

Chapter 18.36

RESIDENTIAL-HIGH DENSITY (RH) ZONE

Sections:

18.36.010 Purpose.

244.2.1 (Modoc County 12/17)

18.36.010

- 18.36.020 Regulations applicable.
- 18.36.030 Uses permitted.
- 18.36.040 Uses permitted with an administrative permit, subject to the provisions in section 18.100.020.
- 18.36.050 Uses permitted with a use permit.
- 18.36.060 Development standards.
- 18.36.070 Animal restrictions.
- 18.36.080 Conservation of values.

18.36.010 Purpose.

The purpose of an RH zone is to promote the health, safety and general welfare by providing sufficient space in appropriate locations for residential development of all densities to meet the varying housing needs of the existing and expected future population, and to provide appropriate space for public and quasi-public uses and other private uses necessary to serve the needs of the nearby residents, when such uses are compatible with residential uses. The regulations applicable to the RH zone are necessary to protect residential areas against fire, explosion, toxic and noxious substances, radiation, and other hazards, and against offensive noise, odors, vibrations, smoke, electronic interference and other objectionable influences. (Ord. 236-73 Exh. A(part), 1991)

18.36.020 Regulations applicable.

The regulations set out in this chapter shall apply in all RH zones, and shall be subject to the provisions and limitations set out in Chapters 18.100 through 18.110 of this title. The regulations in the AR zone shall combine with the RH zone in every location in which the RH zone is applied. (Ord. 236-73 Exh. A(part), 1991)

18.36.030 Uses permitted.

- A. One one-family dwelling and accessory uses, or one two-family dwelling when the minimum lot size is met;
- B. Recreational facilities incidental to a planned development, such as a swimming pool, tennis courts, or clubhouse;
- C. Public utilities necessary in the locations proposed to support residential uses, when compatible in a residential setting. Such uses are generally located and conducted within a building or completely screened from

view, do not emit noise, electronic interference, or other influences detectable at the property boundary, and do not occupy more than one-half acre;

D. Public uses and quasi-public uses which are conducted within a building, primarily serve the immediate area, and are compatible in the residential setting in which they are located; neighborhood park;

E. Residential care facility (small);

F. Day care center for adults and children (small). For family day care (children) use permit conditions are restricted to the provisions of Section 1597.46 of the California Health and Safety Code;

G. Supportive housing consistent with requirements of the county's general development standards, chapter 18.110;

H. Transitional housing consistent with requirements of the county's general development standards, chapter 18.110;

I. Manufactured homes (18.100.050-1);

J. One accessory unit when the lot has a primary dwelling unit (18.100.010-6);

K. Multiple-family housing with a maximum density of 13 units per acre when both public water and sewer service is provided in accordance with the general plan (18.110.090);

L. Similar uses (18.100.010).

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

18.36.040 Uses permitted with an administrative permit, subject to the provisions in section 18.100.020.

A. One second-dwelling guest house.

(Ord. No. 236-146, 12-12-2017; Ord. 236-73 Exh. A(part), 1991)

Editor's note—Ord. No. 236-146, adopted Dec. 12, 2017, changed the title of § 18.36.040 from "Uses permitted with an administrative permit" to read as herein set out.

18.36.050 Uses permitted with a use permit.

A. One second dwelling, guest house, temporary family care dwelling, home occupation (18.100.030);

18.36.050

B. Two-family dwellings, multiple-family dwellings, bed-and-breakfast guest facility, apartments, boarding or rooming house, mobilehome park, any other residential use;

C. Recreational vehicle park, motel, hotel;

D. Care facilities;

E. Professional offices, personal services;

F. Other public uses, quasi-public uses and public utilities necessary to support residential uses and which are compatible in a residential setting;

G. Similar uses (18.100.030). (Ord. 236-73 Exh. A(part), 1991)

18.36.060 Development standards.

Except as provided in Chapter 18.110.

A. Minimum lot size and width:

1. Six thousand square feet, with a minimum width of fifty feet, when public water and sewer, or only public sewer, are available and utilized,

2. Fifteen thousand square feet, with a minimum width of one hundred feet, when only public water is available and utilized,

3. Three acres, with a minimum width of one hundred fifty feet, when neither public water or public sewer are available or utilized. Lots created by division may be granted an exception by the planning commission, acting on a finding by the county health officer that a lesser size is adequate to accommodate the proposed water system and sewage disposal system without endangering any person. If granted, the minimum lot size and width shall not be less than fifteen thousand square feet with a minimum lot width of one hundred feet;

B. Minimum yards:

1. Front, side street: dwellings and non-farm buildings: twenty feet; farm buildings: ten feet,

2. Rear, side: five feet;

C. Maximum height: buildings: two stories, not to exceed fifty feet; other structures: fifty feet;

D. Maximum lot coverage: sixty percent;

E. Access, parking, signs, other: as provided in Chapter 18.110. (Ord. 236-73 Exh. A(part), 1991)

18.36.070 Animal restrictions.

The AR zone shall by this reference overlay and combine with the RH zone in every area in which the RH zone is

applied, and the provisions of the AR zone shall apply to the keeping of animals in the RH zone. (Ord. 236-73 Exh. A(part), 1991)

18.36.080 Conservation of values.

A. Any lot in any zone shall be improved and maintained as follows:

1. No trash or rubbish shall be allowed to accumulate on any lot or parcel.

2. It is unlawful to park, store, leave or to permit the parking, storing or leaving of any licensed or unlicensed motor vehicle of any kind or part thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any private property within the county for a period of time in excess of seventy-two hours, except that two or less such vehicles or parts thereof may be stored if within a building, or placed behind an opaque screening fence; and except that such vehicles and parts may be stored in a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of this chapter.

B. The storage of merchandise, materials, partially or completely dismantled automobiles or salvage materials in any zone shall be enclosed in a sight-obscuring fence of not less than six feet in height, and such storage shall not be placed in a greater height than the enclosing wall or fence. Where such storage qualified as a legal nonconforming use, the property owner and/or proprietor shall have a period of six months from the date of notification of violation of this provision by the planning director to amortize such storage and bring it into conformance with this section. (Ord. 236-75 (part), 1998)