

4. Maximum height: NA;
5. Permitted lot coverage: twenty (20) percent;
6. Maximum fence height: NA;
7. Off-street parking: See Chapter Parking and Loading 18.500.

Chapter 18.320 CSAG-5 SUBURBAN AGRICULTURAL

18.320.010 Definition

A district to provide and preserve smaller agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development.

18.320.020 Permitted Uses

The permitted uses in the CSAG-5 district are as follows:

1. Agricultural/horticultural/silvicultural uses;
2. Class A manufactured homes;
3. Day care homes;
4. Dwellings, single family;
5. Guest house;
6. Home occupations (See Special Provisions);
7. Livestock;
8. Nursery, landscaping materials;
9. Parks and publicly owned recreational facilities;
10. Produce stands;
11. Public transportation shelter stations;
12. Public utility service installations;
13. Stable, private.

18.320.030 Conditional Uses

The conditional uses in the CSAG-5 district are as follows:

1. Animal hospitals, veterinary clinics;
2. Bed and breakfast establishments;
3. Cemeteries, mausoleums, columbariums, crematoriums;
4. Churches and other places of worship;
5. Community center buildings, gymnasiums, swimming pools, beaches and other similar activities operated by a public agency, neighborhood or homeowners association;
6. Community residential facilities;
7. Dwellings, cluster development;
8. Dwellings, family hardship;
9. Electrical distribution stations;
10. Extractive industries;
11. Golf courses;
12. Golf driving ranges;
13. Kennels, commercial;
14. Recreational facilities;
15. Retirement homes;

16. Riding academy, rodeo arena;
17. Schools, primary and secondary;
18. Temporary buildings or structures;
19. Water and sewage treatment plants;
20. Water storage facilities;
21. Vacation Rental.

18.320.040 Bulk And Dimensional Requirements

The bulk and dimensional requirements in the CSAG-5 district are as follows:

1. Minimum lot area: five (5) acres;
2. Minimum lot width: No parcel or lot width shall be less than one-third its average length, unless the average lot width is 300 feet or greater;
3. Minimum yard requirements:
 1. Front: twenty (20) feet,
 2. Side: twenty (20) feet each,
 3. Side corner: twenty (20) feet,
 4. Rear: twenty (20) feet;
4. Maximum height: thirty-five (35) feet;
5. Permitted lot coverage (residential uses): twenty-five (25) percent;
6. Maximum fence height (residential uses):
 1. Front: four (4) feet,
 2. Side: six (6) feet,
 3. Rear: six (6) feet;
7. Off-street parking: See Chapter Parking and Loading 18.500.

Chapter 18.322 CR-1 SUBURBAN RESIDENTIAL

18.322.010 Definition

A district to provide estate-type development. These areas would normally be located in rural areas away from concentrated urban development, or in areas where it is desirable to permit only low-density development (e.g. extreme topography, areas adjacent to floodplains, airport runway alignment extension).

18.322.020 Permitted Uses

The permitted uses in the CR-1 district are as follows:

1. Accessory building or use;
2. Agricultural/horticultural uses including orchards, nurseries, and the grazing, breeding, or raising of livestock on a commercial scale;
3. Automobile parking in conjunction with permitted uses;
4. Day care home;
5. Dwelling, single family;
6. Guest house;
7. Parks;
8. Produce stands;
9. Public transportation shelter stations;
10. Public utility service installations.