

Article 18. - RR Rural Residential District.

Sec. 26-18-005. - Purpose.

Purpose: to preserve the rural character and amenities of those lands best utilized for low density residential development pursuant to Section 2.2.2 of the general plan. Rural residential uses are intended to take precedence over permitted agricultural uses, but the district does not allow agricultural service uses. The rural residential district may also be applied to lands in other land use categories where it is desirable to use zoning to limit development.

(Ord. No. 4643, 1993.)

Sec. 26-18-010. - Permitted uses.

Permitted uses include the following:

- (a) Single-family dwelling units on permanent foundations in accordance with residential density shown in the general plan land use element or that density permitted by a B combining district, whichever is more restrictive;
- (b) Home occupations subject to the requirements of Section 26-88-121 and approval of a zoning permit;
- (c) Small residential community care facility;
- (d) Raising, feeding, maintaining and breeding of not more than one (1) of the following per twenty thousand (20,000) square feet of area. If the subject parcel is at least five (5) acres, additional animals may be approved by use permit pursuant to Section 26-18-020:
 - (1) Five (5) hogs or pigs,
 - (2) One (1) horse, mule, cow or steer,
 - (3) Five (5) goats, sheep, or similar animals,
 - (4) Fifty (50) chickens or similar fowl,
 - (5) Fifty (50) ducks or geese or one hundred (100) rabbits or similar animals.
- (6) 4-H and FFA animal husbandry projects are permitted without limitation of parcel size; provided, that the parcel contains at least twenty thousand (20,000) square feet and provided further a letter of project authorization is first submitted by the project advisor. The planning director may require the applicant to obtain a use permit when the director determines that the project might be detrimental to surrounding uses;
- (e) The growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, including wholesale nurseries, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone;
- (f) Accessory buildings, and uses appurtenant to the operation of the permitted uses. Accessory buildings may be constructed on vacant parcels of two (2) acres or more in advance of a primary permitted use. On vacant parcels less than two (2) acres, accessory buildings may only be constructed if less than one hundred twenty (120) square feet or as incidental to an existing agricultural use;
- (g)

The indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, provided that the greenhouse or similar structure for indoor growing is less than eight hundred (800) square feet;

- (h) One (1) guest house per lot;
- (i) Occasional cultural events, provided that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-040;
- (j) Small family day care;
- (k) Large family day care provided that the applicant shall meet all performance standards listed in Section 26-88-080;
- (l) Beekeeping;
- (m) Pet fancier facilities, provided, that a pet fancier license is obtained from the division of animal regulation and renewed annually;
- (n) Craft sales and garage sales not exceeding two (2) sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided;
- (o) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130;
- (p) Minor freestanding commercial telecommunication facilities, subject to the applicable criteria set forth in Section 26-88-130, and subject to approval of a zoning permit, including environmental review, for which notice, including a site plan and one (1) elevation with dimensions for such facility, is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section;
- (q) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130. Facilities between forty feet (40') and eighty feet (80') in height are subject to approval of a ministerial zoning permit for which notice is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Section 26-92-040 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above section;
- (r) One (1) travel trailer per lot for use as temporary housing in accordance with Section 26-88-010(q) and provided that a travel trailer administrative permit is obtained and renewed annually;
- (s) Minor timberland conversions on parcels of five (5) acres or more, subject to compliance with the requirements of Section 26-88-140;
- (t) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section;

