

GENERAL REQUIREMENTS

Article 4. General Requirements

Sec. 9-2.401. Application.

- (a) (1) The provisions of this article shall apply in all zones, except as specifically provided otherwise by this article.
- (2) Where the provisions of this article differ from those of a zone, the provisions of this article shall apply.
- (b) (1) A use defined by this chapter shall include all uses defined in terms of those uses.
- (2) The uses defined in this chapter shall include all uses which are functionally equivalent.
- (3) The Commission shall determine, upon an application, if a use is functionally equivalent to a defined use.
- (c) The express enumeration in this chapter of a use in any zone shall prohibit such use in any zone in which it is not expressly enumerated.
- (d) Any zone may establish conditions for the employment of a use.
- (e) (1) The provisions of combining zones shall apply in all zones with which combining zones are combined.
- (2) Where the provisions of a combining zone differ from those of a zone with which it is combined, the provisions of the combining zone shall apply.
- (3) Where more than one combining zone is applied, the provisions of all the combining zone shall apply, except that where the provisions of one combining zone prohibit or restrict a use permit permitted by another combining zone, the prohibition or restriction shall apply.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.402. General requirements enumerated.

The following general requirements are addressed in this article:

- (a) Airports;
- (b) Camp grounds;
- (c) Camping;
- (d) Easements;
- (e) Eaves and overhangs;
- (f) Fences;
- (g) Flood;
- (h) Garages and carports;
- (i) Height;
- (j) Landscaping;
- (k) Lighting facilities;
- (l) Manufactured homes and commercial coaches;
- (m) Noise;
- (n) Parking and loading;
- (o) Porches and stoops;
- (p) Public utility and facilities;
- (q) Signs;
- (r) Temporary occupancy;
- (s) Timber harvesting; and
- (t) Yards

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 1, Ord. 89-719, eff. November 2, 1989; § 1, Ord. 91-762, eff. December 13, 1991; § 2, Ord. 96-873, eff. October 31, 1996; and § 5, Ord. 98-902, eff. September 10, 1998; and Exh. A, § 4, Ord. 99-924, eff. Nov. 11, 1999)

Sec. 9-2.403. Airports.

Airport surfaces, as identified in the General Plan, shall be free of man-made obstructions. Within airport zones of influence, as identified in the General Plan, only those uses which are not subject to the California Environmental Quality Act, or which are exempt from the California Environmental Quality Act, either ministerially or categorically, shall be permitted, except that dwelling units shall not be permitted.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.404. Camp grounds.

The design of camp grounds shall conform to the following:

- (a) Maximum parcel density, 14 units per gross acre;
- (b) Minimum average site area, 1,400 square feet; and
- (c) Minimum individual site area, 1,000 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.405. Camping.

- (a) Camping shall be prohibited within Prime Opportunity areas as designated by the General Plan, except within camp grounds.
- (b) Camping shall be permitted on all private lands not within the Prime Opportunity Areas as designated by the General Plan if all aspects of the County health regulations are met, subject to the concurrence of the property owner, for no more than 120 days in a calendar year. The number of nonstructural temporary shelters and recreational vehicles used for camping on a property may be at least one and otherwise shall not exceed the number of dwelling units and additional quarters and the guest house permitted on the property by the zoning, less the number thereof on the property. Camping conducted under the provisions of this subsection shall not be a camp ground use for the purposes of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 3, Ord. 86-623, eff. February 6, 1986; and § 1, Ord. 91-759, eff. August 1, 1991; and § 2, Ord. 96-873, eff. October 31, 1996; and Exh. A, § 4, Ord. 99-924, eff. Nov. 11, 1999)

Sec. 9-2.405.5. Easements.

- (a) Structures shall not be constructed within easements of any kind, except,
- (b) Structures may be constructed within an easement with written permission from all parties with right of use of the easement.
- (c) It shall be the responsibility of every applicant for a building permit, at the time of making application to:
 - (1) Inform the Planning and Development Agency of the location of all easements within the building site area; and
 - (2) Submit to the Planning and Development Agency any written permission to construct within an easement from all parties with the right of use of the easement; and
 - (3) Inform the Planning and Development Agency of the location of all existing and proposed improvements on the property.
- (d) The Planning and Development Agency shall have the authority to:
 - (1) Determine the manner in which the provision of information and submittal required by subsection (c) of this section shall be made; and
 - (2) Reject any provision of information and submittal made pursuant to subsection (c) of this section which it finds unacceptable.

