CHAPTER 82.04: RESIDENTIAL LAND USE ZONING DISTRICTS

Section

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§ 82.04.010 Purpose.

This Chapter lists the land uses that may be allowed within the residential land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 4011, passed - -2007)

§ 82.04.020 Purposes and Location of the Residential Land Use Zoning Districts.

The purposes of the individual residential land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

(Ord. 4011, passed - -2007)

§ 82.04.030 Minimum Area for Designation.

The residential land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-6.

Table 82-6

Minimum Area For Residential Land Use

Zoning District Designation

Land Use Zoning District	***Minimum Area for Designation***
RL (Rural Living)	30 acres
RS (Single Residential)	10 acres
RM (Multiple Residential)	10 acres

(Ord. 4011, passed - -2007)

§ 82.04.040 Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) *General Permit Requirements.* Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with § 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) *Requirements for Certain Specific Land Uses.* Where the last column in Table 82-7 (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Table 82-7

Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts

Land Use ***See Division 10 (Definitions) for land use definitions***	***Permit Required by District***			***Specific Use Regulations***
	RL(1)	***RS***	***RM***	

Table 82-7

Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts

Land Use ***See Division 10 (Definitions) for land use definitions***	***Permit Required by District***			***Specific Use Regulations***
	RL(1)	***RS***	***RM***	
Agricultural, Resource & Open Space Uses				
Accessory crop production	A(2)	A(2)	A(2)	84.01
Agricultural accessory structure - 1,000 sf max.	A	A	A	
Agricultural accessory structure - up to 10,000 sf max. on 5 ac. or less	A	—	—	
Agricultural accessory structure - greater than 10,000 sf on 5 ac. or less	M/C	—	—	
Agricultural support services	CUP	—	—	
Animal keeping	S	S	S	84.04
Community gardens	A	CUP	A	
Crop production, horticulture, orchard, vineyard, nurseries	A	—	—	
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	P	—	—	84.35
Industrial hemp cultivation - Large scale (minimum 5-acre lot size)	CUP	—	—	84.35
Livestock operations	CUP	—	—	84.04
Natural resources development (mining)	CUP	—	—	88.03

Nature preserve (accessory uses)	M/C	—	—	
Lake	M/C	CUP	—	
Pond	A	A	M/C	
Industry, Manufacturing & Processing, Wholesaling				
Composting operations	CUP	—	—	
Recycling facilities - reverse vending machine, accessory	S	—	—	84.19
Recreation, Education & Public Assembly Uses				
Agritourism enterprises	S	—	—	84.03
Campgrounds(3)	CUP	—	—	
Commercial entertainment - Indoor(3)	CUP	—	—	
Conference/convention facility(3)	CUP	—	—	
Equestrian facility(3)	M/C	S(4)	—	
Golf course(3)	CUP	—	—	
Library, museum, art gallery, outdoor exhibit(3)	M/C	M/C	M/C	
Meeting facility, public or private(3)	CUP	CUP	CUP	
Park, playground(3)	P	P	P	
Places of worship	CUP	CUP	CUP	
Rural sports and recreation(3)	M/C	—	—	
School - College or university	CUP	CUP	—	
School - Private	CUP	CUP	—	
School - Specialized education/training	CUP	—	—	
Sports or entertainment assembly(3)	CUP	—	—	
Residential(10)				
Accessory structures and uses	A	A	A	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	M/C	—
Guest house	A	A	A	84.01
Mobile home park/manufactured home land-lease community	CUP	CUP	CUP	84.14
Multiple dwelling, 2 to 3 units, attached or detached	—	—	A	84.16
Multiple dwelling, 4 to 19 units, attached or detached	—	—	A	84.16
Multiple dwelling, 20 to 49 units, attached or detached	—	—	MUP	84.16
Multiple dwelling, 50 or more units, attached or detached	—	—	CUP	84.16
Parolee and/or probationer home	—	—	CUP	

