio	410 sq. ft.
1	510 sq. ft. (if kitchen-dining and living areas are combined)
	570 sq. ft. (if kitchen-dining and living areas are separate)
2	610 sq. ft. (if kitchen-dining and living areas are combined)
	670 sq. ft. (if kitchen-dining and living areas are separate)

6. The main pedestrian entrance to the development, common areas, and the parking facility shall be provided with handicapped access pursuant to Section 18.45.070, Handicapped Parking Requirements.

7. Indoor common areas and living units shall be handicap-adaptable and be provided with all necessary safety equipment (e.g., safety bars), as well as emergency signal/intercom systems as determined by the Planning Director.
8. Outdoor lighting shall be provided for pursuant to Chapter 18.120, Outdoor Lighting.
9. Common recreational and entertainment activities of a size and scale consistent with the number of living units shall be provided. The minimum size shall equal 100 square feet for each living unit.
10. Common laundry facilities of sufficient number and accessibility, consistent with the number of living units and the Uniform Building Code, shall be provided. The facilities shall have keyed access for tenants only.
11. The development may provide one or more of the following specific internal common facilities for the exclusive use of the residents:
 - a) Central cooking and dining room(s).
 - b) Beauty and barber shop.
 - c) Small-scale drugstore not exceeding 1,000 square feet.
12. Off-street parking shall be provided in the following manner:
 - a) One covered parking space for each dwelling unit for the exclusive use of the senior citizen residents plus one space for every five units for guest parking.
 - b) Three parking spaces for every four dwelling units for employee and guest use for congregate care residences.
 - c) All off-street parking shall be located within 150 feet of the front door of the main entrance.
 - d) Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to shuttle stops.
 - e) Design standards relating to handicapped parking, access, surfacing, striping, lighting, landscaping, shading, dimensional requirements, etc., shall be consistent with the standards outlined in Chapter 18.45, Off-Street Parking.
 - f) Senior citizen/congregate care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens, including but not limited to medical offices, shopping areas, mass transit, etc.
13. The project shall be designed to provide maximum security for residents, guests, and employees.
14. Trash receptacle(s) shall be provided on the premises. Trash receptacle(s) shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least three sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 6 feet in height. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures. The receptacle(s) shall be located in close proximity to the residential units which they are intended to serve.

15. Residential occupancy shall be limited to single persons over 55 years of age or married couples of which one spouse is over 55 years of age.
 16. Developers of senior citizen/congregate care housing which have a density larger than that allowed in the underlying land use district shall provide a marketing analysis which analyzes long-term feasibility and a conversion plan of senior residential units to standard units, with a corresponding reduction in the number of units to equal the density allowed in the underlying land use district if the project is not occupied by seniors 60 years of age or older. The feasibility study and conversion plan shall not be required if the project is sponsored by any government housing agency, the City's Redevelopment Agency, or a nonprofit housing development corporation.
 17. All parts of all structures shall be within 150 feet of paved access for single-story and 50 feet for multistory. [Ord. 305 § 2, 2010; Ord. 296 § 2, 2009; Ord. 294 §§ 6 – 8, 2009; Ord. 292 § 2, 2009; Ord. 228 § 2, 2006; Ord. 220 § 2, 2004; Ord. 217 § 3, 2004; Ord. 95-7 § 2; Code 1990 § 12.3.05.]
- N. Community Gardens. Community gardens are subject to the following development standards:
1. Use. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity.
 2. The keeping of livestock and animals is prohibited.
 3. Accessory buildings and structures shall comply with the accessory structure setback requirements listed in Subsection 18.20.050.A, Accessory Structures. Crop areas must be set back at least 3 feet from all property lines.
 4. Garden- and farm-related buildings and structures may not exceed 18 feet in height.
 5. Fencing shall be provided around the site consistent with the standards of Section 18.20.060(B), Fences and Walls.
 6. The use of commercial-grade pesticides as part of a community garden is prohibited.

18.20.060 Design and neighborhood compatibility standards.

- A. Design Compatibility. Additions to existing structures and new structures proposed on a developed parcel shall be compatible in terms of mass, scale, height, design, colors, and materials with the existing structures on the parcel or the existing structures shall be modified to be compatible with the new construction. In addition, new construction on vacant parcels shall be compatible with the surrounding development pattern in terms of the mass, scale, and height of surrounding structures as specified in this section.
- B. Second-Story Construction or Top Plate Heights above 9 Feet.
 1. New two-story home construction, or additions to an existing single-story home that is adjacent to single-story homes, shall be required to provide an additional 5 feet to the setback for the proposed second story. This 5-foot setback shall be in addition to the minimum setbacks specified in Section 18.20.040, Residential Development Standards.
 2. Rear decks and balconies shall be prohibited for infill development where a majority of the surrounding properties are single-story homes.