(e) The accuracy of the information and submittal required by subsection (c) of this section shall be solely the responsibility of the applicant.

(§ 1, Ord. 89-719, eff. November 2, 1989)

Sec. 9-2.406. Eaves and overhangs.

Eaves may extend into any required yard by not more than fifty (50%) percent.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 89-719, eff. November 2, 1989; and § 2, Ord. 96-873, eff. October 31, 1996)

Sec. 9-2.407. Fences.

(a) Fences not over six (6') feet in height may be built anywhere on a property.

(b) Fences within ten (10') feet of a front line shall be no more than four (4') feet high on parcels zoned 2-R, 3-R, 7-R, or M-R.

(c) Fences not over eight (8') feet in height may be built anywhere on a property zoned industrial.

(d) Fences not over eight (8') feet in height not in an industrial zone may be built subject to the yard requirements.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.407.5 Flood.

No development permit shall be granted for any man-made change to real estate within an area of special flood hazard except in conformance with the provisions of Chapter 17 of Title 8 of this Code. No development permit for any man-made change to real estate within an area of special flood hazard shall be granted until all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law. Development permit applications shall be reviewed to determine whether proposed building sites will be reasonably safe from flooding. Building permits shall be reviewed to identify any proposed work in an area of special flood hazard and that identification shall be transmitted to the Building Official. Applications for development permits for any man-made change to real estate that is greater than fifty (50) lots or five (5) acres, whichever is the lesser, shall include base flood elevation data.

Areas of special flood hazard shall be administered as primary flood hazard areas until an engineered analysis based on a uniform procedure prescribed by the Federal Emergency Management Agency has been completed, submitted to the Federal Emergency Management Agency, reviewed and approved by the Federal Emergency Management Agency, and the appropriate amendment or revision to the Flood Insurance Rate Maps, as required by the Federal Emergency Management Agency, and copies thereof provided to the County Engineer, the Planning Director and the Building Official.

100-year flood hazard areas shall be administered as primary flood hazard areas until an engineered analysis based on a uniform procedure prescribed by the County Engineer has been completed, submitted to the County Engineer, reviewed and approved by the County Engineer, and copies provided to the County Engineer, the Planning Director and the Building Official.

(§ 6, Ord. 98-902, eff. September 10, 1998)

Sec. 9-2.408. Garages and carports.

(a) **Garage and carport conversion.** Garages and carports may be converted to other uses only if they meet the yard requirements of the zone in which the garage or carport is located.

(b) **Garages.**

(1) Garages shall be located not closer than forty (40') feet from the center line of the street nor ten (10') feet from the front line, whichever is greater, except as set forth below.

(2) Garages need not be setback further than the minimum front yard for the zone in which they are located.

(3) Where the front yard adjoins a Class 7 Road, garages shall be no closer than thirty-five (35') feet from the center line of the street or ten (10') feet from the front line, whichever is greater.

(4) Where the front yard adjoins a Class 8 Road, garages shall be no closer than thirty (30') feet from the center line of the street or ten (10') feet from the front line, whichever is greater.

(5) Where the front yard adjoins a Class 9 or 10 road with a projected traffic volume or 400 ADT or less, determined as set forth in 9-4.703 of Article 7 of Chapter 4 of this Title, garages shall be no closer than thirty (30') feet from the center line of the street or ten (10') feet from the front line, whichever is greater.

(c) **Carports.**

(1) Carports shall be located no closer than thirty (30') feet from the center line of the street, except as set forth below.

(2) Carports need not be setback further than the minimum front yard for the zone in which they are located.

(3) Where the front yard adjoins a Class 7 Road, carports shall be no closer than twenty-five (25') feet from the center line of the street.

(4) Where the front yard adjoins a Class 8 Road, carports shall be no closer than twenty (20') feet from the center line of the street.

(5) Where the front yard adjoins a Class 9 or 10 road with a projected traffic volume of 400 ADT or less, determined as set forth in 9-4.703 of Article 7 of Chapter 4 of this Title, carports shall be no closer than twenty (20') feet from the center line of the street.

(6) In no case shall a carport extend beyond the front line.

