

Chapter 17.20

Residential Zoning Districts

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17.20.010 – Purpose.

This Chapter lists the land uses that may be allowed within the Residential zones established by Section 17.__ (Establishment of Zoning Districts, Adoption of Zoning Map), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size. In addition, the residential zones are included in the zoning regulations to achieve the following purposes:

- A. To reserve appropriately located areas for residential use at various ranges of dwelling unit densities and types consistent with the general plan and with sound standards of public health, safety and welfare;
- B. To ensure adequate light, air, privacy and open space for each dwelling;
- C. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them and the ability of the local infrastructure to support them;
- D. To protect residential properties from incompatible noise, illumination, unsightliness, odors, smoke and other objectionable influences;
- E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

17.20.020 - Purposes of the Residential Zones

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. **RR (Rural Residential) District.** This zoning district is intended as an area for single-family rural residential development with larger lots and lower density than the residential single-family zone. Uses permitted are those that are complementary to, and can exist in harmony with, a rural residential neighborhood.

- B. RSF (Residential Single-Family) District.** This zone is intended as an area for single-family residential development. Only those uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood.
- C. RMF-1 (Residential Multiple-Family) District.** This zone is intended as an area for the development of mixed residential uses (single-family dwellings, apartments, and other multiple-family developments). Only those uses are permitted that are complementary to, and can exist in harmony with, such residential developments.
- D. RMF-2 (Residential Multiple-Family) District.** This zone is intended as an area for the development of primarily multiple-family developments. Transient occupancy shall be permissible in this zone subject to the issuance of a use permit. Only those uses are permitted that are complementary to, and can exist in harmony with, such residential developments.

17.20.030 - Residential zone Allowable Land Uses and Permit Requirements

TABLE ____ ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS		P Permitted Use U Use Permit Required A Administrative Permit Required - Use Not Allowed			
LAND USE	PERMIT REQUIREMENTS BY DISTRICT				See Specific Use Regulations:
	RR	RSF	RMF-1	RMF-2	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Libraries	-	-	A	A	TBD
Public recreational and cultural facilities	A	A	A	A	TBD
Private residential recreational facilities	U	U	U	U	TBD
Religious places of worship	U	U	U	U	TBD

RESIDENTIAL

Accessory uses and structures - Residential	P	P	P	P	TBD
Animal raising and keeping	P	P	P	P	
Bed and breakfast inns	U	-	P	P	TBD
Condominium conversions	-	-	U	U	TBD
Home occupations	P	P	P	P	TBD
Fractional/timeshare developments	-	-	-	U	
Group living quarters with shared facilities (e.g. dormitories, boarding houses, single room occupancies)	-	-	U	U	TBD
Mobile homes and manufactured homes	P	P	P	P	17.56
Mobile home parks (subject to Health & Safety Code Section 18300)	U	U	U	U	TBD

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LAND USE	PERMIT REQUIREMENTS BY DISTRICT				See Specific Use Regulations:
	RR	RSF	RMF-1	RMF-2	
et seq.)					
Model homes and subdivision sales offices	A	A	A	A	TBD
Multi-family residential projects with three units or less	-	-	P	P	TBD
Multi-family residential projects with four or more units	-	-	A	P	TBD
Secondary residential units	P	P	P	P	TBD
Single family dwellings	P	P	P	P	TBD
Transitional and supportive housing	P	P	P	P	TBD
Transient occupancy, including hotels and motels	-	-	-	U	TBD

SERVICE

Animal boarding (kennels)	U	-	-	-	TBD
Child day care facilities	-	-	U	U	TBD
Child day care, large family day care homes	P	P	P	P	TBD
Child day care, small family day care homes	P	P	P	P	TBD
Medical services – Clinic, urgent care, doctors office	-	-	U	U	TBD
Pet Day Care	U	U	U	U	TBD
Residential care and assisted living facilities (with 7 or more residents)	-	-	U	U	TBD
Small residential care facilities (i.e. licensed group homes for disabled for 6 or fewer residents)	P	P	P	P	17.56.

TRANSPORTATION & OTHER USES

Private transportation facilities, including ski lifts or similar aerial conveyances	U	U	U	U	TBD
Other uses as may be determined by the Director to be similar to and not more detrimental to uses listed in this section.					TBD

17.20.040 - Residential Zone 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 ___, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE _____
RESIDENTIAL DISTRICTS DEVELOPMENT STANDARDS (RR, RSF, RMF-1, RMF-2)¹

