

Chapter 18.04

RESOURCE CONSERVATION AND OPEN SPACE DISTRICT

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18.04.010 Purpose and application.

This district is intended to provide for permanent open spaces in areas of the community which exhibit significant vegetation, scenic qualities, wildlife or recreation potential, and which are designated as open space or school and college sites by the general plan. (Ord. 437 § 1 (part), 1989)

18.04.020 Permitted uses.

A. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties, the raising of livestock and range lands.

B. Flood control channels; water pumping stations and reservoirs; irrigation ditches and canals; settling and water conservation recharge basins; drainage ponds; and streets and roads necessary for access to permitted uses.

C. Wellness center.

D. Other uses which are added to this list by the city council according to the procedure set forth in Chapter 18.15.010. (Ord. 512 § 1, 2004; Ord. 437 § 1 (part), 1989)

18.04.030 Permitted uses—Administrative approval.

A. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site

as a use permitted by administrative approval or conditional use.

B. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.04.040 Conditional uses—City council approval.

A. Recreation areas, parks, playgrounds, wildlife preserves, and such buildings, structures and facilities as are appropriately related thereto.

B. Elementary, junior high and high school sites; college sites.

C. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

D. Public and quasi-public uses, including government facilities, institutional housing facilities (including but not limited to correctional and detention facilities), solid and liquid waste disposal facilities, and airports.

E. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 491 § 1, 1998; Ord. 437 § 1 (part), 1989)

18.04.050 Property development standards.

A. Fences, Walls and Hedges. No limitation except as may be required under Chapter 18.17 or 18.18.

B. Site Area. The minimum site area for a permitted use shall be one-half acre.

C. Frontage, Width and Depth of Site. No limitation, except as may be required under Chapter 18.17 or 18.18.

D. Coverage. No limitation, except as may be required under Chapter 18.17 or 18.18.

E. Yard Requirements. No limitation, except as may be required under Chapter 18.17 or 18.18.

F. Distances Between Structures. The minimum distance between a one-family dwelling and another structure shall be ten feet.

G. Building Height. No building or structure shall have a height greater than thirty five feet, except as may be approved under Chapter 18.17.

H. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.

I. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 437 § 1 (part), 1989)

18.04.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15. (Ord. 437 § 1 (part), 1989)