3. Second stories shall be limited to no more than 75 percent of the floor area of the existing first story.
 4. To avoid box structure designs, continuous second-story walls and wall areas greater than 9 feet in height that are flush with the first story of a primary structure shall be designed with a minimum recess of 1 foot for every 20 feet of wall length. For the purposes of this section, "flush" shall mean any second-story element or wall area above 9 feet in height that is less than 1 foot in depth from the first story or area below 9 feet.
- C. Visual Privacy Standards. When proposed construction involves a second story or a single story at a grade differential of 3 or more feet from adjacent property and is adjacent to existing single-story dwellings, the following standards shall be met:
1. Landscape screening shall be provided along the property line(s) adjacent to the single-story dwelling(s) or property on the downslope. A landscape plan shall be submitted to the Community Development Director for review and approval. The landscaping shall, at minimum, provide visual screening of the area immediately across from the second story to ensure privacy for the adjacent single-story dwelling from visual intrusion to the windows or back yard of the adjacent residence.
 2. If it is determined during project review that visual privacy issues will exist along side yard elevations, the Planning Director may limit the second-story wall or any structure wall above 9 feet in height to clerestory windows or permanent opaque screening, if any windows are proposed. This determination shall be based on whether or not the proposed second story would have views into a neighbor's bedroom(s), living/family room, or back yard.
- D. Antennas, Vertical, and Satellite Dish Design Standards. All antennas, including portable units, but exempting residential satellite dish installations which are 10.5 feet or less in diameter, 12 feet or less in height, located in the rear yard, and are ground-mounted; and exempting residential single-pole or tower roof- or ground-mounted television, or amateur radio antennas where the boom or any active element of the antenna array is 30 feet or less and the height does not exceed 75 feet, shall be installed in the following manner:
1. The subject location shall conform to all standards of the land use district in which it is proposed.
 2. The antennas/satellite dish shall not be located in the following areas:
 - a) Front setback.
 - b) Street side setback.
 - c) On any structure, unless architecturally screened and approved by the planning commission. The screening restriction on antennas may be modified by the Commission, if there is no alternative to maintain line of sight clearance for satellites or amateur radio antennas.
 3. The maximum overall height for ground- mounted antennas shall be 75 feet above grade.
 4. The operation of the antennas shall not cause interference with any electrical equipment in the surrounding neighborhoods (e.g., television, radio, telephone, computer), unless exempted by federal regulation.
 5. The antennas/satellite dish shall be a single, nonglossy color (e.g., off-white, cream, beige, green, black, gray).

6. Antennas/satellite dish facilities (not including an antenna/satellite dish for the exclusive use of a residence) shall be screened on all sides with a 6-foot block wall, and with a solid gate 6 feet in height providing access to the facility.
7. The antenna/satellite dish shall be sited to assure compatibility with surrounding development and not adversely impact the neighborhood.
- E. Fences and Walls. Fences and walls, including retaining walls, shall comply with Section 18.65, Fence, Wall, and Screening Standards.
- F. Lighting. Lighting shall comply with Section 18.120, Outdoor Lighting.
- G. Regrading. Regrading of lots to meet the standards of this section shall be prohibited.
- H. Solar Energy Design Standards. Passive heating and cooling opportunities shall be incorporated in all developments in the following manner:
 1. Future structures should be oriented to maximize solar access opportunities.
 2. Streets, lot sizes, and lot configurations should be designed to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south.
 3. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.
 4. Any pool or spa facilities owned and maintained by a homeowners association shall be equipped with a solar cover and solar water heating system.
 5. No structure (building, wall, or fence) shall be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.
 6. Roof-mounted solar collectors shall be placed in the most obscure location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view.
 7. Roof-mounted collectors shall be installed at the same angle or as close as possible to the pitch of the roof.
 8. Plumbing in new construction shall have connections for solar energy additions.
 9. Appurtenant equipment, particularly plumbing and related fixtures, shall be installed in the attic.
 10. Exterior surfaces of the collectors and related equipment shall have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure. [Ord. 95-7 § 2; Code 1990 § 12.3.06.]