Accessory dwelling unit	A[5]	A[5]	A[5]	84.01
Junior accessory dwelling unit	A[5]	A[5]	A[5]	84.01
Single dwelling	A	A	A[6]	
Retail				
Produce stand	A[7]	A[7]	A[7]	
Services - General				
Cemetery, including pet cemeteries	CUP	CUP	—	84.06
Child care - Family day care home (up to 14 children)	A	A	A	
Child care - Day care center	M/C	M/C	M/C	
Commercial kennels and catteries - min lot 2.5 acres (over 15 animals)	M/C/S	—	—	84.04
Emergency shelter	—	—	CUP	84.33
Home occupation	SUP	SUP	SUP	84.12
Licensed residential care facility of 6 or fewer persons	A	A	A	84.23
Licensed residential care facility of 7 or more persons	—	—	CUP	84.23
Lodging - Bed and breakfast inn (B&B)	SUP[8]	SUP[8]	SUP[8]	84.05
Public safety facility	M/C	M/C	M/C	
Short-term residential rentals	SUP	SUP	SUP	84.28
Unlicensed residential care facility with 6 or fewer persons	RCP	RCP	RCP	84.32
Unlicensed residential care facility with 7 or more persons	—	—	CUP	
Transportation, Communications & Infrastructure				
Broadcasting antennae and towers	M/C	—	—	
Electrical power generation	CUP	—	—	
Pipelines, transmission lines, and control stations[9]	(9)	(9)	(9)	
Renewable energy generation facilities	CUP	—	—	84.29
Sewage treatment and disposal facility	CUP	CUP	CUP	
Solid waste disposal	CUP	CUP	CUP	
Telecommunications facility	S	S	S	84.27
Transportation facility	M/C	M/C	M/C	
Utility facility	CUP	CUP	CUP	
Wind energy accessory	S	S	S	84.26
Wireless telecommunications facility	S	S	S	84.27
Other				
Accessory structures and uses	A	A	A	84.01

Temporary special events	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	84.25

Key			
Key			
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
		RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

Notes:
Notes:
(1) For projects within the Oak Glen Community Plan Area, all non-agritourism uses shall comply with the agritourism hours of operation standard [§ 84.03.030(b)(3)] and the agritourism noise/amplified sound regulations [§ 84.03.030(b)(5)].
(2) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table.
(3) For projects within the Oak Glen Community Plan Area, these uses shall comply with the agritourism development standards provided in Table 84-1 in § 84.03.030. The permit requirements presented this table shall prevail over any permit requirement listed in Table 84-1.
(4) A boarding facility only with a Home Occupation Permit.
(5) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
(6) Single dwellings will only be allowed within an RM Land Use Zoning District when sewer service is not available or the lot is less than one-half acre.
(7) In the Phelan/Pinon Hills Community Plan area on lots greater than 10,000 sq. ft. with a maximum 200 sq. ft. structure for storage and sales and a maximum 6 sq. ft. advertising sign; in RS and RM, can only operate for 72 hours per month.
(8) A CUP shall be required for three or more rooms.
(9) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Chapter 85.02.

(10) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008; Am. Ord. 4085, passed - -2009; Am. Ord. 4098, passed - -2010; Am. Ord. 4162, passed - -2012; Am. Ord. 4230, passed - -2014; Am. Ord. 4251, passed - -2014; Am. Ord. 4304, passed - -2016; Ord. 4331, passed - -2017; Am. Ord. 4341, passed - -2018; Am. Ord. 4383, passed - -2020; Am. Ord. 4393, passed - -2020; Am. Ord. 4400, passed - -2021; Am. Ord. 4444, passed - -2022)

§ 82.04.050 Residential Land Use Zoning District Subdivision Standards.

(a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-8A, 82-8B and 82-8C for the applicable land use zoning district.

(b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

(c) See also the standards in § 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-8A

Residential Land Use Zoning District Minimum Lot Size

Valley Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***

Table 82-8A

Residential Land Use Zoning District Minimum Lot Size

Valley Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
RL	2.5 acres(1)	150 ft.	150 ft.	1:3 for less than 10 acres;1:4 for 10 or more acres
RS	7,200 sq. ft.(1)	60 ft for less than 1 acre; 150 ft for 1 acre or more	100 ft for less than 1 acre; 150 ft for 1 acre or more	1:3 for less than 10 acres; 1:4 for 10 or more acres

RM	10,000 sq. ft.	60 ft.	100 ft.	1:3

Notes:

(1) Except where modified by map suffix. The various designations within the RL Land Use Zoning District shall be limited to RL, RL-5, RL-10, RL-20 and RL-40. The various designations within the RS Land Use Zoning District shall be limited to RS, RS-10M, RS-14M, RS-20M and RS-1.