- (u) Bed and breakfast inns, containing not more than one (1) guest room, contained within a single-family dwelling, subject to the criteria of general plan Policy AR-6e and application for a zoning permit. Food service shall be limited to breakfast served to inn guests only, and shall be subject to the approval of the Sonoma County department of health services. No weddings, lawn parties or similar activities shall be permitted. No outdoor amplified sound shall be permitted. At least ten (10) days prior to issuance of a zoning permit pursuant to this subsection, a written notice stating "The Sonoma County Permit and Resource Management Department will issue a zoning permit for a one guest room bed and breakfast inn on the property located at [address and APN] if a written appeal is not received within ten (10) days from the date of this notice" shall be posted on the subject parcel and shall be mailed or delivered to all owners of real property as shown on the latest equalized assessment roll within three hundred feet (300') of the subject parcel. If no written appeal is received during the ten (10) day period following the posting and mailing or delivery of notice, a zoning permit shall be issued if the proposed inn satisfies the requirements of this subsection. In the event of a timely appeal, a hearing on the proposed inn shall be held before the board of zoning adjustments pursuant to Section 26-92-040 and the proposed inn shall be evaluated under the provisions of this subsection and the standards set forth in Section 26-92-080;
- (v) One (1) second dwelling unit per lot, pursuant to Section 26-88-060, provided that the water supply for the second dwelling unit is proposed to be located within a designated Class 1, 2 or 3 groundwater availability area. Second units may be established within designated Class 4 water-scarce areas only where a hydro-geotechnical report, as defined, certifies that the establishment and continuation of the secondary residential use will not have significant adverse impacts on local or cumulative groundwater availability or yield;
- (w) Small wind energy systems not located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to zoning permit approval and the standards in Section 26-88-135.
- (x) Transitional housing, subject to density limitations;
- (y) Permanent supportive housing, subject to density limitations.
- (z) Congregate housing serving no more than six (6) persons, within urban service areas.
- (aa) Vacation rentals, subject to issuance of a zoning permit and conformance with the standards in Section 26-88-120;

(Ord. No. 6089, § I(b), 11-24-2014; Ord. No. 5908, § II, 11-9-2010; Ord. No. 5883, § III, 3-30-2010; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(p), 2003; Ord. No. 5429 § 3(a), 2003; Ord. No. 5361 § 2(h), 2002; Ord. No. 5342 § 4, 2002; Ord. No. 5265 § 1(j), 2001; Ord. No. 5016 § 1(G), 1997; Ord. No. 4985 § (c), 1996; Ord. No. 4973 § 5(a), 1996; Ord. No. 4653 § 1(i), 1993; Ord. No. 4643, 1993.)

Sec. 26-18-020. - Uses permitted with a use permit.

Uses permitted with a use permit include the following:

- (a) Planned developments and condominiums. Densities will be permitted in accordance with the densities shown in the general plan land use element or a B combining district whichever is more restrictive, also considering that which could be accommodated following conventional subdivision design, acknowledging topographical variations and permitted conventional lot areas. Compatibility with adjacent development, unique characteristics, innovation and the provision of

amenities will be the primary criteria utilized in evaluating such development. The lot size, setback and coverage requirements of Section 26-18-030 shall not apply to planned developments or condominiums;

- (b) Raising, feeding, maintaining and breeding of animals in excess of the limits set forth in Section 26-18-010(d) provided that the subject parcel is at least five (5) acres in size;
- (c) One (1) stand for the sale of agricultural products grown on the site;
- (d) Noncommercial clubs and lodges, country clubs and golf courses, but not including miniature golf courses;
- (e) Driving ranges; provided, that they shall not be operated during night time hours and that associated facilities include only those necessary to serve the driving range use, such as equipment rental and snack bar and not restaurants, retail sales and similar facilities;
- (f) Public schools, subject, at a minimum, to the criteria of general plan Policy LU-6e;
- (g) Art, craft, music and dancing schools, business or trade schools, public playgrounds, parks, community centers, libraries, museums and similar uses which serve no more than the residential community in which they are located and which do not adversely affect the various agricultural communities within Sonoma County;
- (h) Private nursery, primary or secondary schools and churches subject, at a minimum, to the criteria of general plan Policy LU-6f;
- (i) Cemeteries, mausoleums, columbariums and crematoriums;
- (j) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, small power stations, transformer stations, fire and police stations and training centers, service yards and related parking lots which, at a minimum, meet the criteria of general plan Policy PF-2s and which are not otherwise exempt by state law;
- (k) Exploration and development of low temperature geothermal resources for other than power development purposes provided that at a minimum it is compatible with surrounding land uses;
- (l) Large residential community care facility;
- (m) Agricultural cultivation in the following areas, for which a management plan has not been approved by the planning director pursuant to Section 26-18-010(e):
 - (1) Within one hundred feet (100') of the top of the bank in the Russian River Riparian Corridor,
 - (2) Within fifty feet (50') of the top of the bank in designated flatland riparian corridors,
 - (3) Within twenty-five feet (25') of the top of the bank in designated upland riparian corridors;
- (n) Day care center;
- (o) Art studios and arts and crafts centers not involving retail or wholesale sales. A use permit for such uses may be granted only when the use is conducted within an existing abandoned agricultural building feasible for such use;
- (p) Craft sales and garage sales involving three (3) or four (4) sales days per year;
- (q) Intermediate and major freestanding commercial telecommunication facilities subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (r) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (s)

