

**Chapter 17.64**

**UNCLASSIFIED (U) DISTRICT**

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**17.64.010 Purpose.**

The unclassified (U) district is intended to be applied as a holding district until a precise principal zone district has been adopted for the property. All new uses in this district shall be consistent with all applicable policies of the general plan. (Ord. 99-4 § 65, 1999; prior code § 5.02.310 (A))

**17.64.020 Permitted uses.**

The following uses are permitted outright in the unclassified (U) district:

- A. One-family residence, except in areas designated by the general plan as commercial (C), industrial (I) or mineral resource (M);
- B. All agricultural and timber management uses permitted without a use permit in the A-1, TL and TP districts, if the property is ten acres or smaller. If the parcel is larger than ten acres, the agricultural and timber uses permitted are those agricultural and timber uses permitted without a use permit in the EA, TL and TP districts;
- C. Any parcel designated for open space (N-O) in the general plan shall comply with

the standards of the open space (OS) district as defined in Chapter 17.16;

D. Any parcel designated as mixed use (MU) in the general plan shall comply with the standards of the mixed use (MU) district as defined in Chapter 17.54;

E. Notwithstanding the provisions of Chapter 17.90 and Section 17.64.040, any mobile home lawfully installed without a foundation system prior to July 1, 1982, may be replaced within six months of its removal with another mobile home without a foundation system if all other requirements of law relating to the installation of mobile homes without a foundation system have been met. (Ord. 99-4 § 66, 1999; Ord. 94-4 § 31, 1994: prior code § 5.02.310 (B))

**17.64.025 Uses requiring a zoning permit.**

The following uses are permitted in the U district if they are accessory to a permitted one-family residence or mobile home (and the mobile home has an approved administrative permit, unless the mobile home was legally installed before an administrative permit was required), if a zoning permit is issued, and subject to the provisions of Sections 17.88.170 through 17.88.196:

- A. Home occupation with no customer vehicle trips;
- B. Senior citizen residence;
- C. Guest house;
- D. Servant's quarters;
- E. Use of an existing residential structure that temporarily exceeds density limitations while constructing a replacement structure;
- F. Outdoor auction of heavy equipment and trucks if the site is in a commercial (C)

or industrial (I) general plan land use classification;

G. Seasonal sales of pumpkins and Christmas trees when conducted separately from a legally established use in a commercial (C) or mixed use (MU) general plan land use classification.

H. Second one-family residence subject to the provisions of Section 17.88.135. (Ord. 2003-1 § 20, 2003; Ord. 99-4 § 67, 1999; Ord. 95-3 § 66, 1995)

**17.64.030 Uses requiring an administrative permit.**

The following uses are permitted in the U district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.325:

A. A mobile home, in lieu of a permitted one-family residence;

B. The following uses, if they are accessory to a permitted one-family residence or mobile home, and the mobile home has an approved administrative permit, unless the mobile home was legally installed before an administrative permit was required:

1. Family care residence,
2. Home occupation with customer vehicle trips,
3. Large day care home,
4. Bed and breakfast guest facility,
5. Farm labor quarters,
6. In a commercial or industrial general plan land use designation, a one family residence may be permitted when part of and subordinate to the main building in which the industrial use exists, and the residence is inhabited by the owner or operator of the industrial use, or a paid caretaker or night watchman. The residence may be detached if the applicant demonstrates that there is a health or safety concern or an applicable fire or build-

ing code regulation which makes an attached residence infeasible. In the case of an industrial use that does not utilize permanent structures, a mobile home may be temporarily installed. The mobile home shall be removed when permanent structures are placed on the site or when the industrial use ceases. (Ord. 2003-1 § 21, 2003; Ord. 99-4 § 68, 1999; Ord. 95-3 § 67, 1995; prior code § 5.02.310 (C))

**17.64.040 Uses requiring a use permit.**

The following uses are permitted in the U district if a use permit is issued:

A. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069;

B. All other uses not otherwise prohibited by law and not inconsistent with any portion of the general plan. (Ord. 2002-2 § 25, 2002; Ord. 99-4 § 69, 1999; prior code § 5.02.310 (D))

**17.64.050 Site development standards.**

The following site development standards apply in the U district:

A. Minimum Lot Area. The minimum lot area requirement is the same as the minimum lot area required by the appropriate zone district that would be used to implement the general plan designation applied to the lot; provided, in any case, no lot shall be less than eight thousand square feet.

B. Yards. The yard requirements are the same as the yard requirements established by the appropriate zone district that would be used to implement the general plan designation applied to the lot.

C. Maximum Structural Height. The maximum structural height requirements are the same as the height requirements established by the appropriate zone district that

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would be used to implement the general plan designation applied to the lot.

D. Parking. Parking requirements are as specified in Chapter 17.86. (Ord. 99-4 § 70, 1999; prior code § 5.02.310 (E))