Table 82-8B

Residential Land Use Zoning District Minimum Lot Size

Mountain Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***

Table 82-8B

Residential Land Use Zoning District Minimum Lot Size

Mountain Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
RL	2.5 acres(1)	150 ft.	150 ft.	1:3 for less than 10 acres; 1:4 for 10 or more acres
RS	7,200 sq. ft.(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3 for less than 10 acres; 1:4 for 10 or more acres
RM	10,000 sq. ft.	60 ft.	100 ft.	1:3

Notes:

(1) Except where modified by map suffix. The various designations within the RL Land Use Zoning District shall be limited to RL, RL-5, RL-10, RL-20 and RL-40. The various designations within the RS Land Use Zoning District shall be limited to RS, RS-10M, RS-14M, RS-20M and RS-1.

Table 82-8C

Residential Land Use Zoning District Minimum Lot Size

Desert Region

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio

Table 82-8C

Residential Land Use Zoning District Minimum Lot Size

Desert Region

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
RL	2.5 acres(1)	150 ft.	150 ft.	1:3 for less than 10 acres; 1:4 for 10 or more acres
RS	7,200 sq. ft(1) (2)	60 ft. for less than 1 acre; 140 ft for 1 acre or more	100 ft. for less than 1 acre; 150 ft. for 1 acre or more	1:3 for less than 10 acres; 1:4 for 10 or more acres
RM	10,000 sq. ft.	60 ft.	100 ft.	1:3

Notes:

(1) Except where modified by map suffix. The various designations within the RL Land Use Zoning District shall be limited to RL, RL-5, RL-10, RL-20 and RL-40. The various designations within the RS Land Use Zoning District shall be limited to RS, RS-10M, RS-14M, RS-20M and RS-1.

(2) The minimum residential lot size in the RS Land Use Zoning District in the Phelan-Pinon Hills Community Plan area shall be one acre.

(Ord. 4011, passed - -2007)

§ 82.04.060 Residential Land Use Zoning District Site Planning and Building Standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 82-9A, 82-9B and 82-9C, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards) and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-9A

Residential Land Use Zoning District Development Standards

Valley Region

Development Feature	Requirement by Land Use Zoning District		
	RL Rural Living	RS Single Residential	RM Multiple Residential

Table 82-9A			
Residential Land Use Zoning District Development Standards			
Valley Region			
Development Feature	***Requirement by Land Use Zoning District***		
	RL Rural Living	***RS Single Residential***	***RM Multiple Residential***
Density	Housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Minimum density	No minimum	No minimum	11 units per acre(6)
Maximum density(5)	1 unit per 2.5 acres(1); accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre(1); accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft.(2)	25 ft.(2)
Side - Street side	Local street - 15 ft.; Collector or wider - 25 ft.	Local street - 15 ft.; Collector or wider - 25 ft.	Local street - 15 ft.; Collector or wider - 25 ft.
Side - Interior (each)	Lot 75 wide or less - 5 ft. on one side, 10 ft. on other; Other lots - 15 ft.	5 ft. on one side, 10 ft. on other	5 ft. on one side, 10 ft. on other
Rear	15 ft.	15 ft.	15 ft.
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	20 percent	Lot less than 20,000 sq. ft - Entire building envelope(3); Lot of 20,000 sq. ft. or larger - 40 percent(4)	60 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		

Signs	See Chapter 83.13 (Sign Regulations).
Notes:	
(1) Map suffix may modify.	
(2) A Final Map or Parcel Map may establish front yard setbacks of no less than 22 feet, provided that the average setback of all parcels in the subdivision is 25 feet.	
(3) Setback, Building Code, and Composite Development Plan requirements still apply.	
(4) The maximum lot coverage allowed in Chapter 82.06, Table 82-21A will prevail for allowed institutional land uses.	
(5) The maximum density may be greater when modified by Chapter 83.03 (Affordable Housing Incentives - Density Bonus).	
(6) If a parcel is adjacent to a lower density Land Use Zoning District and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.	

