

ARTICLE 4 - RCO - RESOURCE CONSERVATION AND OPEN SPACE DISTRICT

SECTION 401 RCO – PURPOSE AND APPLICATION

This district is intended to provide for permanent open space in areas of the community which exhibit significant vegetation, scenic qualities, wildlife or recreation potential, and which are designated as Open Space, parks, school sites or agriculture by the General Plan. This district is further intended to be applied to lands within the City which are subject to an agricultural land conservation contract under provisions of the Williamson Act.

SECTION 402 RCO – PERMITTED USES

- A. Fruit and nut trees, vines, vegetables, and horticultural specialties.
- B. Flood control channels; water pumping stations and reservoirs; irrigation ditches and canals; settling and water conservation recharge basins; drainage ponds; and streets and roads necessary for access to permitted uses.
- C. Incidental and accessory structures and uses as defined in Article 21 located on the same site as a permitted use.
- D. Other uses which are added to this list by the Planning Commission according to the procedure set forth in Article 13.

SECTION 403 RCO – CONDITIONAL USES: COMMISSION APPROVAL

The following uses may be permitted in accordance with Article 14.

- A. Recreation areas, parks, playgrounds, wildlife preserves, marinas and such buildings, structures and facilities as are appropriately related thereto.
- B. Elementary, junior high and high school sites; college sites.
- C. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or Accessory use as defined in Article 21.
- D. Incidental and accessory structures and uses as defined in Article 21 located on the same site as a Conditional use.
- E. Raising of field crops, livestock and rangelands.
- F. Other uses which are added to this list according to the procedure in Article 13.

SECTION 404 RCO-PROPERTY DEVELOPMENT STANDARDS

- A. Fences, Walls and Hedges: No limitation except as may be required under Article 14 or 15.
- B. Site Area: The minimum site area for a permitted use shall be one-half (1/2) acre.
- C. Frontage, Width and Depth of Site: No limitation except as may be required under Article 14 or 15.
- D. Coverage: No limitation except as may be required under Article 14 or 15.
- E. Yard Spaces: No limitation except as may be required under Article 14 or 15.
- F. Distances between Structures: The minimum distance between a one-family dwelling and another structure shall be ten (10) feet.
- G. Building Height: No building or structure shall have a height greater than thirty-five (35) feet, except as may be approved under Articles 14 or 16.
- H. Signs: No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Article 12.
- I. Off-Street Parking and Off-Street Loading: Off-street parking and off-street loading facilities shall be provided as prescribed in Article 11.

SECTION 405 RCO – GENERAL PROVISIONS AND EXCEPTIONS

All uses shall be subject to the general provisions and exceptions prescribed in Article 13.