Bed and breakfast inns, containing not more than five (5) guest rooms, subject to Article 82 (Design Review) and Article 86 (Parking Regulation). Food service shall be limited to breakfast served to inn guests only, and shall be subject to approval of the Sonoma County department of health services. No weddings, lawn parties or similar activities shall be permitted. No outdoor amplified sound shall be permitted. No bed and breakfast inn shall include the use of more than one (1) single-family dwelling and one (1) accessory structure for transient occupancy. No more than two (2) of the five (5) guest rooms allowed by this section may be located in the accessory structure, if any. If an accessory structure is used for transient occupancy, the total floor area available for use by guests, including guest rooms and common areas, shall not exceed six hundred forty (640) square feet. There shall be no internal doorway or passage between the area available for use by guests and any remaining area of the accessory structure;

- (t) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135;
- (u) Live/work uses in conjunction with an otherwise allowed residential use subject to the requirements of Section 26-88-122;
- (v) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section.
- (w) Congregate housing serving more than six (6) persons, on parcels served by public sewer and subject to design review.
- (x) Vacation rentals exceeding the standards in Section 26-88-120;

(Ord. No. 5908, § II, 11-9-2010; Ord. No. 5883, § III, 3-30-2010; Ord. No. 5569 § 7, 2005; Ord. No. 5435 § 2(q), 2003; Ord. No. 5429 § 3, 2003; Ord. No. 5361 § 2(p), 2002; Ord. No. 5342 § 5, 2002; Ord. No. 5265 § 1(k), 2001; Ord. No. 4973 § 5(b), (c), 1996; Ord. No. 4781 § 2(B), 1994; Ord. No. 4643, 1993.)

Sec. 26-18-030. - Permitted residential density and development criteria.

The use of land and structures within this district is subject to this article, the applicable regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the general plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

- (a) Residential density shall be between one (1) and twenty (20) acres per dwelling unit as shown in the general plan land use element or permitted by a B combining district, whichever is more restrictive.
- (b) Minimum Lot Size. On lands designated urban residential on the general plan land use map, minimum lot size shall be twenty thousand (20,000) square feet. On lands designated rural residential on the general plan land use map, minimum lot size shall be 1.5 acres unless public water serves the lot, in which case the minimum shall be one (1) acre.
- (c) Maximum Building Height.
 - (1) Thirty-five feet (35'); additional height may be permitted provided that site plan approval in accordance with Article 82 is first secured.
 - (2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130.
- (d) Minimum Lot Width. The minimum average lot width required within each lot is eighty feet (80').

- (e) Maximum Lot Coverage. Thirty-five percent (35%). Lot coverage may be waived by the planning director for greenhouses and swimming pools.
- (f) Yard Requirements. The following shall apply except that if the subject property adjoins land which is zoned AR or is designated as agricultural land, the use is subject to the requirements of Section 26-88-040(g).
 - (1) Front or Street Side Yard. Not less than twenty feet (20') provided, however, that no structure shall be located closer than forty-five feet (45') to the centerline of any public road, street or highway.
 - (2) Side Yard. Minimum five feet (5'), except that in the case of a corner lot, the street side yard shall be the same as the front yard..
 - (3) Rear Yard. Twenty feet (20') minimum.
 - (4) Watering troughs, feed troughs accessory buildings and runs used for the housing or maintenance of kennel animals shall be located at least fifty feet (50') from the front property line, twenty feet (20') from any side or rear property line, and thirty feet (30') from any dwelling on the adjacent property.
 - (5) No garage or carport opening facing the street shall be located less than twenty feet (20') from any exterior property line, except that where twenty-five percent (25%) or more of the lots on any block or portion thereof in the same zoning district have been improved with garages or carports, the required front yard may be reduced to a depth equal to the average of the front yards of the such garages or carports. However, in no case shall the front yards be reduced to less than ten feet (10'). Further, the permit and resource management department director may require a use permit if the reduction might result in a traffic hazard. Notwithstanding the above, if a residence is elevated to meet flood requirements, the space underneath the structure may be utilized for a garage or carport if it will meet building codes, even if the ten foot (10') to twenty foot (20') setback cannot be met, subject to approval of administrative design review.
 - (6) Cornices, eaves, canopies, bay windows, fireplaces and/or other cantilevered portions of structures, and similar architectural features may extend two feet (2') into any required yard. The maximum length of the projections shall not occupy more than one-third of the total length of the wall on which it is located. Uncovered porches, fire escapes or landing places may extend six feet (6') into any required front or rear yard and three feet (3') into any required side yard.
 - (7) Where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots, subject to the limitations of subsection (f)(5) of this section.
 - (8) Accessory buildings may be constructed within the required yards on the rear half of the lot; provided, that such buildings shall not occupy more than thirty percent (30%) of the width of any rear yard. Such accessory buildings shall not be located closer than ten feet (10') to the main buildings on adjacent lots. Notwithstanding the foregoing, swimming pools may occupy more than thirty percent (30%) of the width of any rear yard. A minimum of three feet (3') shall be maintained between the wall of a pool and the rear and side property lines, and from