(d) **Roof shedding.** In no case shall the roof of a garage or carport shed onto the road right-of-way.

(§ 3, Ord. 84-593, January 3, 1985; as amended by § 3, Ord. 86-623, eff. February 6, 1986; § 1, Ord. 89-719, eff. November 2, 1989; § 1, Ord. 90-730, eff. July 19, 1990; § 2, Ord. 96-873, eff. October 31, 1996; and § 3, Ord. 99-915, eff. June 3, 1999)

Sec. 9-2.409. Height.

Chimneys or flues which are part of a dwelling unit may exceed the zoning height limit by no more than five (5') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.410. Landscaping.

When parking lots of five (5) or more spaces are required, an area equal to a minimum of ten (10%) percent of the required parking lot area shall be landscaped. Landscaping requirements may be modified as necessary by the Planning Director.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.411. Lighting facilities.

All lighting facilities shall be so installed as to focus away from adjoining properties.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.412. Manufactured homes and commercial coaches.

Manufactured homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.) and commercial coaches may be installed on a foundation system pursuant to Section 18551 of the Health and Safety Code, in all zones, subject to the requirements of the zones and subject to meeting snow load requirements in themselves.

When manufactured homes are a permitted use or permitted subject to issuance of a planned development permit, they may be installed on a support system.

Manufactured homes and commercial coaches that are placed or substantially improved within an area of special flood hazard shall be elevated on a foundation system pursuant to Section 18551 of the Health and Safety Code such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and shall be securely anchored to an adequately anchored foundation system to resist flotation collapse and lateral movement.

A manufactured home or commercial coach kept on a property shall be installed as provided under Title 8 of this Code, or shall be a unit of a mobile home park licensed by the State or shall be part of a storage use or prefabricated building sales use.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 1, Ord. 89-719, eff. November 2, 1989; and § 6, Ord. 98-902, eff. September 10, 1998; and Exh. A, § 4, Ord. 99-924, eff. Nov. 11, 1999)

Sec. 9-2.413. Noise.

(a) New uses shall not increase off-site noise to a level which exceeds the ambient noise level for the specific land use area.

(b) The establishment of noise sensitive uses, as identified within the General Plan, shall be prohibited within industrial protection zones, as established by the General Plan.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.414. Parking and loading.

(a) **Application.** Listed in this section are the minimum off-street parking requirements. Uses involving the receipt and distribution of materials shall be subject to the minimum loading space requirements. Where parking and loading requirements cannot be based solely upon the uses listed, the Planning Director shall determine the requirements or the additional requirements. Any parking and loading requirements may be modified, as necessary, by the Planning Director.

(b) **Number of spaces.** Off-street parking spaces shall be provided at the rates set forth below:

Basis	Parking Spaces
Dwelling units	Two
Additional quarters	One
Guest houses	One
Employees	One for each of the employees working at one time
Seating	One for every four seats, or fraction thereof
Sales and service floor areas	One for each 500 square feet, or fraction thereof
Boat ramps	Twenty

Loading Spaces

Any of floor, storage or merchandise areas or combinations thereof One for each 5,000 square feet, or fraction thereof

(c) **Design.**

(1) **Parking lots.** The following shall be the minimum parking lot design standards:

Angle of Space	Parking Space Dimensions		Maneuvering Aisle	
	Depth	Width Perpendicular to Depth	Width	
			One-Way	Two-Way
0o (Parallel)	8'	20'	12'	22'
45o	16'	12'	15'	22'
60o	18'	10'	20'	22'
90o (Perpendicular)	18'	9'	27'	27'

All maneuvering aisles shall be off-street. When five (5) or more spaces are required, maneuvering aisles and all required parking spaces shall be provided off-street and on-site. When four (4) or fewer spaces are required, the requirement for off-street parking shall be waived if the property has sufficient street frontage to provide for the number of waived spaces; except that off-street parking required for dwelling units, additional quarters and guest houses shall not be waived. When off-street parking of four (4) or fewer spaces is provided, maneuvering aisles shall be provided. Maneuvering aisles shall not be required for off-street parking required for dwelling units, additional quarters and guest houses when four (4) or fewer spaces are required. Maneuvering aisles shall be required for off-street parking required for dwelling units, guest houses and additional quarters when five (5) or more spaces are required. All spaces shall have unimpeded access. Where parking rows opposite each other are of different angles and share the same maneuvering aisle, the greater of two (2) required widths shall be used.