Table 82-9B

Residential Land Use Zoning District Development Standards

Mountain Region

Development Feature	***Requirement by Land Use Zoning District***		
	RL Rural Living	***RS Single Residential***	***RM Multiple Residential***

Table 82-9B

Residential Land Use Zoning District Development Standards

Mountain Region

Development Feature	***Requirement by Land Use Zoning District***		
	RL Rural Living	***RS Single Residential***	***RM Multiple Residential***
Density	Housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Minimum density	No minimum	No minimum	5 units per acre(5)
Maximum density(4)	1 unit per 2.5 acres(1); accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre(1); accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		

Front	25 ft.	Lot less than 14,000 sq. ft. = 15 ft.; lots 14,000 sq. ft. or larger = 25 ft.	Lot less than 14,000 sq. ft. = 15 ft.; lots 14,000 sq. ft. or larger = 25 ft.
Side - Street side	25 ft.	15 ft.	15 ft.
Side - Interior (each)	20 ft.	20 percent of lot width, need not exceed 15 ft.(2)	20 percent of lot width, need not exceed 15 ft.(2)
Rear	20 ft.	15 ft.	15 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses)		
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	20 percent	40 percent(3)	60 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations).		
Notes:			
(1) Map suffix may modify.			
(2) The side yard setback standards in the Fire Safety Overlay (Chapter 82.13) shall prevail.			
(3) The maximum lot coverage allowed in Chapter 82.06, Table 82-21B will prevail for allowed institutional land uses.			
(4) The maximum density may be greater when modified by Chapter 83.03 (Affordable Housing Incentives - Density Bonus).			
(5) If a parcel is adjacent to a lower density Land Use Zoning District and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.			

Table 82-9C			
Residential Land Use Zoning District Development Standards			
Desert Region			
	Requirement by Land Use Zoning District		
Development Feature	***RL Rural Living***	***RS Single Residential***	***RM Multiple Residential***
Table 82-9C			
Residential Land Use Zoning District Development Standards			

Desert Region			
	Requirement by Land Use Zoning District		
Development Feature	***RL Rural Living***	***RS Single Residential***	***RM Multiple Residential***
Density	Housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Minimum density	No minimum	No minimum	5 or 11 units per acre(8)(9)
Maximum density(7)	1 unit per 2.5 acres(1); accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre(1); accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.		
Front	25 ft.	25 ft.(2)	25 ft.(2)
Side - Street side	25 ft.	Local street - 15 ft.(3); Collector or wider - 25 ft.	Local street - 15 ft.; Collector or wider - 25 ft.
Side - Interior (each)	Lot 75 wide or less - 5 ft. on one side, 10 ft. on other; Other lots - 15 ft.	5 ft. on one side, 10 ft. on other(4)	5 ft. on one side, 10 ft. on other
Rear	15 ft.	15 ft.	15 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses)		
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		
Maximum coverage	20 percent	Lot less than 20,000 sq. ft. - Entire building envelope(5) Lot of 20,000 sq. ft. or larger - 40 percent(6)	60 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft.	35 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).		
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).		
Parking	See Chapter 83.11 (Parking Regulations).		
Signs	See Chapter 83.13 (Sign Regulations).		

Notes:
(1) Map suffix may modify.
(2) A Final Map or Parcel Map may establish front yard setbacks of no less than 22 feet, provided that the average setback of all parcels in the subdivision is 25 feet.
(3) This setback shall be 25 feet in the Phelan-Pinon Hills Community Plan area.
(4) This setback shall be 10 feet on both sides in the Phelan-Pinon Hills Community Plan area.
(5) Setback, Building Code, and Composite Development Plan requirements still apply.
(6) The maximum lot coverage allowed in Chapter 82.06, Table 82-21C will prevail for allowed institutional land uses.
(7) The maximum density may be greater when modified by Chapter 83.03 (Affordable Housing Incentives - Density Bonus).
(8) In areas served by piped water, sewer and paved roads, the minimum density shall be 11 units per acre.
(9) If a parcel is adjacent to a lower density Land Use Zoning District and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008; Am. Ord. 4121, passed - -2010; Am. Ord. 4393, passed - -2020; Am. Ord. 4415, passed - - 2021)