Development Feature	Requirement by Zone			
	RR Rural Residential	RSF Residential Single Family	RMF-1 Residential Multi-Family 1	RMF-2 Residential Multi-Family 2
Lot Size	Minimum size of a lot, including total area, width, and depth.			
Lot area	15,000 sf	7,500 sf	10,000 sf	40,000 sf
Lot area, corner lots	15,000 sf	8,500 sf	11,000 sf	40,000 sf
Lot width	80 feet	75 feet	80 feet	150 feet
Lot width corner lots	80 feet		85 feet	150 feet
Lot depth	120 feet	90 feet		150 feet
Minimum width for access	50 feet			
Minimum buildable site area	2,000 sf		5,000 sf	24,000 sf
Minimum width/depth for a building site	40 feet			
Maximum slope for a building site	30%			
Density	The ratio of development intensity to lot area.			
Residential density	2 units/acre	4 units/acre	12 units/acre	
Hotel, motel, fractional use density	N/A	N/A	N/A	36 rooms/acre
Group living quarters	N/A	N/A	N/A	27 rooms/acre ²
Other requirements	See 17.----- (Density Requirements)			
Setbacks	The distance between the lot line or access easement and any building, structure, or other specified form of development.			
Front yard	25 feet	20 feet		25 feet
Side yard	10 feet			
Side yard, street side	20 feet			
Rear yard	20 feet	10 feet		20 feet
Distance between any construction above 8,250 feet and a 30% or greater slope which occupies more than ¼ of a parcel ³	30 feet	N/A		

Other setback requirements	See 17.----- (Setbacks Requirements and Exceptions)			
Permitted encroachments	See 17.---- (Encroachments into Setback Areas)			
Lot Coverage	The area of a lot covered by all structures and impervious surfaces, including decks, driveways, walkways and parking areas.			
Maximum coverage	30%	40%	50%	60%
Height	The vertical distance from natural grade adjacent to the structure to the topmost point of the building.			
Maximum height	35 feet			
For any multiple-family structure where the majority of the ground floor is devoted to understructure parking	N/A	N/A	10 additional feet subject to approval of a use permit	
Grading and Clearing	See 17.16.050 (Grading and clearing)			
Snow Storage	Area of site set aside for the purpose of storing snow that is cleared from drive and walkways.			
Required snow storage area	75% of the area all parking and driveways			
Other requirements	See 17.16.060 (Snow shedding and storage standards)			
Propane Tanks & Dumpsters	See 17.---- ()			
Walls and Fences	See 17.---- (Walls and fences)			
Exterior Lighting	See 17. (Exterior lighting)			
Design Review	See 17. (Design review)			
Outdoor Storage and Uses	See 17.--- (Outdoor storage and uses)			
Signs	See 17. (Signs)			
Parking	See 17. (Parking)			
Landscaping	See 17. (Water-Efficient Landscape Regulations)			

¹ Nothing in this section shall be construed as making lots illegal which were legally created prior to the adoption of these regulations (see Chapter 17.—Nonconforming Uses, Structure, and Parcels)

² No more than 54 people per acre is permitted for single room occupancy projects.

³ Reduction of the 30-foot setback may be permitted when a design is provided that better meets the intent of this regulation to mitigate visual impact from off-site pursuant to the Bluffs EIR. All other mitigation measures must be satisfied, including avalanche hazard impacts, when such a reduction is approved by the Commission through approval of a use permit. Factors to be considered by the Commission in granting a setback reduction include, but are not limited to, location of existing vegetation, lowered building profile, and fit of structure into natural terrain.

17.20.050 – Creation or Modification of Lots. In reviewing the creation or modification of lots, the Town shall consider the suitability of the land for the proposed lot density and the suitability of individual lot sites for the proposed use.

The specific items to be considered in determining suitability shall include, but not be limited to: access and parking, building sites on the lot, grading, parking, snow storage, utilities, revegetation of cuts, fills and trenches that may be required, drainage and erosion control, on-site and off-site, and any items addressed in the EIR or negative declaration.

17.20.060 Density Requirements

- A. RMF-1 and RMF-2 Zones.** When the density calculation results in a fraction or decimal (acreage multiplied by allowed density does not equal a whole number) in the RMF-1 and RMF-2 zones and the fraction or decimal exceeds 66 percent of a unit, it shall be rounded up to the next higher whole number. When the fraction or decimal is 66 percent or less it shall be rounded down to the next lower whole number.
- B. RR Zone.** Any new subdivision within the RR zone is required to meet all of the development standards (i.e. lot size, area, and density). When the density calculation results in a fraction or decimal (acreage multiplied by density does not equal a whole number) in the RR zone, it shall be rounded down to the next lower whole number. (e.g. 1.75 acre parcel multiplied by 2 units per acre = 3.5 which is rounded down to 3 units).
- C. RSF Zoning District.** When the density calculation results in a fraction or decimal (acreage multiplied by density does not equal a whole number) within the RSF zoning district, it may be rounded to the next higher whole number only when all of the following criteria are met:

 - 1. The proposed subdivision does not exceed a density of five lots per acre;
 - 2. The proposed subdivision qualifies for a 40-foot private street right-of-way;
 - 3. The proposed subdivision is 10 lots or fewer;
 - 4. The proposed subdivision meets all development standards for the RSF zone including lot area, lot width and depth, frontage, access and minimum buildable area; and
 - 5. The proposed subdivision is within a previously subdivided neighborhood where existing lot sizes are comparable to those proposed.

- D. Managers Unit.** One manager's unit for hotels, motels, fractional-use projects and multiple-family developments of 20 or more units or defined portions, whichever is greater, or where required by state law, may be excluded from the density calculations. These units may not be sold separately and, in a condominium development, must remain a part of the common area.