All spaces along property lines shall have a minimum six (6") inch by six (6") inch raised curb or equivalent barrier precluding entry from other property or from streets not used for maneuvering.

(2) **Loading spaces.** The following shall be the minimum loading space design standards:

Use	Width	Depth	Clearance Height
Commercial	10'	35'	14'
Industrial	10'	50'	14'

Exits from loading spaces onto streets shall not be made by backing, and entries to loading spaces shall not be made by maneuvering in the traveled way of the street.

(3) **Boat ramps.** Boat ramp parking spaces shall be thirty-five (35') feet long.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-759, eff. August 1, 1991)

Sec. 9-2.414.5 Porches and stoops.

(a) **Porch and stoop conversion.** Porches and stoops shall be converted to other uses only if they meet the yard requirements of the zone in which the porch or stoop is located.

(b) **Porch and stoop yards.**

(1) Porches and stoops shall be located not closer than forty (40') feet from the center line of the street nor ten (10') feet from the front line, whichever is greater, except as set forth below.

(2) Porches and stoops need not be set back further than the minimum front yard for the zone in which they are located.

(3) Where the front yard adjoins a Class 7 road, porches and stoops shall be no closer than thirty-five (35') from the center line of the street or ten (10') feet from the front line, whichever is greater.

(4) Where the front yard adjoins a Class 8 road, porches and stoops shall be no closer than thirty (30') feet from the center line of the street or ten (10') feet from the front line, whichever is greater.

(5) Where the front yard adjoins a Class 9 or 10 road with a projected traffic volume of 400 ADT or less, determined as set forth in 9-4.703 of Article 7 of Chapter 4 of this Title, porches and stoops shall be no closer than thirty (30') feet from the center line of the street or ten (10') feet from the front line, whichever is greater.

(c) In no case shall the roof of a porch shed onto the road right-of-way. (§ 12, Ord. 96-873, eff. October 31, 1996, as amended by § 4, Ord. 99-915, eff. June 3, 1999)

Sec. 9-2.415. Public utility facilities.

Underground public utility facilities shall be permitted in all zones except the Open Space Zone (OS). The provisions of this chapter shall not apply to public utility transmission and distribution lines, towers, and poles, except that the routes of all proposed overhead transmission lines shall be submitted to the Commission for recommendation and approval prior to the acquisition of rights-of-way therefore.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.416. Signs.

(a) **General applications.**

(1) **Area.**

(i) The face area of a sign attached flush to a building or fence shall be that area within the boundary of a simple plane which encompasses all characters and intervening voids.

(ii) The face area of a freestanding sign or a sign projecting at an angle from a building shall be the total area of the sign structure.

(iii) The total face area of a sign with two (2) parallel faces shall be that of one face.

(2) **Height.** A sign shall not exceed the maximum building height for the zone in which it is located.

(3) **Maintenance.** All signs shall be maintained in a safe and readable condition and shall advertise a valid operating activity, which shall include seasonal activities. A sign shall be considered unreadable when twenty (20%) percent or more of the face is removed or indistinguishable. Any sign for which the owner receives a notice from the Planning Director that such sign is in an unsafe or unreadable condition or is advertising a nonfunctioning activity shall be brought into conformity with the provisions of this chapter and the terms of such notice within thirty (30) days after the receipt of such notice or shall be removed.

(4) **Exemptions.** The following signs shall not be subject to the provisions of this chapter:

- (i) Signs which are not visible from off the property;
- (ii) Window displays;
- (iii) Official notices issued by a court, public body, or officer;

(iv) Directional, warning, or information signs or structures required or authorized by law or by Federal, State, County, or City authority; and

(v) Support structures for nameplates.

(5) **Prohibitions.** No moving or noise-making device, flag, or any moving or flashing light, except time and temperature signs, shall be used for advertising, attracting attention to a sign or business, or as a promotional sign, except that flags may be used as promotional signs. Off-premises business or advertising signs shall not be permitted in any zone.

(b) **Specific applications.**

(1) **Business signs:**

(i) Shall be subject to the requirements of the zones in which they are permitted;

(ii) The building front by which the permitted sign area is determined shall be the area encompassed by the visual perimeter of that plane parallel to the street onto which the visible surface of the building can be projected;

(iii) The permitted signage may be attached to the building, freestanding or both, and shall be located on the building frontage from which the sign area was calculated or in the yard of such street; and

(iv) Shall require the approval of the Planning Director or his representative.