the main building on the same lot. Conventional pool accessory equipment (pump, filters, etc.) shall be exempt from setback restrictions. Additional setbacks may be required under the Uniform Building Code.

(g) Parking Requirements.

- (1) Residential. Not less than one (1) covered off-street parking space per dwelling unit. The requirements for parking to be covered may be waived for single-family dwellings subject to the provisions of 26-86-010 (k).
- (2) Any other use shall provide parking in accordance with the standards in Article 86. Second dwelling units are subject to the parking standards in Section 26-88-060.

(h) Design Review. Design review approval shall be required in the manner provided in Article 82 for all planned developments and condominiums featuring four (4) or more dwelling units, or as otherwise provided herein.

(Ord. No. 5711, § 7 (Exh. H), § 8 (Exh. I), 2007; Ord. No. 4973, § 5(d), 1996; Ord. No. 4927, §§ 1, 6, 8, 11, 1996; Ord. No. 4643, 1993; Ord. No. 3932.)

Article 78. - B Combining Districts.

Sec. 26-78-005. - Purpose.

Purpose: to specify residential density and/or minimum parcel or lot size for a particular parcel, lot or area

(Ord. No. 4643, 1993.)

Sec. 26-78-010. - Generally.

The following regulations shall apply to the respective B districts:

Combining	
District:	Requirements:
B6	The adopted zoning maps shall specify the maximum permitted density, determined by gross acreage for all residential uses. Minimum front, side and rear yard requirements and the minimum parcel or lot size, if not otherwise specified, shall conform to the base district with which the B6 district is combined unless specifically approved otherwise by the planning commission.
B7	Minimum parcel or lot size shall be as specified on the recorded final or parcel maps and the parcels or lots shall not be further subdivided. The B7 combining district signifies that the lot has been frozen in order to restrict further subdivision of large remaining parcels left after approval of a clustered subdivision as provided in general plan Policy LU-6c. A lot line adjustment may be applied for, processed, and approved pursuant to <u>Chapter 25</u> of the Sonoma County Code and this chapter. Minimum front, side and rear yard requirements shall conform to the base district with which the B7 district is combined unless specifically approved otherwise by

the planning commission.

	the planning commission.
B8	Minimum parcel or lot size shall be as specified on the recorded final or parcel map and the parcels or lots shall not be further subdivided. The B8 combining district signifies that the lot has been frozen for one of the following reasons:
	1. The property is designated rural residential on the general plan land use map, but is subject to a Williamson Act contract;
	2. The property lies within the designated urban service boundary surrounding a city where the county intends to limit urban development until annexation or similar occurrence pursuant to a general plan area policy;
	3. The property is subject to a specific plan or area plan policy where the county intends to limit urban development for the reasons set forth in the applicable plan.

A lot line adjustment may be applied for, processed, and approved pursuant to Chapter 25 of the Sonoma County Code and this chapter. Minimum front, side and rear yard requirements shall conform to the base district with which the B8 district is combined unless specifically approved otherwise by the planning commission.

(Ord. No. 4643, 1993.)