(2) **Community identification signs:**

(i) Shall be permitted subject to the issuance of a special use permit in all zones except the Open Space Zone (OS) and Timberland Production Zone (TPZ); and

(ii) Shall not exceed 200 square feet; and

(iii) May include identification of services provided in a generic manner or by name. Such identification shall not exceed 33% of the total sign area; and

(iv) Shall be consistent with the character and aesthetics of the area in which located.

(3) **Community organization signs:**

(i) Shall be permitted subject to the issuance of a special use permit in all zones except the Open Space Zone (OS) and Timberland Production Zone (TPZ); and

(ii) Shall be limited in number to no more than four (4) per town or community.

(4) **Construction signs:**

(i) One shall be permitted on any property for which a building permit has been issued;

(ii) Shall not exceed an area of thirty-two (32) square feet;

(iii) Shall be removed upon the issuance of a certificate of occupancy by the Building Official; and

(iv) Shall require the approval of the Planning Director or his representative.

(5) **Home business and industry signs:**

(i) One shall be permitted for each permitted home business or home industry; and

(ii) Shall not exceed an area of six (6) square feet.

(6) **Nameplates:**

(i) One shall be permitted for each permitted dwelling unit;

(ii) Shall not exceed an area of six (6) square feet.

(7) **Promotional signs:**

(i) Shall be permitted on the site of the special event; off-site, except for business special events; on or in windows; and on permanent bulletin boards;

(ii) Shall be in place for no more than thirty (30) days; and

(iii) The use of flags for business special events shall be limited to thirty (30) days in any one season of the year, the seasons being spring (March, April and May), summer (June, July and August), fall (September, October and November), and winter (December, January and February); provided, however, a minimum of one week shall transpire between seasonal use.

(8) **Real Estate signs:**

(i) Shall be permitted on a property for sale, lease, or rent; and

(ii) Each shall not exceed an area of six (6) square feet.

(9) **Subdivision signs:**

(i) Two (2) shall be permitted within any subdivision;

(ii) The aggregate area of the signs shall not exceed 200 square feet;

(iii) Shall be removed when the original sales program has resulted in the sale of ninety (90%) percent of the lots within the subdivision; and

(iv) Shall be permitted within the subdivision subject to the approval of the Planning Director or his representative.

(v) Shall be permitted, subject to issuance of a special use permit, outside the subdivision if the subdivision does not contain or abut a County road or State highway. The signs shall be permitted where the road which provides access to the subdivision from a County road or State highway by the shortest surface distance intersects with the County road or State highway, shall be within the easement for that road and outside the right-of-way of the County road or State highway, and shall be consistent with the character and aesthetics of the area in which located.

(§ 3, Ord. 84-593, eff. January 3, 1985; amended by § 1, Ord. 93-817, eff. November 11, 1993; amended by § 1, Ord. 02-969, eff. June 13, 2002)

Sec. 9-2.417. Temporary occupancy.

(a) **Construction.** A manufactured home, recreational vehicle, or appurtenant building may be used in lieu of a building in any zone for a period not to exceed eighteen (18) months while a permitted building is being constructed or for a period of six (6) months while a permitted mobile home is being installed, commencing with issuance of a building permit or a manufactured home installation permit.

(b) **Construction offices and equipment storage.** Temporary occupancies, recreational vehicles, commercial coaches or manufactured homes may be used for construction offices and equipment storage for the duration of the construction.

(c) **Emergency services.** Temporary occupancies, recreational vehicles, commercial coaches or manufactured homes may be used for the provision of emergency services for the duration of the emergency.

(d) **Real estate offices.** Temporary occupancies, commercial coaches, manufactured homes, garages, or model homes may be used as real estate offices within a subdivision in any residential land use zone for the purpose of selling the lots of such subdivision provided such use is discontinued when the original sales program has resulted in the sale of ninety (90%) percent of the lots in the subdivision and that no more than one temporary real estate office is allowed per subdivision.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Ord. 91-750, eff. April 4, 1991; and Exh. A, § 4, Ord. 99-924, eff. Nov. 11, 1999)

Sec. 9-2.418. Timber harvesting.

Commercial timber harvesting shall be permitted in all zones except the Open Space Zone (OS) subject to the requirements of the Forest Practices Act and any ordinance adopted by the County for the protection of the public health, safety, and general welfare of the community.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.419. Yards.

(a) Yard requirements for parcels of one acre or more shall be:

(1) The minimum front yard requirement shall be not less than required in the applicable zone and Section 9-2-408, Garages and carports, and Section 9-2-414.5, Porches and stoops, of this Article; but in no case shall the minimum front yard requirement be less than thirty (30') feet from the center line of the street; and

(2) The minimum side and rear yard requirements shall be at least thirty (30') feet, or, if any of the following are met, that provided by the applicable zone:

(i) If the property is served by a community water system which provides a two-hour fireflow plus eight-hour average domestic needs and if the two-hour fireflow provided is 750 gallons per minute when the property is zoned for a density of two (2) dwelling units per acre or less, or if the two-hour fireflow provided is 1,000 gallons per minute when the property is zoned for a density greater than two (2) dwelling units per acre or for commercial, industrial, or recreational use; and if the property is within a district which provides fire protection and which has an ISO class of 9 or better; or

(ii) If, for all construction within thirty (30') feet of the side or rear property line, roofs are Class A, exclusive of wood, as defined by the Uniform Building Code or if roofs are metal, tile or concrete; and if construction conforms with the Uniform Fire Code; and if all exterior surfaces, excluding doors and windows are made of materials which provide not less than one hour of fire resistance (conforming to Table 43-B of the Uniform Building Code); or

(iii) Where the property has the right, through easement or similar entitlement, to meet adjoining property the minimum thirty (30') foot clearance standards of Public Resources Code Section 4291; or

(iv) Where a side or rear property line is contiguous to a street the improvements of which provide an area which meets the minimum thirty (30) foot clearance standards of Public Resources Code Section 4291; or

(v) Where a side or rear property line is contiguous to a stream, lake, other body of water or wetland which provides an area which meets the minimum thirty (30') foot clearance standards of Public Resources Code Section 4291.

(b) Yard requirements for parcels of less than one acre shall be:

(1) The minimum front yard requirement shall be not less than required in the applicable zone and Section 9-2.408, Garages and carports, and Section 9-2.414.5, Porches and stoops, of this Article; but in no case shall minimum front yard requirement be less than thirty (30') feet from the center line of the street; and

(2) The minimum side and rear yard shall be thirty (30') feet, or, if any of the following are met, that provided by the applicable zone:

(i) If the property is served by a community water system which provides a two-hour flow plus eight-hour average domestic needs and if the two-hour fireflow provided is 750 gallons per minute when the property is zoned for a density

of two (2) dwelling units per acre or less, or if the two-hour fireflow provided is 1,000 gallons per minute when the property is zoned for a density greater than two (2) dwelling units per acre or for commercial, industrial, or recreational use; or

(ii) If, for all construction within thirty (30') feet of the side or rear property line, roofs are Class A, exclusive of wood, as defined by the Uniform Building Code or if roofs are metal, tile or concrete. If construction conforms with the Uniform Fire Code; and if all exterior surfaces, excluding doors and windows, are made of materials which provide not less than one hour of fire resistance (conforming to Table 43-B of the Uniform Building Code); or

(iii) If 2,500 gallons of water are provided for each dwelling unit with provisions for fire engine filling approved by the entity responsible for fire protection; or

(iv) If the property is within a district which provides fire protection and which has an ISO Class of 9 or better; or

(v) Where the property owner has the right, through easement or similar entitlement, to meet on adjoining property the minimum thirty (30') foot clearance standards of Public Resources Code Section 4291; or

(vi) Where a side or rear property line is contiguous to a street the improvements of which provide an area which meets the minimum thirty (30') foot clearance standards of Public Resources Code Section 4291; or

(vii) Where a side or rear property line is contiguous to a stream, lake, other body of water or wetland which provides an area which meets the minimum thirty (30') foot clearance standards of Public Resources Code Section 4291.

(§ 1 Ord. 91-762, eff. December 13, 1991, as amended by § 1, Ord. 94-833, eff. June 23, 1994, as amended by § 1 Ord. 04-998, eff. Feb. 5, 2004.)